

City Planning will assign and stamp

reference numbers here

APPLICANT AND APPLICANT'S

and Use Review Application **Department of City Planning** 120 Broadway, 31st Floor, New York, NY 10271

APPLICATION NUMBER APPLICATION NUMBER APPLICATION NUMBER APPLICATION NUMBER **GO Broome LLC** 1. Elise Wagner, Esq. APPLICANT'S PRIMARY REPRESENTATIVE APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) 432 Park Avenue South, Second Floor REPRESENTATIVES Kramer Levin Naftalis & Frankel LLP STREET ADDRESS REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION **New York** 10016 1177 Avenue of the Americas
STREET ADDRESS NY CITY STATE ZIP (212) 599-0520 **New York** NY 10036 AREA CODE TELEPHONE # STATE (212) 715-9189 (212) 715-8208 TELEPHONE # AREA CODE FAX# * List additional applicants below: Email: ewagner@kramerlevin.com The Chinatown Planning Council Housing Development Fund Company, Inc. CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) Stuart Beckerman, Esq. (Slater & Beckerman, P.C.)
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) (212) 391-8045 (212) 391-8047 50, 60, N/A Norfolk St., 384 Grand St., 62 Essex St. GO Broome Street Development SITE DATA PROJECT NAME (IF ANY) (If the site contains Broome St. to the north, Grand St. to the south, Suffolk St. to the east, and Essex Street to the west DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS more than one property complete the "LR Item 2. Site Data Attachment Sheet.") 12c EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S). Block 346, Lots 1, 37, 75, and 95; Block 351, Lot 1 Manhattan TAX BLOCK AND LOT NUMBER COMM. DIST. Former Seward Park Extension Urban Renewal Area (expired) URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY) IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES X Lot 37 (individual) 3. **DESCRIPTION** (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") **OF PROPOSAL** See attached description. 4. CHANGE IN CITY MAP.....MM **MODIFICATION** CP-19323 \$ 0 **ACTIONS** \boxtimes ZONING MAP AMENDMENTZM \$ 5,445 **REQUESTED** \boxtimes FOLLOW-UP ZONING TEXT AMENDMENT..... ZR \$ 5,445 **AND FEES** APPLICATION NO. M (Check ZONING SPECIAL PERMIT.....ZS 17,765 appropriate ZONING AUTHORIZATION.....ZA \$ 2,645 RENEWAL action(s) and attach ZONING CERTIFICATION.....ZC APPLICATION NO. supplemental form) OTHER PUBLIC FACILITY, SEL.,/ACQ.....PF CEQR 128,545 SPECIFY DISPOSITION OF REAL PROP......PP * No URBAN DEVELOP=T ACTION.......HA **TOTAL FEE (For all actions)** 159,845 supplemental form required URBAN RENEWAL PROJECT.....* Make Check or Money Order payable to Department of City Planning. HOUSING PLAN & PROJECT.....* FRANCHISE.....* If fee exemption is claimed check box below and explain REVOCABLE CONSENT..... CONCESSION..... Has pre-application meeting been held? NO XYES LANDFILL 12/15/2017 OTHER (Describe) **Erik Olson** DCP Office/Representative Date of meeting

Basic Form LR - continued

5. ENVIRONMENTAL REVIEW	CITY ENVIRONMENTA LEAD AGENCY Nev	L QUALITY REVIEW V York City Department				before completing) R NUMBER19DC	P119M		
NEVIEW	TYPE OF CEQR ACTIO	N:							
	TYPE II	Type II category:		N	Date det	ermination was made:			
		Has EAS been filed?	Yes	\boxtimes	No 🗀]			
	UNLISTED J	If yes, Date EAS file	d:						
	Has CEQR determination been made? Yes No								
	if yes, what was determ	ination? Ne	gative Declarati	on 🗌 🖣	N				
		CN Po	IDsitive Declaratio		Date de made:	etermination Januar	ry 25, 2019 (Att	ach Copy)	
	If Positive Declaration, h	nas PDEIS been filed?		Yes	_				
	Has Notice of Completion (NOC) for DEIS been issued?								
	If PDEIS has not been filed, has final scope been issued? If yes, date issued:								
6. COASTAL ZONE MANAGEMENT	IS SITE IN STATE DES	IGNATED COASTAL 2	ZONE MANAGE	EMENT (CZM)	? AREA?	No Yes 🗌			
7.	LIST ALL CURRENT O	R PRIOR CITY PLANN	IING COMMISS	SION ACTIONS	RELATED	TO SITE:			
RELATED ACTIONS BY	APPLICATION NO.	DESCRIPTION/ DISPO	SITION/STATUS			CAL. NO.	DATE		
CITY PLANNING	See Attached Item 7								
8.	LIST ALL OTHER CURI	RENT OR PRIOR CIT	Y, STATE OR F	EDERAL ACTI	ONS RELAT	ED TO APPLICATION	N:		
RELATED ACTIONS BY	REFERENCE NO.	DESCRIPTION/ DISPO				CAL. NO.	DATE		
OTHER AGENCIES		See Attached Item	8						
9. FUTURE ACTIONS REQUIRED	LIST ALL FUTURE CIT	Y, STATE OR FEDERA	AL ACTIONS RE	EQUIRED TO	IMPLEMENT	THE PROPOSED AG	CTION:		
						20			
10.					//	7/	,	1-1-	
APPLICANT (Attach authorizing	David L. Picket, Authorized Signatory NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE								
resolution(s), if					-				
applicable)	GO Broome LLC APPLICANT'S COMPANY	AGENCY OR OTHER OF	RGANIZATION (IF	ANY)		10			
					1				
11.	Wayne Ho, President a				N	and A	7	131/19	
CO-APPLICANTS NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT The Chinatown Planning Council Housing Development Fund Company, Inc.						NT	DATE		
(Attach authorizing resolution(s), if	CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION								
applicable)	150 Elizabeth Street STREET ADDRESS	New Yo	ork	NY	10012	(212) 941-0920	P40		
	STREET ADDRESS	CITY		STATE	ZIP	TEL.NO.	FAX		
	NAME AND TITLE OF CO-	APPLICANT OR AUTHO	RIZED REPRESE	NTATIVE	SIGNATU	RE OF CO-APPLICANT	DA	ATE	
	CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION								
	STREET ADDRESS	CITY		STATE	ZIP	TEL.NO.	FAX		
ADMINISTRATIVE	ANY PERSON WHO SHALL K	NOWINGLY MAKE A FALSE	REPRESENTATION	I ON OR WHO SHA	ALL KNOWINGL	Y FALSIFY OR CAUSE TO	BE FALSIFIED ANY I	FORM. MAP.	

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.

384 GRAND STREET HOUSING DEVELOPMENT FUND COMPANY, INC. 384 Grand Street New York, New York 10002

May 28 , 2019

Marisa Lago Director, New York City Department of City Planning 120 Broadway New York, New York 10271

Re:

GO Broome Street Development Block 346, Lots 1, 37, 75 and 95; and Block 351, Lot 1

New York, New York 10002 Project ID No. P2015M0228

Dear Director Lago:

384 Grand Street Housing Development Fund Company, Inc. ("Owner") is the fee owner of the property located at 384 Grand Street, New York, New York 10002 (Block 346, Lot 95) (the "Property").

We are aware that there are two proposals seeking to modify the Seward Park Extension LSRD. The proposal by the New York City Department of Housing Preservation and Development seeks to modify the Seward Park Extension LSRD by subdividing it into two non-contiguous LSRDs: (1) the "Seward Park Extension West Large Scale Residential Development" consisting of Block 346, Lots 1, 75, and 95 and Block 351, Lot 1; and (2) the "Seward Park Extension East Large Scale Residential Development" consisting of Block 341, Lots 1, 58, and 70, Block 347. Lot 80, Block 336, Lots 1, 5, a portion of 28, and 35. The proposal by The Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC seeks to subsequently modify the Seward Park Extension West Large Scale Residential Development (the "LSRD") as described below.

Owner hereby authorizes Kramer Levin Naftalis & Frankel LLP to file an application with the New York City Department of City Planning, on behalf of The Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC, for (i) a rezoning of the Property from R8 to R9-1/C2-5, (ii) zoning text amendments to designate the Property as a Mandatory Inclusionary Housing Area and allow the use of the Quality Housing Program, (iii) an authorization to eliminate required parking on Lot 75 in Block 346; and (iv) a modification of the LSRD to reflect changes to the zoning lots and to update the site plan and zoning calculations of the LSRD, which includes the addition of Block 346, Lot 37 and special permits pursuant to ZR Section 78-312.

384 GRAND STREET HOUSING DEVELOPMENT FUND COMPANY, INC.

By:

Dime. Dobald Hong Title: President

Notary Public (Sign and Seal)

of

Sworn to before me this 28 day

ROGER HO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01H05052866
Qualified in Richmond County
Commission Expires Dec. 4, 20

-2-

BETH HAMEDRASH HAGODOL OF NEW YORK RESTORATION, INC. 60 Norfolk Street New York, New York 10002

MA1 20 , 2019

Marisa Lago Director, New York City Department of City Planning 120 Broadway New York, New York 10271

Re:

GO Broome Street Development

Block 346, Lots 1, 37, 75 and 95; and Block 351, Lot 1

New York, New York 10002 Project ID No. P2015M0228

Dear Director Lago:

Beth Hamedrash Hagodol of New York Restoration, Inc. ("Owner") is the fee owner of the property located at 60 Norfolk Street, New York, New York 10002 (Block 346, Lot 37) (the "Property").

We are aware that there are two proposals seeking to modify the Seward Park Extension LSRD. The proposal by the New York City Department of Housing Preservation and Development seeks to modify the Seward Park Extension LSRD by subdividing it into two non-contiguous LSRDs: (1) the "Seward Park Extension West Large Scale Residential Development" consisting of Block 346, Lots 1, 75, and 95 and Block 351, Lot 1; and (2) the "Seward Park Extension East Large Scale Residential Development" consisting of Block 341, Lots 1, 58, and 70, Block 347, Lot 80, Block 336, Lots 1, 5, a portion of 28, and 35. The proposal by The Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC seeks to subsequently modify the Seward Park Extension West Large Scale Residential Development (the "LSRD") as described below.

Owner hereby authorizes Kramer Levin Naftalis & Frankel LLP to file an application with the New York City Department of City Planning, on behalf of The Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC, for (i) a rezoning of the Property from R8 to R9-1/C2-5, (ii) zoning text amendments to designate the Property as a Mandatory Inclusionary Housing Area and allow the use of the Quality Housing Program, (iii) an authorization to eliminate required parking on Lot 75 in Block 346; and (iv) a modification of the LSRD to reflect changes to the zoning lots and to update the site plan and zoning calculations of the LSRD, which includes the addition of Block 346, Lot 37 and special permits pursuant to ZR Section 78-312.

BETH HAMEDRASH HAGODOL OF NEW YORK RESTORA/TION, INC.

Sworn to before me this day of, 2019	E
Notary Public (Sign and Seal)	_
Trotal June (Sign and Goal)	
NOTAE BUBLE, STATE OF NEW YORK NOTAE BUBLE, STATE STATE STATE	

By:

Name: ISIDORE GODINGER

Title: PRESIDENT



NEW YORK CITY HOUSING AUTHORITY 250 BROADWAY . NEW YORK, NY 10007

TEL: (212) 306-3000 • http://nyc.gov/nycha

June 28, 2019 New York City Department of City Planning 120 Broadway, 31st Floor New York, New York 10271

Re: Minor Modification of the Seward Park Extension Large Scale Residential **Development Plan**

Block 351, Lot 1; Block 346, Lots 1, 75, and 95; Block 341, Lots 1, 58, and 70; Block 347, Lot 80; Block 336, Lots 1, 5, p/o 28, 35 in the Borough of Manhattan; and

Modification of the Seward Park Extension West Large Scale Residential **Development Plan**

Block 351 Lot 1; Block 346 Lots 1, 37, 75, and 95 in the Borough of Manhattan

To Whom It May Concern:

The New York City Housing Authority ("NYCHA") is the fee owner of the public housing development known as Seward Park Extension located at 62 Essex Street, Block 351, Lot 1 within the Seward Park Extension Large Scale Residential Development ("Seward Park Extension LSRD") plan. NYCHA is aware that the referenced draft applications have been submitted to the New York City Department of City Planning seeking to modify the Seward Park Extension LSRD. The proposal by the New York City Department of Housing Preservation and Development seeks to modify the Seward Park Extension LSRD by subdividing it into two non-contiguous Large Scale Residential Developments: (1) the "Seward Park Extension West Large Scale Residential Development" consisting of Block 346, Lots 1, 75, and 95 and Block 351, Lot 1; and (2) the "Seward Park Extension East Large Scale Residential Development" consisting of Block 341, Lots 1, 58, and 70, Block 347, Lot 80, Block 336, Lots 1, 5, a portion of 28, and 35. The proposal by the Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC seeks to subsequently modify the Seward Park Extension West Large Scale Residential Development to allow for two new mixed-use developments that would incorporate Block 346, Lot 37.

Sincerely yours,

Seward Park Extension LSRD Page 2

NEW YORK CITY HOUSING AUTHORITY

By: Jonathan Gouveia

Senior Vice President of Real Estate

CC:

Veanda Simmons, New York City Department of Housing Preservation & Development Elise Wagner, Kramer Levin Naftalis & Frankel LLP



DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*Department of City Planning

January 25, 2019

Gotham Organization Simeon Maleh, Vice President of Development 432 Park Avenue South, 2nd Floor New York, NY 10016

Re: GO Broome Street Development

CEQR No. 19DCP119M ULURP Nos. Pending Positive Declaration

Dear Mr. Maleh:

Under City Environmental Quality Review, it is required that if the lead agency determines that a proposed actions may have a significant effect on the environment, it shall issue a Positive Declaration and request that the applicant prepare a Draft Environmental Impact Statement.

Based upon review, the Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has found that the proposed actions fall within this category and that an Environmental Impact Statement (EIS) will be required. Accordingly, enclosed is the Positive Declaration for CEQR No. 19DCP119M, the GO Broome Street Development.

A public scoping meetings has been scheduled, which will be held on Tuesday, February 26, 2019 at the New York City Department of City Planning, City Planning Commission Hearing Room, 120 Broadway, Concourse Level, New York, NY 10271. The meeting will begin at 5:00PM.

Written comments will be accepted by the lead agency until the close of business on Friday, March 8, 2019.

Enclosed are the Environmental Assessment Statement, Positive Declaration, Draft Scope of Work, and Public Notice of a Scoping Meeting.

GO Broome Street Development CEQR No. 19DPC119M Page 2

If you have any questions regarding this application, please contact the Project Manager, Stephanie Shellooe, at (212) 720-3328.

Sincerely,

Olga Abinader, Acting Director

Environmental Assessment and Review Division

New York City Department of City Planning

Marisa Lago, Chair,
City Planning Commission
Hon. Gale Brewer, Manhattan Borough
President
Alysha Lewis-Coleman, Chair,
Manhattan, Community Board 3
Susan Stetzer, District Manager,
Manhattan, Community Board 3
Raju Mann, City Council
Margaret S. Chin, New York City
Council, 1st District

Terrell Estesen, DEP
Gina Santucci, LPC
Owen Wells, DPR
Naim Rasheed, DOT
Anita Laremont
Susan Amron
Beth Lebowitz
Edith Hsu-Chen
Bob Tuttle
Erik Olson
John Mangin
Stephanie Shellooe
Susan Wong
Pat Bussey



DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director* Department of City Planning

January 25, 2019

POSITIVE DECLARATION

Project Identification
GO Broome Street Development
CEQR No. 19DCP119M
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

GO Broome Street Development

The Applicants, GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. (CPC), are requesting a series of discretionary approvals from the City Planning Commission. The land use actions include: a zoning map amendment to change an R8 district to R9-1 with a C2-5 commercial overlay; a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area; a major modification of an existing Large Scale Residential Development (LSRD); and zoning text amendments and a zoning authorization to facilitate the proposed development (the "Proposed Actions").

The area affected by the Proposed Actions consists of the blocks bounded by Broome Street, Suffolk Street, Grand Street and Essex Street, located in the Lower East Side neighborhood of Manhattan in Community District 3. The sites within the affected area include Block 346, Lots 37 and 75 (the "Development Site") as well as Lots 1 and 95, and Block 351, Lot 1 (the "Affected Area") The Proposed Actions would facilitate the development of two buildings totaling 462,142 gross square feet (gsf). The first proposed building would be a 30-story, 310-foot tall mixed-use, contextual high-rise building with 316,421 gsf of residential space, approximately 40,222 gsf of community facility space to be owned by CPC, and approximately 18,788 gsf of retail space. The second building would be a 16-story, approximately 165-foot tall Affordable Independent Residence for Seniors (AIRS) building with 82,923 gsf of residential space and 3,788 gsf of community facility space.

In total, the Applicants' proposed development would have approximately 488 residential units including up to 208 affordable residences composed of up to 93 permanently affordable units

pursuant to MIH and 115 AIRS units. Separate from the proposed development, the owner of Lot 95 would develop a commercial addition on Lot 95 totaling approximately 4,759 gsf ("Projected Development Site 2"). Altogether, the With-Action condition would total 466,901 gsf of new development. Absent the proposed actions, the project area would remain in the existing condition. The analysis year for the proposed actions is 2023.

Statement of Significant Effect:

On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

- 1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning and public policy.
- 2. The actions, as proposed, may result in significant adverse impacts related to socioeconomic conditions.
- 3. The actions, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.
- 4. The actions, as proposed, may result in significant adverse shadow impacts.
- 5. The actions, as proposed, may result in significant adverse impacts related to historic and cultural resources.
- 6. The actions, as proposed, may result in significant adverse impacts related to urban design and visual resources.
- 7. The actions, as proposed, may result in significant adverse impacts related to hazardous materials.
- 8. The actions, as proposed, may result in significant adverse impacts related to transportation.
- 9. The actions, as proposed, may result in significant adverse impacts to air quality.
- 10. The actions, as proposed, may result in significant adverse impacts to greenhouse gas emissions.
- 11. The actions, as proposed, may result in significant adverse noise impacts.
- 12. The actions, as proposed, may result in significant adverse public health impacts.
- 13. The actions, as proposed, may result in significant adverse impacts related to neighborhood character in the vicinity of the affected area.
- 14. The actions, as proposed, may result in significant adverse construction-related impacts.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

- 1. Land Use, Zoning and Public Policy The proposed actions could result in a change to land use, zoning and public policy.
- 2. Socioeconomic Conditions The proposed actions would exceed the threshold of 200 units for conducting a preliminary indirect residential displacement assessment.
- 3. Open Space The proposed project is expected to introduce 1,015 additional residents, which would exceed the indirect open space analysis threshold of 200 residents.
- 4. Shadows The proposed actions would facilitate the development of a new structure that

- exceeds 50-feetwhen compared to existing conditions. Shadows cast by the proposed buildings could affect sunlight sensitive resources in the study area.
- 5. Historic and Cultural Resources The proposed actions could result in new construction within close proximity to known architectural or archaeological resources, including the BHH Synagogue, a NYC Landmark and listed on the State/National Registers of Historic Places (S/NR).
- 6. Urban Design and Visual Resources The proposed actions could change the urban design and visual character of the affected area.
- 7. Hazardous Materials The proposed actions could result in new construction and inground disturbance within the affected area, which has a documented history of hazardous materials conditions.
- 8. Transportation The proposed actions could generate vehicular traffic and increase demand for parking, pedestrian traffic and subway and bus riders.
- 9. Air Quality The proposed actions could have the potential to result in new emission sources and introduce new sensitive receptors.
- 10. Greenhouse Gas Emissions The proposed actions could generate greenhouse gas emissions. The proposed project would exceed the 350,000-square-foot development threshold.
- 11. Noise The proposed actions could have the potential to result in mobile and stationary sources of noise and introduce new sensitive receptors.
- 12. Public Health The proposed actions could result in effects related to air quality, hazardous materials or noise, and consequently public health may be affected.
- 13. Neighborhood Character The proposed actions could affect socioeconomic conditions, urban design and visual resources, historic and cultural resources, transportation and noise; consequently, the affected area's neighborhood character may be affected.
- 14. Construction Potential significant adverse impacts related to architectural resources and transportation, air quality, noise, hazardous materials and natural resources could also result in construction impacts. The proposed project is anticipated to be completed by 2023 and last for 30 months, which exceeds the 24-month threshold for a detailed analysis.
- 15. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

Public Scoping:

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled. The public scoping meeting will be held on Tuesday, February 26, 2019 at the New York City Department of City Planning, City Planning Commission Hearing Room, 120 Broadway, Concourse Level, New York, New York, 10271. The meeting will begin at 5:00 PM.

Written comments will be accepted by the lead agency until the close of business on Friday, March 8, 2019.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

GO Broome Street Development CEQR No. 19DCP119M Page 4

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Stephanie Shellooe, at (212) 720-3328.

Olga Abinader, Acting Director

Environmental Assessment & Review Division New York City Department of City Planning 1/25/2019

Date

Daniel IOV II		APPLICATION NO							
Proposed City Mar Change	1. ESTABLIS	SH NEW[STREET	☐ PARK	☐ PUBI	LIC PLACE			
(Check appropriate boxes	2. ELIMINATI	E EXISTING[STREET	☐ PARK	☐ PUBI	LIC PLACE			
	3. CHANGE I	EXISTING STREE	ΞT	WIDTH	☐ ALIG	NMENT			
		4. EASEMENT Delineate New Remove Existing Modify Existing							
	5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY								
Zoning M	an Chai	nde 				•	ZM		
	ap Onai	.90			•••••	•••••			
APPLICATION NO									
		(If more than five changes are being requested. enter "see attached" below and list <u>ALL PROPOSED ZONING CHANGES</u> in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")							
Proposed Zoning	CHANGE #1	FROM: <u>F</u>	R8		то: <u>R</u> 9	9-1/C2-5			
lap Change(s)	CHANGE #2	FROM:	EXISTI	NG	TO:	PRO	POSED		
	CHANCE #2	FDOM:	EXISTI	NG			POSED		
	CHANGE #3	FROM:	EXISTI	NG	TO:	PRO	POSED		
	CHANGE #4	FROM:			TO:				
	CHANGE #5	FROM:	EXISTI	NG		PRO	POSED		
	CHANGE #5	FROIVI.	EXISTI	NG	TO:	PRO	POSED		
Zoning Te	ext Ame	ndmei	nt				.ZR		
						•••••			
	If more than fiv	APPLICATION NO. If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT							
		S in the same format							
	ZR SECTION NUMBER	ZON	IING RESOLUTI	ION SECTION T	ITLE				
Resolution (ZR)				ogram					
Resolution (ZR)	23-011	Qual	ity Housing Pro						
Resolution (ZR)	<u>23-011</u> <u>28-01</u>		lity Housing Pro icability of this	Chapter					
Resolution (ZR)		Appli							
Affected Zoning Resolution (ZR) Sections	28-01	Appli Appli Inclu	icability of this icability of This						

Special Permit/Authorization/Certification..... ZS/ZA/ZC

					APPLICATION NO.	
					APPLICATION NO.	
					APPLICATION NO.	
					attached" below, and list ALL PROPOSED ACTIONS in Permits/ Authorization/ Certifications.")	n the same format as
Action(s) requested oursuant to ZR Check one box or each proposed iction)	Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
		\boxtimes		13-443	Reduction in the number of required existing parking spaces	25-23
		\boxtimes		78-311(e)	Authorizations by the City Planning Commission	23-661(c); and 23- 662(a) and (c)
	\boxtimes			78-312(a), (d), and (f)	Special permits by the City Planning Commission	23-661(c); 23- 662(a) and (c); 23- 664(c)(1); and 23- 711
	Has	A DRAFT	RESTR	ICTIVE DECLARATION BEEN INCLUDED	WITH THIS APPLICATION? YES	s □ NO ⊠
	WILL	ALL PAF	RTIES IN	INTEREST TO THE PROPERTY AGREE	TO A RESTRICTIVE DECLARATION IF REQUIRED? YES	NO 🗌
Property ownership/	Сне	CK A PF	PLICAB	LE BOX(ES) (If more than one box	is checked in the left column, please explain bel	ow).
nterest			_	ICANT:	APPLICANT:	
			\bowtie	IS OWNER OF SUBJECT PROPERTY	☐ Is A CITY AGENCY	
				IS LESSEE OF SUBJECT PROPERTY	☐ IS A STATE OR FEDERAL AGE	NCY
			\boxtimes	HAS CONTRACT TO LEASE/BUY SUBJ	ECT PROPERTY	
				IS OTHER (explain real property interest b	pelow)	
Discussion					SOLUTION FINDINGS/DECLARATION OF COMPL	
of findings				liscussion/statement as in Attachm	nent #11. If it fits below, it may be put here instea	d of in a separate

sac 0505 pdf

Land Use Review Application (LR)ltem 2. Sit	e Data
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Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
Block 346	Lot 1	50 Norfolk Street
Block 346	Lot 37	60 Norfolk Street
Block 346	Lot 75	N/A Norfolk Street (Broome Street between Norfolk and Suffolk Streets)
Block 346	Lot 95	384 Grand Street
Block 351	Lot 1	62 Essex Street

GO Broome Development 60 and N/A Broome Street, Manhattan August 19, 2019

LR Item 3: Project Description

1. Introduction

GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. (the "Applicants") seek approval of the following actions (the "Proposed Actions"): (1) a zoning map amendment to change an R8 district to an R9-1 district with a C2-5 overlay; (2) a zoning text amendment to Appendix F of the Zoning Resolution (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to designate a Mandatory Inclusionary Housing Area, and to ZR Sections 23-011 (Quality Housing Program), 28-01 (Applicability of this Chapter), and 78-03 (Applicability of this Chapter) to allow the use of the Quality Housing Program; (3) an authorization pursuant to ZR Section 13-443 (Reduction in the number of required existing parking spaces) to eliminate 33 spaces of required accessory off-street parking on Block 346, Lot 75; and (4) a modification of the Seward Park Extension West Large-Scale Residential Development (the "LSRD") to reflect changes to the zoning lots and to update the site plan and zoning calculations of the LSRD, which includes the addition of Block 346, Lot 37 and an authorization and special permits pursuant to ZR Section 78-311 (Authorizations by the City Planning Commission) and 78-312 (Special permits by the City Planning Commission).

The LSRD, as modified by the Proposed Actions, would comprise the two blocks bounded by Broome Street to the north, Grand Street to the south, Suffolk Street to the east, and Essex Street to the west (the "Project Area") in the Lower East Side neighborhood of Manhattan Community District 3. The LSRD would comprise the following parcels: "Parcel 1" (Block 351, Lot 1), "Parcel 2A-1" (Block 346, Lots 1, 37, and 75) and "Parcel 2A-2" (Block 346, Lot 95).

The Proposed Actions would facilitate the development of two new buildings (the "Proposed Development") on the portion of Parcel 2A-1 consisting of Block 346, Lots 37 and 75 (the "Development Site"). One building would consist of Affordable Independent Residences for Seniors ("AIRS") fronting on Norfolk and Broome Streets (the "Norfolk Building"), and the other would consist of a mixed-use, mixed-income contextual high-rise building fronting on Suffolk and

Broome Streets (the "Suffolk Building"). (The AIRS are subject to City financing; if financing is unavailable, the units would be developed as non-AIRS permanently affordable housing.)

In addition to the Proposed Actions, GO Broome LLC anticipates seeking approvals from (1) the New York City Landmarks Preservation Commission ("LPC") with respect to Block 346, Lot 37, which contains the remnants of the landmarked Beth Hamedrash Hagodol ("BHH") Synagogue, and (2) the New York City Department of Housing Preservation and Development ("HPD") to remove Block 346, Lot 75 from the regulatory agreement governing the Article XI tax exemption on Block 346, Lot 1. GO Broome LLC also anticipates receiving funding from HPD for the affordable housing to be included within the Proposed Development.

This application is in the same large-scale residential development as another separate application. As an independent application, HPD seeks approval of a corrective action that would remove the overlapping portion (Block 346) of the Seward Park Extension Large-Scale Residential Development and the Essex Crossing Large-Scale General Development by subdividing the Seward Park Extension Large-Scale Residential Development into two non-contiguous large-scale residential developments as follows:

- Seward Park Extension West Large Scale Residential Development (which is the LSRD that is the subject of the Proposed Actions in this application), consisting of Block 351,
 Lot 1 and Block 346, Lots 1, 75, and 95; and
- Seward Park Extension East Large-Scale Residential Development, consisting of Block 341, Lots 1, 58, and 70; Block 347, Lot 80; Block 336, Lots 1, 5, 35, and a portion of 28.

2. Background

By the mid-19th century, the Lower East Side had become a densely populated neighborhood characterized by four- to six-story tenement buildings. In 1955, the Mayor's Committee on Slum Clearance designated the triangular area bounded by Essex Street, Grand Street, and East Broadway as the Seward Park Urban Renewal Area. The existing buildings were demolished and four tower-in-the-park style cooperative apartment buildings were constructed, along with a small amount of retail and community facility space.

The Seward Park Extension Urban Renewal Area ("SPEURA") was approved by the City Planning Commission on June 2, 1965 (CP-18915) and the Board of Estimate on July 22, 1965. The SPEURA plan covered 14 blocks between Delancey, Essex, Grand, and Willet Streets consisting primarily of low-rise tenement buildings with ground floor commercial uses. The plan called for the development of 1,800 dwelling units along with community facility and commercial uses.

The SPEURA plan proposed combining a number of the blocks that it covered into superblocks. The property comprising what is now Block 346, Lots 1, 75, and 95 in the Project Area was included as a portion of a superblock site to be created by the elimination of Suffolk Street between Broome and Grand Streets, and designated as Parcel 2. Although this portion of Suffolk Street was demapped as part of the SPEURA plan, it was never decommissioned and continues to function as a regular City Street. Seven parcels, including the site of the former BHH Synagogue on Block 346, Lot 37, were not acquired as part of the SPEURA plan.

An application by the New York City Housing Authority ("NYCHA") to create the Seward Park Extension Large Scale Residential Development (the "Original LSRD") within the SPEURA was approved by the City Planning Commission on May 11, 1966 (CP-19323) and the Board of Estimate on May 20, 1966. Among other things, the Original LSRD facilitated the development of the 23-story NYCHA building on Block 351, Lot 1.

The former BHH synagogue was designated as an individual landmark by LPC on February 28, 1967 (LP-0637) and reviewed by the City Planning Commission on March 29, 1967 (CP-19758). It was severely damaged by a fire in May of 2017 and only its remnants exist today.

An application by the Housing and Development Administration to rezone the property bounded by Essex Street, Broome Street, the northerly prolongation of Norfolk Street, Delancey Street, Clinton Street, an Unnamed Street, Willet Street and Grand Street from R7-2, C1-5 and C6-1 districts to R8 and C6-2 districts to permit development in accordance with the SPEURA plan

was approved by the City Planning Commission on March 13, 1968 (CP-20171) and the Board of Estimate on March 21, 1968.

In furtherance of the development of the NYCHA building on Block 351, Lot 1, an application by the Housing and Development Administration for (1) an authorization under ZR Section 78-311(e) (Authorization by Commission) for the location of the building without regard to the height and setback regulations; (2) a special permit under ZR Section 78-312(d) (Special permits by the City Planning Commission) for minor variations in the front height and setback regulations; and (3) an authorization for the building's accessory off-street parking spaces to be located on what is now Block 347, Lot 80, was approved by the City Planning Commission on December 23, 1969 to the Board of Estimate's approval on January 8, 1970. Block 351, Lot 1 and Block 347, Lot 80 are owned by NYCHA under a single deed, which requires the owner of Lot 80 to provide parking for Lot 1 in perpetuity. The NYCHA building was completed in 1972.

A change to the City Map eliminating Broome Street between Norfolk and Clinton Streets, and Suffolk Street between Grand and Delancey Streets to create a superblock in connection with the development of the SPEURA plan, and widening Norfolk Street between Broome Street and Grand Street from 50 feet to 64 feet, was approved by the City Planning Commission on November 13, 1969 (CP-20853 and CP-20854) and the Board of Estimate on February 9, 1970.

The first amendment to the SPEURA plan was approved by the City Planning Commission on February 25, 1980 (C 790719 HUM) and the Board of Estimate on April 24, 1980. The amendment, among other things, split Parcel 2 in the SPEURA plan into "Parcel 2A" (consisting of what is now Block 346, Lots 1, 75 and 95) and "Parcel 2B" (consisting of what is now Block 346, Lots 39 and 1001-1005).

Applications by HPD to facilitate the development of the 14-story Hong Ning senior housing building on Block 346, Lot 1, including (1) the disposition of Parcel 2A to The Chinatown Planning Council Housing Development Fund Company, Inc., and (2) an authorization under ZR Section 78-311(e) (Authorization by Commission) for the location of the building without regard to the height and setback regulations and a special permit under ZR Section 78-312(d) (Special

permits by the City Planning Commission) for minor variations in the front height and setback regulations were approved by the City Planning Commission on March 12, 1980 (C 790720 HDM and N 790721 ZSM) and the Board of Estimate on April 24, 1980. The Hong Ning building was completed in 1982.

Block 346, Lot 95 is improved with the five-story building, which was constructed in the early 1920s and includes ground-floor commercial use with residential use on the upper floors. The property was originally identified as a development parcel in the SPEURA plan. However, in the early 1980s, the New York City Planning Commission approved two related applications to exclude the property from the SPEURA plan and the Original LSRD (N 830306 ZAM and N 830269 HCM). These approvals were never effectuated and Block 346, Lot 95 remains a part of the LSRD today. The SPEURA plan expired on July 22, 2005, forty years after it was adopted.

The Seward Park Mixed-Use Development Project, a large-scale general development commonly known as Essex Crossing, was approved by the City Planning Commission on August 22, 2012 (C 120226 ZMM, N 120227 ZRM, C 120228 ZSM, C 120229 ZSM, N120230 ZAM, C 120231 ZSM, C 120233 ZSM, C 120234 ZSM, C 120235 ZSM, N 120236 HAM, C 120237 PQM, C 120245 PPM, and C 120156 MMM) and the City Council on October 11, 2012.

3. Description of the Surrounding Area

The Project Area is located in the Lower East Side of Manhattan in Community District 3, just south of the approach to the Williamsburg Bridge. It covers two blocks bounded by Broome Street to the north, Grand Street to the south, Suffolk Street to the east, and Essex Street to the west.

The surrounding area is divided into three areas that each have a distinct built character: (1) the "tower-in-the-park" style area generally bounded by Essex and Rutgers Street and Pitt Street to the west, Delancey Street and Houston Street to the north, and the FDR Drive to the south and east, which was largely developed under Urban Renewal in the middle of the 20th century; (2) the mixed-use lower-scale area west of Essex Street and north of Delancey Street, which consists predominantly of four- to six-story tenement style residential buildings with ground-floor retail developed in the late 19th and early 20th centuries; and (3) Essex Crossing, which includes nine

separate parcels characterized by contextual mid-rise and high-rise new construction directly to the east, north, and northwest of the Project Area (located in portions of both the tower-in-the-park style area and the tenement style area).

Developments in the tower-in-the-park area within the immediate vicinity of the Project Area include the approximately 1,773-unit Seward Park Cooperative, a private cooperative consisting of four buildings located immediately south of the Project Area in the triangular area bounded by Essex Street, Grand Street, and East Broadway. This area is zoned R8, a medium-density district that allows buildings to be developed under height factor zoning at a residential FAR of up to 6.02 and an overall FAR of 6.5 for sites that contain community facility uses.

The tower-in-the-park area located east of Bialystoker Place and southeast of East Broadway is zoned R7-2, a district that permits buildings to be developed under height factor zoning up to an FAR of 6.5 for developments that contain community facility uses, but limits residential FAR to 3.44. This area consists principally of superblock residential developments, including three NYCHA developments: LaGuardia Houses containing approximately 1,092 units in nine 16-story buildings, Vladeck Houses containing approximately 1,510 units in 20 six-story buildings, and Rutgers Houses containing approximately 721 units in five, 20-story buildings. While the majority of this area is developed with tower-in-the-park style developments, there is a stretch of buildings located between Madison Street and East Broadway that were built to the street line prior to the mid-20th century and contrast with tower-in-the-park typology of this area.

The area east of Pitt Street is also zoned R7-2 and characterized by tower-in-the-park style developments. Developments in the area include a trio of private cooperatives that form the community known as "Cooperative Village," and include Amalgamated Dwellings containing approximately 240 units in a six-story complex, the Hillman Housing Corporation containing approximately 807 units in three 12-story buildings, and the East River Housing Corporation containing approximately 842 units in four 20-story buildings. Other developments in this area include the Samuel Gompers Houses, an approximately 1,473-unit development in two 20-story buildings, Masaryk Towers, an approximately 806-unit development with four 21-story buildings,

and Baruch Houses, an approximately 2,194-unit development with 17 buildings that vary between seven and 14 stories in height.

The tower-in-the-park area contains local retail uses along East Broadway and Grand, Essex, and Clinton Streets. C1-5 and C2-5 overlays are mapped in areas along Grand, Clinton, and Delancey Streets, East Broadway, and a portion of the block bounded by Montgomery Place and Henry, Jackson, and Madison Streets. The area also contains several public and private institutions including the Henry Street Settlement on Henry Street, the Abrons Art Center on Grand Street, a library and the Educational Alliance on East Broadway, a combined police/fire station on Pitt and Delancey Streets, and several schools throughout the area.

The area to the west of Essex Street and north of Delancey Street (west of Pitt Street) is characterized by a mix of residential, community facility, and commercial uses, and is typified by four- to six-story tenement buildings with ground floor retail. Commercial uses in this area are mostly local retail uses. The area is home to a number of large public schools such as P.S. 20, P.S. 140, P.S. 142, as well as an assortment of retail stores including restaurants, bars and nightclubs, local convenience retail, and specialty apparel stores.

The lower-rise tenement style area has seen a trend toward the development of taller buildings starting in the early 2000s, including the 15-story Blue condominium at 105 Norfolk Street, the 23-story Ludlow rental building at 188 Ludlow Street, and the 20-story Hotel Rivington at 107 Rivington Street. In 2008, the Lower East Side/East Village Rezoning changed the existing R7-2 and C6-1 non-contextual districts to C4-4A and R7A contextual districts. This zoning requires buildings to be built to the street line with a base height between 40 and 65 feet and a maximum building height of 80 feet. The C4-4A district, mapped on the blocks south of Delancey Street and west of Ludlow Street, as well as on the blocks north of Delancey and west of the midpoint between Norfolk and Essex Streets, allows residential, commercial, and community facility uses at an FAR of 4.0. The R7A district, mapped north of Delancey Street and east of the midpoint between Norfolk and Essex Streets, similarly allows residential and community facility uses at an FAR of 4.0, but commercial uses are limited to the C1-5 commercial overlay area only, which runs along Clinton Street.

The Lower East Side/East Village Rezoning also rezoned an area along Delancey Street to C6-2A and mapped it as an Inclusionary Housing Designated Area. This zoning designation allows buildings to be developed with commercial, community facility, and/or residential uses at an FAR of up to 7.2 if affordable housing is provided. The district requires buildings to be built to the street line with a base height of 60 to 85 feet and a maximum building height of 120 feet. The Delancey Street corridor is developed with a number of taller buildings that pre-date the rezoning, including a 16-story residential building at the corner of Forsyth Street and a 19-story dormitory at the corner of Ludlow Street.

Essex Crossing is currently under construction on nine parcels located to the north and east of the Project Area. Four of the parcels are located in an R8/C2-5 district, two are located in a C6-1 district, and the remaining three are located in C6-4A and C6-2A districts. Upon completion, Essex Crossing will be an approximately 1.65 million square foot mixed-use, mixed-income development with more than 1,000 residences, 400,000 square feet of office space, and 450,000 square feet of retail space, linked by open space above ground and a marketplace below ground.

Delancey Street is a major Manhattan thoroughfare, serving as the primary east-west route through the surrounding area and providing direct access to and from the Williamsburg Bridge. Other significant east-west routes include Houston Street, Grand Street and, to a lesser extent, Broome Street. Important north-south routes in the surrounding area include Essex Street/Avenue A, Allen Street/First Avenue, and Chrystie Street/Second Avenue. The surrounding area is well served by public transportation. The F, M, J, and Z subway lines stop at the Delancey Street/Essex Street subway station, which has a number of entrances along Delancey and Essex Streets. The surrounding area is also served by the M9, M14A, M14D, M15, M21, M22, and B39 bus lines.

4. Description of the Project Area

The Project Area consists of Parcels 1, 2A-1, and 2A-2. As noted above, Block 346, Lot 37 would be added to the LSRD (as part of Parcel 2A-1) in connection with the Proposed Actions. The Project Area comprises the two blocks bounded by Broome Street to the north, Grand Street to the

south, Suffolk Street to the east, and Essex Street to the west in the Lower East Side neighborhood of Manhattan Community District 3. The Project Area is zoned R8.

Block 346, Lot 1 has a lot area of approximately 19,483 square feet and is improved with the 14-story Hong Ning building owned and operated by The Chinatown Planning Council Housing Development Fund Company, Inc., an affiliate of Chinese-American Planning Council, Inc. ("CPC"). The senior housing building contains approximately 132,142 square feet of floor area and has a building height of approximately 126'-2". It was constructed in 1982 pursuant to height and setback modifications of the height factor regulations, which modifications were approved under the Original LSRD.

Block 346, Lot 37 is approximately 7,443 square feet and is the site of the former BHH Synagogue. The remnants of the synagogue would be incorporated into the Norfolk Building, and a portion of the Norfolk Building would be constructed on this parcel and contain space for the BHH Synagogue. As the BHH Synagogue was designated an individual landmark, Lot 37 remains subject to LPC jurisdiction and any changes would require LPC approval.

Block 346, Lot 75 is approximately 24,957 square feet and consists of a 33-space parking lot designated as accessory parking for the Hong Ning building on Block 346, Lot 1, but it has been underutilized by occupants since it was first provided in connection with the construction of the senior housing building in 1982. The parking lot is accessed by a curb cut on Norfolk Street, located just south of the southeast corner of Norfolk Street and Broome Street.

Block 346, Lot 95 has a lot area of approximately 8,637 square feet and is improved with a five-story building constructed in the 1920s. The building contains ground floor commercial uses (which were in existence prior to the enactment of the current Zoning Resolution and are thus non-conforming uses) and 26 residential apartments above, and approximately 22,366 square feet of floor area. The height of the building is approximately 55 feet.

Block 351, Lot 1 is a full-block site with a lot area of approximately 47,056 square feet, and is improved with a 23-story tower-in-the-park residential building at the north end of the block and

a low-rise community facility building at the south end of the block. The buildings are linked by a substantial amount of open space. The site is owned by NYCHA, and the residential building was constructed in 1972 pursuant to height and setback and parking modifications under the Original LSRD. No changes are proposed to this parcel as part of the Proposed Actions.

Based on the foregoing, four existing buildings are located within the LSRD. The five-story building on Block 346, Lot 95 existed before the Original LSRD was approved in 1969. The Hong Ning building on Block 346, Lot 1, and the two NYCHA buildings on Block 351, Lot 1, were all constructed as new developments pursuant to the Original LSRD.

5. Description of the Development Site

The Development Site comprises the portion of Parcel 2A-1 consisting of Block 346, Lots 37 and 75. The Development Site has approximately 201 feet of frontage on Broome Street, 125 feet of frontage on Norfolk Street, and 196 feet of frontage on Suffolk Street (all of which are narrow streets, as defined in the Zoning Resolution). The lot area of the Development Site is approximately 32,401 square feet.

Block 346, Lots 1, 75 and 95 currently comprise a single zoning lot. This zoning lot would be reconfigured by subdividing Block 346, Lot 95 and merging in Block 346, Lot 37 in connection with the Proposed Development. Lot 95 would remain a part of the LSRD as a separate and independent zoning lot, and Lot 37 would be added to the LSRD in connection with the Proposed Actions. The area of the zoning lot consisting of Block 346, Lots 1, 37 and 75 would be approximately 51,884 square feet.

6. Description of the Proposed Development

The Proposed Development would be located on Block 346, Lots 37 and 75 and consist of the Suffolk Building and the Norfolk Building. The project would include mixed-income housing, affordable senior housing, program and office space for CPC, space for the BHH Synagogue, and retail uses. The Suffolk Building and the Norfolk Building would be independent buildings; but the base of the Suffolk Building would abut the northern portion of the Norfolk Building at the southeast corner of Norfolk and Broome Streets. A landscaped courtyard would be located behind

the two buildings. The Proposed Development would contain a total of 401,054 square feet of zoning floor area. The drawings submitted with this application show a maximum building envelope for each new building as well as an illustrative envelope for each new building that represents an example of what could be built under the Proposed Actions.

The Suffolk Building would be a 30-story, approximately 310-foot tall (excluding bulkhead) mixed-use, contextual high-rise building containing a total of approximately 324,831 square feet of zoning floor area. It would include approximately 276,880 square feet of residential zoning floor area, of which 25 percent would be reserved for permanently affordable housing at an average of 60 percent Area Median Income ("AMI") under Mandatory Inclusionary Housing ("MIH") Option 1; approximately 39,019 square feet of community facility zoning floor area that would be owned by CPC; and approximately 8,932 zoning square feet of retail space on Broome Street. The drawings submitted with this application show an illustrative building that would include a 15-foot setback at a height of 85 feet along Broome Street, and a 10-foot setback at a height of 85 feet along Suffolk Street within a distance of approximately 67 feet from Broome Street, which would then step down to 48 feet along the remainder of Suffolk Street. The high-rise portion of the illustrative building would rise to a maximum building height of 306 feet (30 stories), without bulkhead, and then step down to 295 feet (29 stories), 246 feet (24 stories), and 189 feet (18 stories) along Suffolk Street toward Grand Street. The bulkhead zone extends to a height of 340 feet, and may include a screen wall at the maximum building envelope line. To provide articulation as the illustrative building rises, the high-rise portion would include a northward cantilever of ten feet at the 19th through 30th story, and a westward protrusion of ten feet at the 13th through 18th story.

The Norfolk Building would be a 16-story, approximately 165-foot tall (excluding mechanical bulkhead) AIRS building containing a total of approximately 76,224 square feet, including approximately 72,530 square feet of residential space and an approximately 4,000 square feet of community facility floor area that would be owned by the BHH Synagogue for use as a worship space and a Jewish cultural heritage space. BHH may elect to convert the space to a commercial use in the future. This building would front only on Norfolk Street. The drawings submitted with this application show an illustrative building that would include a base height of 122 feet (12).

stories), before setting back 15 feet from Norfolk Street and then rising to a height of 163 feet (16 stories), without bulkhead.

The Proposed Development would include approximately 488 residential units inclusive of 208 permanently affordable residences (composed of approximately 93 MIH and 115 AIRS residences in the Suffolk Building and the Norfolk Building, respectively), representing overall affordability of approximately 43 percent across the Proposed Development. The community facility space provided to CPC would allow it to consolidate the location of more than ten different programs currently at disparate locations (workforce development, education, and numerous other services for clients with special needs), and it would have an independent entrance to its facilities on Suffolk Street. This would allow the organization to maintain and strengthen its presence and identity in the Lower East Side. Additionally, space at the ground floor of the Norfolk Building would be occupied by the BHH Synagogue in the same location as its former home for use as a cultural heritage center. The BHH Synagogue would also have a separate entrance to its facilities on Norfolk Street.

Separate from the Proposed Development, in the future with the Proposed Actions, the owner of Block 346, Lot 95 would increase the commercial space on its property by approximately 4,759 square feet of zoning floor area. The owner contemplates constructing this floor area within a separate building that wraps around the existing building.

The Proposed Development, inclusive of the Hong Ning building on Block 346, Lot 1, would have a lot coverage of 69.4 percent. The zoning lot would contain a total of 533,196 square feet for an FAR of 10.28, inclusive of the 15,000 square feet transferred from Lot 95 pursuant to the Proposed Actions. No parking is required for new developments, and no parking is proposed for the Proposed Development.

7. Actions Necessary to Facilitate the Project

To facilitate the project, the Applicants seek approval of four actions: a zoning map amendment, a zoning text amendment, a zoning authorization, and a modification of the Seward Park Extension West LSRD. The zoning map amendment would rezone Block 346 in the Project Area from R8 to R9-1 with a C2-5 commercial overlay which, together with the increased floor area available under the Mandatory Inclusionary Housing program, would provide the density and uses necessary to support the amount of affordable housing, senior housing, and community facility use to be included in the Proposed Development. The zoning text amendment would amend ZR Sections 23-011 (Quality Housing Program), 28-01 (Applicability of this Chapter), and 78-03 (Applicability of this Chapter) to allow the Zoning Resolution's Quality Housing Program, which is currently inapplicable in large-scale residential developments, to apply to the Proposed Development. The authorization pursuant to ZR Section 13-443 (Reduction in the number of required existing parking spaces) would eliminate required parking spaces with respect to Block 346, Lot 75 to allow the Proposed Development to be constructed on that parcel. Finally, the modification of the LSRD to update the site plan and zoning calculations would include the addition of Block 346, Lot 37 into the LSRD; an authorization to modify the regulations governing height and setback with respect to the Hong Ning building, which modification would replace prior height and setback waivers granted for the building under the Original LSRD; and special permits to (i) allow 15,000 square feet of floor area to be distributed without regard for zoning lot lines for the purpose of maximizing the amount of affordable housing in the Proposed Development, (ii) modify the regulations governing height and setback and minimum distance between buildings on the same zoning lot in connection with the Proposed Development, and (iii) modify the regulations governing height and setback and street wall requirements in connection with the Hong Ning building, which modifications would replace prior height and setback waivers granted for the building under the Original LSRD.

In addition to the Proposed Actions, GO Broome LLC anticipates seeking approvals from LPC with respect to the portion of the Proposed Development on Block 346, Lot 37, and HPD to remove Block 346, Lot 75 (the parking lot) from the regulatory agreement governing the Article XI tax exemption on Block 346, Lot 1. GO Broome LLC also anticipates receiving funding from HPD for the affordable housing to be included within the Proposed Development.

Action 1: Rezoning (R8 to R9-1 with a C2-5 overlay)

The proposed zoning map amendment would rezone Block 346, Lots 1, 37, 75, and 95 in the Project Area from R8 to R9-1 with a C2-5 commercial overlay.

The R9-1 district would permit a residential FAR of 9.0 (with MIH) and a maximum building height of 285 feet. In all other respects, the district would follow the regulations of an R9 district. Compared to the existing R8 district, the rezoning would increase the permitted FAR as follows: residential would increase from 6.02 to 9.00; AIRS from 7.20 to 9.00; and community facility from 6.50 to 10.00. The maximum building height would increase from 120 feet in the R8 district for a Quality Housing building, to 285 feet.

The additional height and density allowed by the R9-1 district would help alleviate the relatively constrained footprint of the Development Site's zoning lot (owing to the presence of the Hong Ning building on Block 346, Lot 1), thereby facilitating the density necessary to provide the amount of affordable housing, senior housing, and community facility uses to be included in the Proposed Development. This would promote the creation of a mixed-use, mixed-income community anchored by affordable housing, consistent with the *Housing New York* plan.

The proposed C2-5 commercial overlay would allow for up to 2.0 FAR of commercial uses to be located in the Proposed Development, where no commercial use is currently permitted under the existing R8 zoning. The inclusion of commercial uses would allow the Proposed Development to contribute to, and serve as an extension of, the Broome Street retail corridor that is expected to be created by Essex Crossing. The active ground-floor retail uses will contribute substantially to the vibrant mixed-use neighborhood, consistent with *Housing New York*'s goal of pursuing zoning changes to support mixed-income communities in which housing, quality jobs, and retail sustain neighborhood vitality. The commercial overlay would also legalize the existing non-conforming commercial uses located at the ground floor of the building on Block 346, Lot 95 and facilitate the owner's contemplated increase of the commercial space on its property, thereby enhancing the existing Grand Street retail corridor.

A commercial overlay is appropriate because the Development Site is surrounded by existing commercial districts. C2-5 overlays are located directly across Broome Street to the north of Development Site, and also directly across Suffolk Street to the east of the Development Site. A C6-1 district is located one block to the north and west of the Development Site, and a C6-2 district is located one block the southwest. Furthermore, all of the principal streets in the area are zoned for commercial use. Delancey Street is mapped with C1-5 and C2-5 commercial overlays to the east and C6-1, C6-2A and C6-3A districts to the west. Broome Street is mapped with C6-1, C6-2 C4-4A and C6-2G districts. Grand Street is mapped with C1-5 overlays to the east, and C6-1, C6-2, C4-4A, C6-1G, C6-2G, and C2-5 overlays to the west.

Action 2: Zoning Text Amendment

Mandatory Inclusionary Housing Area: Appendix F

The proposed zoning text amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) would designate Block 346, Lots 1, 37, 75, and 95 as a Mandatory Inclusionary Housing Area. This action is being sought because it is consistent with City policy in connection with the rezoning from an R8 district to an R9-1 district, and would provide for 208 permanently affordable homes (including approximately 115 units for seniors) within the portion of the Project Area that is being rezoned.

Quality Housing Program: ZR Sections 23-011, 28-01, and 78-03

ZR Sections 23-011 (Quality Housing Program), 28-01 (Applicability of this Chapter), and 78-03 (Applicability of this Chapter), which relate to the applicability of the Zoning Resolution's Quality Housing Program, currently prevent the use of the Quality Housing Program bulk regulations within large-scale residential developments. These sections would be amended to allow the Quality Housing bulk regulations to be applied to the Proposed Development within the LSRD. Absent this text amendment, the Proposed Development would not be able to utilize the Quality Housing Program bulk regulations, and instead would need to comply with the standard height factor bulk regulations applicable to non-Quality Housing buildings in the R9-1 district. This would inhibit the planning efficiency and density necessary to support the amount of affordable housing, senior housing, and community facility use to be included in the Proposed Development. The amendment of ZR Sections 28-01 (Applicability of this Chapter) and 78-03 (Applicability of this Chapter) would remove the general prohibition contained in those sections on the use of the Quality Housing Program in large-scale residential developments. ZR Section 23-011 (Quality Housing Program), which prohibits the use of the Quality Housing bulk regulations in large-scale residential developments, would be amended to specify that the Quality Housing bulk regulations may be applied to large-scale residential developments in C2-5 districts mapped within R9-1 districts in Manhattan Community District 3. The Proposed Actions would create the first instance of an R9-1 district with a C2-5 overlay in Manhattan Community District 3. Therefore, these amendments would not have any impact beyond the Proposed Development.

Action 3: Authorization (ZR Section 13-443)

The proposed authorization pursuant to ZR Section 13-443 (Reduction in the number of required existing parking spaces) would modify ZR Section 25-23 (Requirements Where Group Parking Facilities Are Provided) to allow for the elimination of the 33-space parking lot on Block 346, Lot 75. The parking lot provides required accessory parking for the Hong Ning building on Block 346, Lot 1.

The City Planning Commission may authorize a reduction in the number of required parking spaces where it finds that such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area. The requested authorization would not have any adverse effects on residents of the Hong Ning building because the majority of the senior residents do not drive or own a vehicle, as evidenced by the fact that the parking lot has been underutilized since the construction of the building in 1982. Furthermore, the loss of the parking lot would not have an adverse impact on residents, businesses, or community facilities in the surrounding area because the parking lot has never been available for public parking.

Without the authorization, the existing parking on Lot 75 would be required to be maintained and the Proposed Development could not be constructed on Block 346, Lot 75.

Action 4: Modification of the LSRD

The requested modification of the LSRD to update the site plan and zoning calculations would include the addition of Block 346, Lot 37 into the LSRD, an authorization in connection with the Hong Ning building to modify the height and setback regulations along a street located wholly within the LSRD, and special permits to allow: (1) with respect to the Proposed Development, distribution of floor area without regard to zoning lot lines; modifications of the regulations governing height and setback along streets located at the periphery of the LSRD; and modifications of minimum distance between buildings on the same zoning lot; and (2) with respect to the existing Hong Ning building, modifications of the regulations governing height and setback along a street located at the periphery of the LSRD.

Modifications of Height and Setback: ZR Section 78-311(e) Authorization

The standard Quality Housing height and setback regulations require, in an R9-1 district, that along wide streets and along narrow streets within 50 feet of a wide street, a street wall must extend along the entire street frontage of the zoning lot, and at least 70 percent of the aggregate width of street walls must be located within eight feet of the street line and extend to at least the minimum base height or the height of the building, whichever is less, per ZR 23-661(c) (Street wall location). Along narrow streets located beyond 50 feet of a wide street, at least 70 percent of the street wall must be located within 15 feet of the street line, per ZR 23-661(c) (Street wall location). The standard Quality Housing height and setback regulations permit, in an R9-1 district, a maximum base height of 105 feet along wide streets and narrow streets located within 100 feet of a wide street, and a maximum base height of 95 feet on narrow streets located beyond 100 feet of a wide street, per ZR 23-662(a) (Maximum height of buildings and setback regulations). Above the maximum base height, a setback with a depth of at least 10 feet is required from the street line of a wide street, and a setback with a depth of at least 15 feet is required from the street line of a narrow street per ZR 23-662(c) (Maximum height of buildings and setback regulations). ZR 23-662(c) also provides that the depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but a setback of less than seven feet in depth is generally prohibited. The maximum permitted building height is 145 feet along wide

streets or along narrow streets within 100 feet of a wide street, and 135 feet along narrow streets located beyond 100 feet of a wide street.

The Hong Ning building was constructed pursuant to height factor zoning regulations, and received an authorization under ZR 78-311(e) to modify height and setback regulations along Norfolk Street (a street located wholly within the Original LSRD) and a special permit under ZR 78-312(d) to modify height and setback regulations along Grand Street (a street located at the periphery of Original LSRD). Now that the zoning lot will be subject to the Quality Housing regulations by virtue of the Proposed Development, these waivers are no longer applicable. Therefore, to avoid the Hong Ning building becoming a non-complying building with respect to the Quality Housing bulk regulations, new waivers are requested, which would replace the prior waivers and ensure the continued compliance of the Hong Ning building.

Along its Norfolk Street frontage, the Hong Ning building is located 15.03 feet from the street line at its closest point. It rises without setback to an overall building height of 125.75 feet. Therefore, an authorization is requested pursuant to ZR 78-311(e) (Authorizations by the City Planning Commission) to modify (i) the street wall location requirements of ZR 23-661(c) (Street wall location) along the entire Norfolk Street frontage, except for the portion of the frontage adjacent to the Norfolk Building that qualifies as an outer court, and (ii) the setback requirements of ZR 23-662(a) and (c) for an area comprising 7 feet by 100 feet above the maximum base height of 105 feet along the portion of Norfolk Street frontage located within 100 feet of Grand Street, and for an area comprising 7 feet by 63.34 feet above the maximum base height of 95 feet along the portion of Norfolk Street frontage located beyond 100 feet of Grand Street.

Distribution of floor area: ZR Section 78-312(a) Special Permit

The Applicants request a special permit pursuant to ZR Section 78-312(a) (Special permits by the City Planning Commission) for the distribution of 15,000 square feet of floor area from Block 346, Lot 95 to Block 346, Lot 37 without regard for zoning lot lines. This would maximize the amount of affordable housing provided in the Norfolk Building.

A. Proposed Development (Suffolk Building)

Quality Housing height and setback regulations permit a base height of up to 125 feet in an R9-1 district for MIH developments under ZR 23-664(c)(1) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors). The maximum permitted building envelope for the Suffolk Building would limit the base height to 85 feet along Broome Street and along Suffolk Street within approximately 67 feet of Broome Street, in order to match the datum established along Broome Street by the adjacent Essex Crossing buildings. The maximum permitted building envelope would further reduce the base height to 48 feet along the remainder of Suffolk Street heading toward the low-rise 384 Grand building.

Above the base height, a setback of 15 feet is required from the street line of a narrow street under ZR 23-662(a) and (c) (Height and Setback Requirements for Quality Housing Buildings). However, the Suffolk Building would be set back only 10 feet on Suffolk Street, which is a narrow street. Therefore, a modification is requested pursuant to ZR Section 78-312(d) (Special permits by the City Planning Commission) for an area comprising five feet by 181'-4" above the maximum base height of 125 feet. The setback waiver would extend the full height of the building, as well as through the bulkhead zone to permit a screen wall at the maximum permitted building envelope line within the bulkhead zone.

The reduction of the required setback is needed to provide a viable building depth on a site that has an existing building (the Hong Ning building on Block 346, Lot 1) which is significantly recessed from the street line, and to maintain an acceptable distance between legally required windows.

Above the base height, the maximum permitted building envelope for the Suffolk Building would rise to a height of 310 feet (340 feet including bulkheads). This height is above the 285 feet maximum height permitted in the R9-1 district under ZR 23-664(c)(1) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors). Therefore, a modification is requested pursuant to ZR Section 78-312(d)

(Special permits by the City Planning Commission). The modification is a function of the site constraints and is also needed to support the amount of affordable housing, senior housing, and community facility use to be included in the Proposed Development. Furthermore, adding bulk and height to the contextual high-rise portion of the Suffolk Building allows bulk to be reduced in the podium in order to match the 85-foot datum set by the adjacent Essex Crossing buildings.

B. Hong Ning Building

As stated above, the standard Quality Housing height and setback regulations under ZR 23-662 (Maximum height of buildings and setback regulations) permit in an R9-1 district a maximum base height of 105 feet along wide streets. Along wide streets, a street wall must extend along the entire street frontage of the zoning lot, and at least 70 percent of the aggregate width of street walls must be located within eight feet of the street line and extend to at least the minimum base height or the height of the building, whichever is less, per ZR 23-661(c) (Street wall location). Above the maximum base height, a setback with a depth of at least 10 feet is required from the street line of a wide street per ZR 23-662(a) and (c). ZR 23-662(a) and (c) also provide that the depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but a setback of less than seven feet in depth is generally prohibited. The maximum permitted building height is 145 feet along wide streets.

As explained above, the Hong Ning building was constructed pursuant to height factor zoning regulations, and received an authorization under ZR 78-311(e) to modify height and setback regulations along Norfolk Street (a street located wholly within the Original LSRD) and a special permit under ZR 78-312(d) to modify height and setback regulations along Grand Street (a street located at the periphery of Original LSRD). Now that the zoning lot will be subject to the Quality Housing regulations by virtue of the Proposed Development, these waivers are no longer applicable. Therefore, to avoid the Hong Ning building becoming a non-complying building with respect to the Quality Housing bulk regulations, new waivers are requested, which would replace the prior waivers and ensure the continued compliance of the Hong Ning building.

The Hong Ning building is located along the street line of Grand Street, except for three "notches" of varying depth along its frontage. It rises without setback to an overall building height of 125.75 feet. Therefore, a modification is requested pursuant to ZR Section 78-312(d) (Special permits by the City Planning Commission) to waive (i) the street wall location requirements of ZR 23-661(c) (Street wall location) along the Grand Street frontage of the zoning lot, except for those portions of the frontage that qualify as permitted recesses, and (ii) the required setback above the maximum base height of 105 feet along the Grand Street frontage, generally comprising an area of 10 feet by 48 feet and 10.27 feet by 7 feet.

Modification of Minimum Distance Between Buildings: ZR Section 78-312(f) Special Permit

Under ZR Section 23-711 (Standard minimum distances between buildings), the Suffolk Building must be located at least 60 feet (window to window condition) and at least 50 feet (window to wall condition) from the Hong Ning building on Block 346, Lot 1. The proposed distance is 46.83 feet away for both window to window and wall to window conditions between the two buildings (including if the first three floors of the building were converted to residential use to create a window to window condition). Therefore, a special permit is requested pursuant to ZR 78-312(f) (Special permits by the City Planning Commission) to modify the standard minimum distance between the buildings for an area comprising 13.17 feet by 47.25 feet. In addition, the minimum distance between buildings regulation requires the Norfolk Building to be located at least 40 feet (wall to wall condition) from the northern side of the Hong Ning building on Block 346, Lot 1. The proposed distance is 11.75 feet away. Therefore, a special permit is requested pursuant to ZR 78-312(f) (Special permits by the City Planning Commission) to modify the standard minimum distance between the two buildings for an area comprising approximately 28.25 feet by 39.33 feet.

The reduction of the minimum distance between buildings is needed to provide a viable building depth on a site that has an existing building (the Hong Ning building) which is significantly recessed from the street line.

8. Conclusion

Approval of the Proposed Actions would facilitate the development of a new, intergenerational mixed-use and mixed-income contextual high-rise building and an AIRS building in Manhattan's Lower East Side neighborhood.

The Proposed Development would be consistent with City policy by unlocking the development potential of long underutilized private property to introduce new, permanently affordable housing within the neighborhood, including critical affordable housing for seniors. Specifically, the Proposed Development would include approximately 488 residential units inclusive of approximately 208 affordable residences (composed of approximately 93 MIH and 115 AIRS residences in the Suffolk Building and the Norfolk Building, respectively), representing overall affordability of approximately 43 percent across the Proposed Development. According to the City's affordable housing plan, *Housing New York* (as supplemented by *Housing New York 2.0*), the population of City residents who are at least 65 years old is projected to increase by 40 percent between 2010 and 2040, and there is an anticipated housing need for more than 400,000 additional seniors in the coming years. According to *Housing New York 2.0* "seniors are more likely to be low-income, rent-burdened, and to live on a fixed income than other City residents." The approximately 208 affordable units that will be built as part of the Proposed Development would create permanently affordable homes for those earning on average less than 60 percent of the Area Median Income, including approximately 115 units for seniors.

Community facility space provided to CPC in the Suffolk Building would allow it to consolidate the location of more than ten different programs currently at disparate locations and establish a permanent and highly visible presence in the neighborhood that it serves and beyond. Additionally, space at the ground floor of the Norfolk Building provided to the BHH Synagogue for use as a cultural heritage center would allow it to maintain its long-standing presence in the community.

The Proposed Development would significantly enhance the vibrant mixed-use character of the neighborhood. The provision of mixed-income housing, senior housing, community facility uses and commercial uses in the Proposed Development would be consistent with existing and projected

land uses and zoning within the surrounding area, and the City's public policy of encouraging the development of new affordable housing.

LR Item 7: Related Actions by City Planning

Application No.	Description	Cal No.	Date
CP-18915	Seward Park Extension Urban Renewal Area	8	6/2/1965
CP-19323	Seward Park Extension Large-Scale Residential Development	2	5/11/1966
CP-19758	Landmarks Preservation: Beth Hamedrash Hagodol Synagogue	10	3/29/1967
CP-20171	Rezoning from R7-2, C1-5 and C6-1 districts to R8 and C6-2 districts the property bounded by Essex Street, Broome Street, the northerly prolongation of Norfolk Street, Delancey Street, Clinton Street, an Unnamed Street, Willet Street and Grand Street	10	3/13/1968
CP-20853	Change to City Map eliminating Broome Street between Norfolk and Clinton Streets, and Suffolk Street between Grand and Delancey Streets	59	11/13/1969
CP-20854	Change to City Map widening Norfolk Street between Broome and Grand Streets	60	11/13/1969
CP-20871	Authorization and special permits related to height and setback, off-site parking	22	12/23/1969
C 790719 HUM	First amendment to Seward Park Extension Urban Renewal Area	6	2/25/1980
C 790720 HDM	Disposition of City-owned property	46	3/12/1980
N 790721 ZSM	Authorization and special permit related to height and setback	47	3/12/1980
N 830306 ZAM	Revision to Seward Park Extension Large-Scale Residential Development plan	N/A	11/8/1982
N 830269 HCM	Minor change to Seward Park Extension Urban Renewal Area	N/A	2/14/1983
C 120226 ZMM, N 120227 ZRM, C 120228 ZSM,	Zoning map amendment, zoning text amendment, special permits, authorization, Urban Development Action Area Project designation and project	7-18	8/22/2012

C 120229 ZSM,	approval, acquisition of property by the City,		
N120230 ZAM,	disposition of City-owned property, and an		
C 120231 ZSM,	amendment to the City Map (including the		
C 120233 ZSM,	establishment of Suffolk Street between Grand and		
C 120234 ZSM,	Delancey Streets) in connection with the Seward		
C 120235 ZSM,	Park Mixed-Use Development Project LSGD (Essex		
N 120236 HAM,	Crossing)		
C 120237 PQM,			
C 120245 PPM,			
C 120156 MMM			
[TBD]	Minor modification of LSRD	Pending	Pending

LR Item 8: Related Actions by Other Agencies

Application No.	Description	Cal No.	Date
LP-0637	Designation of Beth Hamedrash Hagodol Synagogue (Block 346, Lot 37) as an individual City landmark	5	2/28/1967

LR Item 9: Future Actions Required

GO Broome LLC anticipates seeking approvals from (1) the New York City Landmarks Preservation Commission with respect to the development of Block 346, Lot 37, and (2) the New York City Department of Housing Preservation and Development ("HPD") to remove Block 346, Lot 75 from the regulatory agreement governing the Article XI tax exemption on Block 346, Lot 1. GO Broome LLC also anticipates receiving funding from HPD for the affordable housing to be included within the development.

GO Broome Development 60 and N/A Broome Street, Manhattan

Authorization Pursuant to ZR Section 78-311 and Special Permit Pursuant to ZR Section 78-312

Applicant's Discussion of Conditions

ZR Section 12-10 defines a Large-Scale Residential Development as follows:

A "large-scale residential development" contains one or more #buildings# on a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection, used predominantly for #residential uses# and:

In an independent application, the New York City Department of Housing Preservation and Development proposes a modification of the boundary of the Seward Park Extension Large-Scale Residential Development (the "Original LSRD"), which would create the Seward Park Extension West Large-Scale Residential Development (the "LSRD").

The LSRD, as modified by the Proposed Actions sought pursuant to this application, would include three separate zoning lots on two blocks as follows: Lots 1, 37 and 75 in Block 346; Lot 95 in Block 346; and Lot 1 in Block 351. These zoning lots would be contiguous but for their separation by Norfolk Street.

The buildings in the LSRD would be used predominantly for residential use. Block 346, Lot 1 is improved with the 14-story Hong Ning senior housing building, which is entirely residential. Block 346, Lots 37 and 75, comprising the Development Site for the Proposed Development, would be improved with two buildings: a 16-story senior housing building with commercial and community facility uses on the ground floor, and a 30-story residential building with commercial and community facility uses on the ground floor. Block 346, Lot 95 is improved with a five-story building containing ground-floor commercial use with residential dwelling units above. Block 351, Lot 1 is improved with a 23-story residential building, and a separate one-story community facility building, each owned by the New York City Housing Authority ("NYCHA").

(a) has or will have an area of at least 1.5 acres and a total of at least three principal #buildings#, or an area of at least three acres and a total of at least 500 #dwelling units#;

The LSRD, as modified by the Proposed Actions, would have an area of approximately 2.47 acres, and would have a total of four principal buildings upon completion of the Proposed Development: the Hong Ning senior housing building on Block 346, Lot 1, the NYCHA buildings on Block 351, Lot 1, and the two proposed buildings comprising the Proposed Development on Blocks 346, Lots 37 and 75.

- (b) has been or is to be #developed# as a unit:
 - (1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale residential development#; or
 - (2) under single fee, alternate or separate ownership, either:
 - (i) pursuant to an urban renewal plan for a designated urban renewal area containing such #zoning lots#; or
 - (ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation;

The tax lots in the LSRD are under separate ownership. Thus, the LSRD has been (and, in connection with the Proposed Actions and the Proposed Development, would continue to be) developed as a unit under alternate ownership arrangements, as set forth in the zoning lot definition in ZR 12-10, for all of the zoning lots comprising the LSRD.

(c) shall be located entirely in a #Residence District# or in a C1, C2, C3 or C4-1 District; and Upon approval of the Proposed Actions, Block 346, Lots 1, 37, 75 and 95 (Parcel 2A) would be located in an R9-1/C2-5 district, and Block 351, Lot 1 (Parcel 1) would be located in an R8 district. Therefore, the LSRD would be located entirely in a residence district or in a C2 district.

(d) shall not include any #zoning lots# occupied by existing #buildings# to remain; and in staged developments, existing #buildings# proposed for demolition shall not be permitted to create a temporary #non-compliance#.

Not applicable.

GO Broome Development 60 and N/A Broome Street, Manhattan

Authorization Pursuant to ZR Section 78-311

Attachment #11 Applicant's Statement of Findings

78-311
Authorizations by the City Planning Commission

When a #large-scale residential development# includes, or will include after subdivision, two or more #zoning lots#, the City Planning Commission may authorize:

(e) the location of #buildings# without regard for the height and setback regulations which would otherwise apply along portions of #streets# "wholly within" the #large-scale residential development# or along #side# or #rear lot lines abutting# other #zoning lots# within the #large-scale residential development#, provided that any #building# for which required rear or side setbacks are reduced shall be separated from all other #buildings# with which it does not share a party wall, on the same or adjacent #zoning lots#, by a distance consistent with the provisions of Section 23-71;

The Applicants request an authorization pursuant to ZR 78-311(e) to modify (i) the street wall location requirements of ZR 23-661(c) (Street wall location) along the entire Norfolk Street frontage, except for the portion of the frontage adjacent to the Norfolk Building that qualifies as an outer court, and (ii) the setback requirements of ZR 23-662(a) and (c) for an area comprising 7 feet by 100 feet above the maximum base height of 105 feet along the portion of Norfolk Street frontage located within 100 feet of Grand Street, and for an area comprising 7 feet by 63.34 feet above the maximum base height of 95 feet along the portion of Norfolk Street frontage located beyond 100 feet of Grand Street.

78-313 Findings

As a condition precedent to the granting of authorizations under the provisions of Section 78-311 (Authorizations by the City Planning Commission) or a special permit under the provisions of Section 78-312 (Special permits by the City Planning Commission), the Commission shall make the following findings:

(a) that such modifications will aid in achieving the general purposes and intent of this Chapter as set forth in Section 78-01 (General Purposes);

The Hong Ning building was constructed pursuant to height factor zoning regulations, and received an authorization under ZR 78-311(e) to modify height and setback regulations along Norfolk Street (a street located wholly within the Original LSRD). Now that the zoning lot will be subject to the Quality Housing regulations by virtue of the Proposed Development, these waivers are no longer applicable. Therefore, to avoid the Hong Ning building becoming a noncomplying building with respect to the Quality Housing bulk regulations, new waivers are requested, which would replace the prior waivers and ensure the continued compliance of the Hong Ning building. Although the regulations that are being waived have changed, the Hong Ning building has not, and it will not change pursuant to the Proposed Actions. The City Planning Commission previously made this finding for the prior authorization on the basis that it would aid in achieving the general purposes and intent of Article VII, Chapter 8, and it is appropriate for the Commission to do so again here.

(b) that such distribution of #floor area#, #dwelling units#, #rooming units#, #open spaces#, locations of #buildings#, or location of primary business entrances, #show windows# or #signs# will permit better site planning and will thus benefit both the residents of the #large-scale residential development# and the City as a whole;

In granting the prior authorization for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building permitted better site planning and thus benefitted both the residents of the Original LSRD and the City as whole. It is appropriate to make that finding again here. The Hong Ning building is an integral component of the LSRD site plan, and the design of the Proposed Development has been driven in large part by the existence of the Hong Ning Building on the zoning lot. Approval of the requested authorization for the Hong Ning building would ensure the continued compliance of the Hong Ning building with the underlying bulk regulations and, importantly, would allow the Hong Ning building to be rebuilt in its current form in the event of a casualty.

(c) that such distribution or location will not unduly increase the #bulk# of #buildings#, density of population, or intensity of #use# in any #block#, to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#;

In granting the prior authorization for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building would not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of the occupants of buildings in the block or nearby blocks. The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make that finding again here. The density and use of the Hong Ning building is permitted as-of-right, and the modest height and setback waivers will merely ensure the building's continued existence in its current form.

(d) that such distribution or location will not affect adversely any other #zoning lots# outside the #large-scale residential development# by restricting access to light and air or by creating traffic congestion;

In granting the prior authorization for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building would not adversely affect other zoning lots outside of the development by restricting access to light and air or by creating traffic congestion. The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make that finding again here. With respect to light and air, the Hong Ning building is bounded to the west (across Norfolk Street) by the NYCHA buildings, which have ample open space, to the south (across Grand Street) by a tower-in-the park development, and to the east by the 384 Grand Building. All of these buildings have existed harmoniously with the Hong Ning building since its construction. With respect to traffic impacts, the majority of senior residents of the Hong Ning building do not drive or own cars, and therefore their impact on traffic is negligible.

(e) where portions of the total required #open space# are pooled in common #open space# areas or common parking areas, that such common areas will, by location, size, shape and other physical characteristics, and by their relationship to surrounding development and the circulation system, permit realization of the full community service of advantages for which such pooled areas are designed;

Not applicable.

(f) where one or more #zoning lots# in the #large-scale residential development# do not #abut# mapped #streets#, that suitable private access to mapped #streets# will be provided conforming to standards which will ensure adequate circulation and make adequate provision for public services; and

Not applicable.

(g) the modification of height and setback will not impair the essential character of the surrounding area and will not have adverse effects upon the access to light, air and privacy of adjacent properties.

The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make this finding again here. With respect to light and air, the Hong Ning building is bounded to the west (across Norfolk Street) by the NYCHA buildings, which have ample open space, to the south (across Grand Street) by a tower-in-the park development, and to the east by the 384 Grand Building. All of these buildings have existed harmoniously with the Hong Ning building since its construction. Furthermore, the Proposed Development (and the waivers requested for it) has been designed to ensure the privacy of occupants in the Hong Ning building and the Proposed Development.

GO Broome Development 60 and N/A Broome Street, Manhattan

Special Permit Pursuant to ZR Section 78-312

Attachment #11 Applicant's Statement of Findings

78-312
Special permits by the City Planning Commission

For any #large-scale residential development#, the City Planning Commission may permit:

(a) the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations or by Sections 78-32 (Bonus for Good Site Plan)or 78-33 (Bonus for Common Open Space) for all #zoning lots# within the #large-scale residential development# to be distributed without regard for #zoning lot lines#;

The Applicants request the distribution of 15,000 square feet of excess floor area from a zoning lot consisting of Block 346, Lot 95 to a zoning lot consisting of Block 346, Lots 1, 37 and 75 for the purpose of maximizing the amount of affordable housing in the Norfolk Building.

(d) in R1, R2, R6, R7, R8, R9 or R10 Districts, minor variations in the front height and setback regulations on the periphery of such #large-scale residential development# for the purpose of introducing variety, preserving natural features, or providing for improved access of light and air, but within the general purpose and intent of the height and setback regulations. In R3, R4 or R5 Districts, the Commission may modify the height and setback regulations set forth in Section 23-631 and paragraph (b) of Section 78-31, on the periphery of such #large-scale residential development#, for the purposes of introducing variety, providing a transition in neighborhood scale between the #large-scale residential development# and surrounding #buildings#, preserving natural features or view corridors, or improving the access of light and air;

The Applicants request the following waivers for the Proposed Development:

• Waiver of the height and setback regulations to allow a portion of the Suffolk Building along Suffolk Street, located on the periphery of the LSRD, to penetrate the required setback set forth in ZR Section 23-662(a) and (c) (Maximum height of buildings and setback regulations).

• Waiver of the height and setback regulations to allow the Suffolk Building, located on the periphery of the LSRD, to exceed the maximum building height set forth in ZR Section 23-664(c)(1) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors).

The Applicants also request the following waiver for the existing Hong Ning building:

• Waiver of the height and setback regulations to allow a portion of the Hong Ning building along Grand Street, located on the periphery of the LSRD, to modify (i) the street wall location requirements of ZR 23-661(c), and (ii) the setback requirements of ZR Section 23-662(a) and (c) (Maximum height of buildings and setback regulations).

(f) modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot) and may authorize modifications of the spacing required by paragraphs (c), (d), (e) and (h) of Section 78-311 (Authorizations by the City Planning Commission); and

The Applicants request a special permit pursuant to ZR 78-312(f) to modify ZR Section 23-711 (Standard minimum distance between buildings) with respect to the minimum distances required between (i) the Suffolk Building and the Hong Ning building, and (ii) the Norfolk Building and the Hong Ning building.

78-313 Findings

As a condition precedent to the granting of authorizations under the provisions of Section 78-311 (Authorizations by the City Planning Commission) or a special permit under the provisions of Section 78-312 (Special permits by the City Planning Commission), the Commission shall make the following findings:

(a) that such modifications will aid in achieving the general purposes and intent of this Chapter as set forth in Section 78-01 (General Purposes);

Approval of the requested special permits for the Proposed Development would aid in achieving the general purposes and intent of the special regulations applying to large-scale residential developments. As described in ZR Section 78-01, for large-scale residential developments involving several zoning lots but planned as a unit, "the district regulations may impose

unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and bulk controls." The massing and design of the Proposed Development were developed to create a better overall site plan and a better relationship among buildings and open areas, both within the LSRD and the surrounding area, than would be possible without the use of the regulations governing large-scale residential developments.

The Proposed Development would be facilitated by the redistribution of floor area without regard to zoning lot lines, and the waiver of regulations governing height and setback and minimum distance between buildings on the same zoning lot. As explained below, the requested special permits would facilitate better site planning for the development of vacant and underutilized land, namely the underutilized parking lot located on Block 346, Lot 75 and the remnants of the BHH Synagogue on Block 346, Lot 37. The requested special permits would also maximize the open space located in the center of Block 346 between the existing buildings and the Proposed Development; specifically, a landscaped area at the rear of the new buildings would enhance the sense of openness and connectivity within the LSRD in a manner that best serves the active and passive recreation needs of residents within the LSRD. The mixed-use, mixed-income Proposed Development would foster a more stable community by providing approximately 208 permanently affordable homes (including approximately 115 units for seniors). Finally, the massing and placement of the new buildings in the Proposed Development have been designed to incorporate a variety of building forms that are integrated with each other and the surrounding area. Based on the foregoing factors, the LSRD would promote and protect public health, safety and general welfare.

The Hong Ning building was constructed pursuant to height factor zoning regulations and received a special permit under ZR 78-312(d) to modify height and setback regulations along Grand Street (a street located at the periphery of Original LSRD). Now that the zoning lot will be subject to the Quality Housing regulations by virtue of the Proposed Development, these waivers are no longer applicable. Therefore, to avoid the Hong Ning building becoming a noncomplying building with respect to the Quality Housing bulk regulations, new waivers are requested, which would replace the prior waivers and ensure the continued compliance of the Hong Ning building. Although the regulations that are being waived have changed, the Hong Ning building has not, and it will not change pursuant to the Proposed Actions. The City Planning Commission previously made this finding for the prior waivers on the basis that they would aid in achieving the general purposes and intent of Article VII, Chapter 8, and it is appropriate for the Commission to do so again here.

(b) that such distribution of #floor area#, #dwelling units#, #rooming units#, #open spaces#, locations of #buildings#, or location of primary business entrances, #show windows# or #signs# will permit better site planning and will thus benefit both the residents of the #large-scale residential development# and the City as a whole;

The massing of the proposed buildings has been developed in relation to the existing buildings within the LSRD to create a better site plan and a better relationship among buildings and open areas both within the LSRD and within the surrounding area than would otherwise be possible without the redistribution of floor area and the requested bulk waivers.

The LSRD would be located at the juncture of two unique and well-established building typologies. Tower-in-the-park style residential buildings are generally located to the south and east of the proposed LSRD, and three- to eight-story tenement style residential buildings with ground floor retail are generally located to the north and west of the proposed LSRD. In addition, mixed-use large-scale buildings are currently under construction in the Seward Park Mixed-Use Development Project, a large-scale general development commonly known as Essex Crossing, located directly adjacent to the north and east of the proposed LSRD. The Essex Crossing buildings represent a third typology, that of the tower-on-a-base.

The LSRD would be a microcosm of these various typologies. The Hong Ning senior housing building on Block 346, Lot 1 and the NYCHA building on Block 351, Lot 1 are both tower-in-the-park style buildings, and the 384 Grand Street building on Block 346, Lot 95 is a tenement-style building. The massing for the proposed buildings has been designed to respect and complement these existing building typologies, and to respond to the newly introduced Essex Crossing forms – particularly the established street wall on Broome Street. The mixed typology proposed for the Proposed Development would have the benefits of the light and air available in the tower-in-the-park style area to the east and south and the urban vitality of the tenement style area to the north and west.

The massing of the proposed buildings in the LSRD is intended to combine the most beneficial elements of the tower-in-the-park typology and the contextual street wall typology of the tenement style. Similar to the tower-in-the-park typology, the LSRD would concentrate the floor area built above the building bases into contextual high-rise components, leaving the majority of

the lot area above the bases open to the sky. The openness, as facilitated by the requested bulk waivers, would allow light and air to reach the streets and the surrounding area and would provide the contextual high-rise portions of the buildings with abundant light, air, and views.

On the other hand, the bases of the proposed building have been designed with contextual street walls, which are generally absent in the tower-in-the-park typology. The contextual street walls and proposed ground floor uses would promote active street life. The street walls, which are the defining element of the contextual building typology, would frame each street and provide "eyes on the street" to promote safety through passive surveillance. Active ground floor frontages would be introduced along the Broome Street frontages of the proposed buildings, thereby continuing the retail corridor expected to be introduced by Essex Crossing. Additionally, approximately 4,759 square feet of commercial space would be added along Grand Street on Block 346, Lot 95, which already includes ground-floor commercial uses.

Similar to Essex Crossing, the proposed massing would serve as a transition between the more contextual character of the neighborhood to the north and west, and the tower-in-the-park character of the neighborhood to the south and east. The mix of uses proposed would also serve as a transition between these areas, which are more residential to the east and south and more mixed-use to the north and west. This mix would add to the vitality of the neighborhood, and would help foster a diverse and lively street life.

The variety of heights of the proposed and existing buildings in the LSRD would provide visual interest and enhance and continue the varied neighborhood skyline created by Essex Crossing. The contextual high-rise building in the Proposed Development would have a height generally in line with heights of the tallest Essex Crossing buildings being constructed to the north and east. Orienting the tower portions of the proposed buildings along a general north-south axis would avoid overwhelming Broome Street, and ensure that the upper levels of the buildings read as slender and thoughtful additions to the neighborhood rather than bulky extrusions.

The proposed buildings would adhere to an established street wall height along Broome Street, mirroring the Essex Crossing buildings on the north side of the street, and enhancing the

contextual character along this evolving thoroughfare. The street wall steps up along Norfolk Street, in keeping with the existing building height of the Hong Ning senior housing building on Block 346, Lot 1 and it steps down on Suffolk Street, to the scale of the 384 Grand Street building on Block 346, Lot 95.

Although the zoning lot of the Proposed Development would occupy nearly a full block, the buildable footprint is an irregular L-shaped area. This footprint is further constrained by the presence of the Hong Ning senior housing building on Block 346, Lot 1, which is recessed between 15 to 20 feet from Norfolk Street and occupies an area with a depth of approximately 175 feet from Grand Street (nearly 60 percent of the block's depth). As noted above, a key planning goal was to respect the existing buildings in the LSRD which, in addition to the Hong Ning senior housing building, includes the remnants of the BHH Synagogue on Block 346, Lot 37 and the five-story 384 Grand Street building on Block 346, Lot 95.

The increase in floor area generated by the proposed zoning map amendment and the Mandatory Inclusionary Housing program is necessary to provide the density to support the amount of affordable housing, senior housing, and community facility use to be included in the Proposed Development. However, the configuration of the Development Site makes it difficult to accommodate this density in an optimal site plan that is contextual with the built character of the existing buildings in the proposed LSRD and the surrounding area. Therefore, the Proposed Development has been designed to accommodate the required amount of floor area while retaining a maximum base height of 85 feet along Suffolk and Broome Streets to match the design principles of Essex Crossing, and a maximum base height of 125 feet along Norfolk Street to reflect the existing height of the Hong Ning senior housing building. This design necessitates a height waiver to allow the Suffolk Building to rise to a maximum height of 310 feet (where a height of 285 feet would otherwise be permitted), and a setback waiver to allow the Suffolk Building to setback 10 feet from Suffolk Street (where a 15-foot setback would otherwise be required).

To the greatest extent practicable, the bulk of the Suffolk Building has been massed below a base height of 85 feet to match the design of the adjacent Essex Crossing buildings and preserve light

and air reaching Broome Street. To effectuate this strategy, the presence of the Hong Ning senior housing building creates the need for a waiver of minimum distance regulations between that building and the Suffolk Building. The minimum distance between buildings regulation requires that the Suffolk Building be located the following distances from the eastern side of the Hong Ning senior housing building: 60 feet (window to window condition) and 50 feet (wall to window condition). In order to accommodate the base of the Suffolk Building, a distance of 46 feet, 10 inches is proposed. The use of the minimum distance waiver in conjunction with the setback waiver strikes a thoughtful balance between preservation of light and air to Suffolk Street, on the one hand, and light and air to the interior courtyard and privacy of residents, on the other hand, while allowing the proposed amount of floor area to be accommodated in the Proposed Development.

Additionally, the minimum distance between buildings regulations require the Norfolk Building to be located at least 40 feet from the northern side of the Hong Ning senior housing building. The proposed distance is 11 feet, nine inches away. Therefore, an area measuring 27 feet, 11 inches in depth must be waived. This waiver is necessary to allow the Norfolk Building to occupy Block 346, Lot 37 and incorporate the remnants of the BHH Synagogue at its historic location. There are no legally required windows on the northern side of the Hong Ning senior housing building, and there are no legally required windows proposed on the southern side of the Proposed Development at this location. This wall-to-wall condition would not create any negative impact to the residents in either building.

For the reasons set forth above, the waivers requested by this Application would result in a site plan that, when compared to what could be built pursuant to the existing land use controls, would have a better relationship among buildings and open areas to adjacent streets, surrounding development and adjacent open areas, which would benefit the occupants of the LSRD as well as the neighborhood and the City as a whole.

In granting the prior special permit for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building permitted better site planning and thus benefitted both the residents of the Original

LSRD and the City as whole. It is appropriate to make that finding again here. The Hong Ning building is an integral component of the LSRD site plan, and the design of the Proposed Development has been driven in large part by the existence of the Hong Ning Building on the zoning lot. Approval of the requested special permit for the Hong Ning building would ensure the continued compliance of the Hong Ning building with the underlying bulk regulations and, importantly, would allow the Hong Ning building to be rebuilt in its current form in the event of a casualty.

(c) that such distribution or location will not unduly increase the #bulk# of #buildings#, density of population, or intensity of #use# in any #block#, to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#;

The requested bulk waivers would facilitate a site plan that is sensitive to the surrounding built context in terms of scale, and would not unduly increase the bulk of buildings to the detriment of occupants in the proposed buildings or the surrounding area. No bulk is proposed to be distributed between blocks, and the number of dwelling units in the Proposed Development would be permitted on an as-of-right basis, independent of the requested special permit.

The plan for the LSRD recognizes the varied scale of the surrounding streets, and attempts to mass the Proposed Development in a manner that is sensitive to the impact on adjacent buildings and minimizes the impact on light and air. In particular, the majority of the bulk has been massed to the eastern portion of the site to reduce its impact on views from the 23-story NYCHA building to the west. On the block to the east of the Proposed Development, across Suffolk Street, a publicly accessible open space is under construction along Broome Street and a future school is anticipated on the southern portion of the block.

The Development Site is constrained by the existence of the Hong Ning senior housing building on Block 346, Lot 1 which limits the ability to provide a functional building depth under the applicable zoning regulations. The waivers of minimum distance between buildings regulations would provide for an adequate and efficient floor plate while allowing a distance of 46 feet, ten inches clear between residential windows in the existing Hong Ning senior housing building and the Suffolk Building. The requested waivers would not only allow the buildings to be efficient,

providing good layouts, but would improve the quality of the housing that can be achieved throughout the building. In particular, the waivers would ensure that adequate light and air would reach the rear yard open space. The reduction of the setback along Suffolk Street would further allow for the floorplates necessary for the construction of residential buildings with double-loaded corridors, and also ensure that adequate light and air would reach the rear yard area of the LSRD and the surrounding streets.

The areas to the east and south are already developed with tower-in-the-park style developments and therefore allow a large amount of light and air to reach the site. The tower configuration of the Proposed Development is intended to allow for ample light and air to reach the buildings in the LSRD, the surrounding neighborhood and the streets. Further, the available floor area has been designed to be packed into the base of the Proposed Development to the greatest extent practicable up to a base height of 85 feet – consistent with the design of the nearby Essex Crossing developments. The portions of the Proposed Development to be located above the 85-foot base height have been designed with an efficient double-loaded corridor along a general north-south axis to allow for natural light in the courtyard created in the block interior, as well as onto Broome Street due to the lower podium height on that frontage.

Based on the path of the sun through the sky, the Proposed Development would only cast early morning shadows during the summer months. According to the environmental analysis prepared in connection with this application, no significant adverse shadow impacts would result from the Proposed Development. While the Proposed Development would cast incremental shadows on the publicly accessible open space to be constructed on the north side of the block immediately to the east of the Development Site, the analysis concluded that the impact of the shadows cast by the buildings is limited by duration, time of day and/or season of the year, and the publicly accessible open space was identified as a "shady oasis" in the environmental studies for the Essex Crossing project. Furthermore, any mid-rise or larger development on Block 346 would have the same effect on the publicly accessible open space. The incremental shadows resulting from the Proposed Development would not negatively impact the use of this publicly accessible open space.

Therefore, the LSRD would not unduly increase the bulk of buildings, density of population, or intensity of uses in any one block to the detriment of the occupants of buildings in the block or nearby blocks.

In granting the prior special permit for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building would not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of the occupants of buildings in the block or nearby blocks. The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make that finding again here. The density and use of the Hong Ning building is permitted as-of-right, and the modest height and setback waivers will merely ensure the building's continued existence in its current form.

(d) that such distribution or location will not affect adversely any other #zoning lots# outside the #large-scale residential development# by restricting access to light and air or by creating traffic congestion;

As noted above in the Applicant's response to the finding under ZR Section 78-313(c), the Proposed Development would not adversely affect zoning lots outside the proposed LSRD by restricting access to light and air. To the contrary, the design of the Proposed Development is intended to maximize the amount of light and air available to the surrounding area in a manner that would not be possible if the Proposed Development was constructed pursuant to the underlying bulk controls.

The Proposed Development also would not adversely affect zoning lots outside the proposed LSRD by creating traffic congestion. The Proposed Development would be served by Broome, Norfolk, Suffolk, and Grand Streets. Grand Street and, to a lesser extent, Broome Street, are important east-west corridors, while Norfolk and Suffolk Streets are more local. The proposed buildings are not expected to generate a significant amount of traffic, and this traffic would be distributed among several arrival and departure routes along the streets, minimizing the concentration of new traffic on any one intersection or street. The Proposed Development is not expected to generate more than 50 new vehicular trips through any intersection during peak

hours. The Development Site has frontage on three streets, which will help to disperse pedestrian trips generated by the Proposed Development along the surrounding streets.

In addition, the majority of residents and visitors to the proposed buildings are expected to travel on foot or by public transportation. Automobile trips (including taxi trips) are predicted to account for up to just 12.5 percent of trips taken by residents and retail patrons (residential and retail uses account for 90.5 percent of the Proposed Development program by gross floor area), and no more than six percent of trips for community facility uses. The low automobile usage reflects the pedestrian orientation of the surrounding area and the fact that the area is well served by public transportation. The Delancey/Essex Street stop on the F/J/M/Z subway lines is located one block north of the Project Area, and the surrounding area is served by five bus lines. In addition, bicycle storage would be provided onsite within the Proposed Development and bicycle use would be encouraged in lieu of automobile use through a private bicycle share program.

In granting the prior special permit for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building would not adversely affect other zoning lots outside of the development by restricting access to light and air or by creating traffic congestion. The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make that finding again here. With respect to light and air, the Hong Ning building is bounded to the west (across Norfolk Street) by the NYCHA buildings, which have ample open space, to the south (across Grand Street) by a tower-in-the park development, and to the east by the 384 Grand Building. All of these buildings have existed harmoniously with the Hong Ning building since its construction. With respect to traffic impacts, the majority of senior residents of the Hong Ning building do not drive or own cars, and therefore their impact on traffic is negligible.

(e) where portions of the total required #open space# are pooled in common #open space# areas or common parking areas, that such common areas will, by location, size, shape and other physical characteristics, and by their relationship to surrounding development and the circulation system, permit realization of the full community service of advantages for which such pooled areas are designed;

Not applicable.

(f) where one or more #zoning lots# in the #large-scale residential development# do not #abut# mapped #streets#, that suitable private access to mapped #streets# will be provided conforming to standards which will ensure adequate circulation and make adequate provision for public services; and

Not applicable.

(g) the modification of height and setback will not impair the essential character of the surrounding area and will not have adverse effects upon the access to light, air and privacy of adjacent properties.

The requested height and setback waivers would not impair the character of the surrounding area. As explained above, the massing of the Proposed Development has been designed to respect and complement these existing building typologies in the surrounding area. Similar to Essex Crossing, the proposed massing would serve as a transition between the more contextual character of the neighborhood to the north and west, and the tower-in-the-park character of the neighborhood to the south and east.

Furthermore, the requested height and setback waivers are specifically intended to minimize adverse effects upon access to light, air and privacy of adjacent properties. The Quality Housing height and setback regulations permit a base height of up to 125 feet in an R9-1 district. Above the base height, a setback of 15 feet is required from the street line of a narrow street under ZR 23-662(a) and (c). The Suffolk Building would set back 10 feet on Suffolk Street, which is a narrow street. Therefore, a waiver is requested for an area comprising five feet by 181'-4" above the maximum base height of 125 feet. The reduction of the required setback is needed to provide a viable building depth on a site that has an existing building (the Hong Ning senior housing building on Block 346, Lot 1) which is significantly recessed from the street line, and to maintain an acceptable distance between legally required windows in the Hong Ning senior housing building and the Suffolk Building. Without this waiver, the minimum distance between the two buildings would be reduced by five feet, from 46.83 feet to 41.83 feet, creating a crowded atmosphere within the proposed LSRD and diminishing the privacy of residents in both buildings.

Above the base height, the Suffolk Building would rise to a height of 310 feet (340 feet with bulkheads). This height is above the 285 feet maximum height permitted in the R9-1 district under ZR Section 23-664(c)(1). Therefore a waiver is requested. The waiver is a function of the site

constraints (as described above) and is also needed to support the amount of affordable housing, senior housing, community facility use, and commercial use to be included in the Proposed Development. The Suffolk Building would have a height generally in line with heights of the tallest Essex Crossing buildings being constructed to the north and east. Furthermore, the orientation of the tower portions of the proposed buildings along a general north-south axis would avoid overwhelming Broome Street, and ensure that the upper levels of the buildings read as slender and thoughtful additions to the neighborhood rather than bulky extrusions. Finally, an 85-foot base height would be maintained along Broome and Suffolk Streets to match the datum established along Broome Street by the Essex Crossing buildings; adding bulk and height to the contextual high-rise portion of the Suffolk Building allows bulk to be reduced in the podium, to match this datum.

The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make this finding again here. With respect to light and air, the Hong Ning building is bounded to the west (across Norfolk Street) by the NYCHA buildings, which have ample open space, to the south (across Grand Street) by a tower-in-the park development, and to the east by the 384 Grand Building. All of these buildings have existed harmoniously with the Hong Ning building since its construction. Furthermore, as described above, the Proposed Development (and the waivers requested for it) has been designed to ensure the privacy of occupants in the Hong Ning building and the Proposed Development.

GO Broome Development 60 and N/A Broome Street, Manhattan

Authorization Pursuant to ZR Section 13-443

Attachment #11 Applicant's Statement of Findings

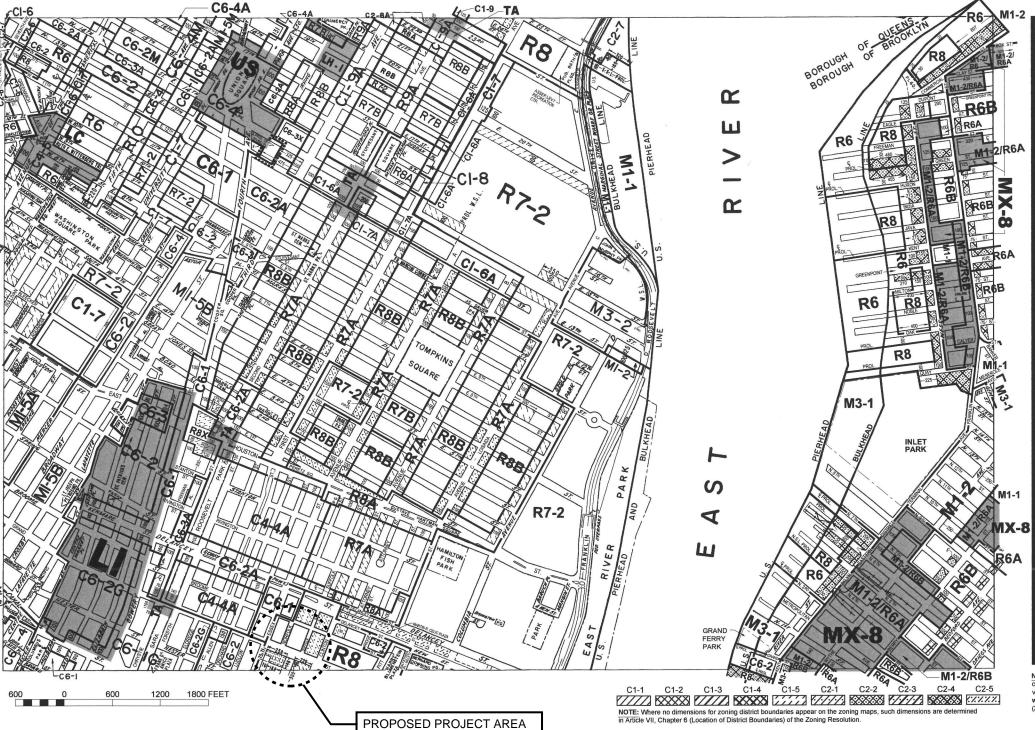
13-443 Reduction in the number of required existing parking spaces

For off-street parking facilities built prior to May 8, 2013, the City Planning Commission may authorize a reduction in the number of required #accessory# off-street parking spaces where the Commission finds that such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area, as applicable.

The Applicants request an authorization pursuant to ZR 13-443 (Reduction in the number of required existing parking spaces) to modify ZR 25-23 (Requirements Where Group Parking Facilities Are Provided) and allow for the elimination of the 33-space parking lot on Block 346, Lot 75. The parking lot provides required accessory parking for the Hong Ning building on Block 346, Lot 1.

The City Planning Commission may authorize a reduction in the number of required parking spaces where it finds that such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area. The requested authorization would not have any adverse effects on residents of the Hong Ning building because the majority of the senior residents do not drive or own a vehicle, as evidenced by the fact that the parking lot has been underutilized since the construction of the building in 1982. Furthermore, the loss of the parking lot would not have an adverse impact on residents, businesses, or community facilities in the surrounding area because the parking lot has never been available for public parking.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an 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:

08-08-2018 C 180201 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

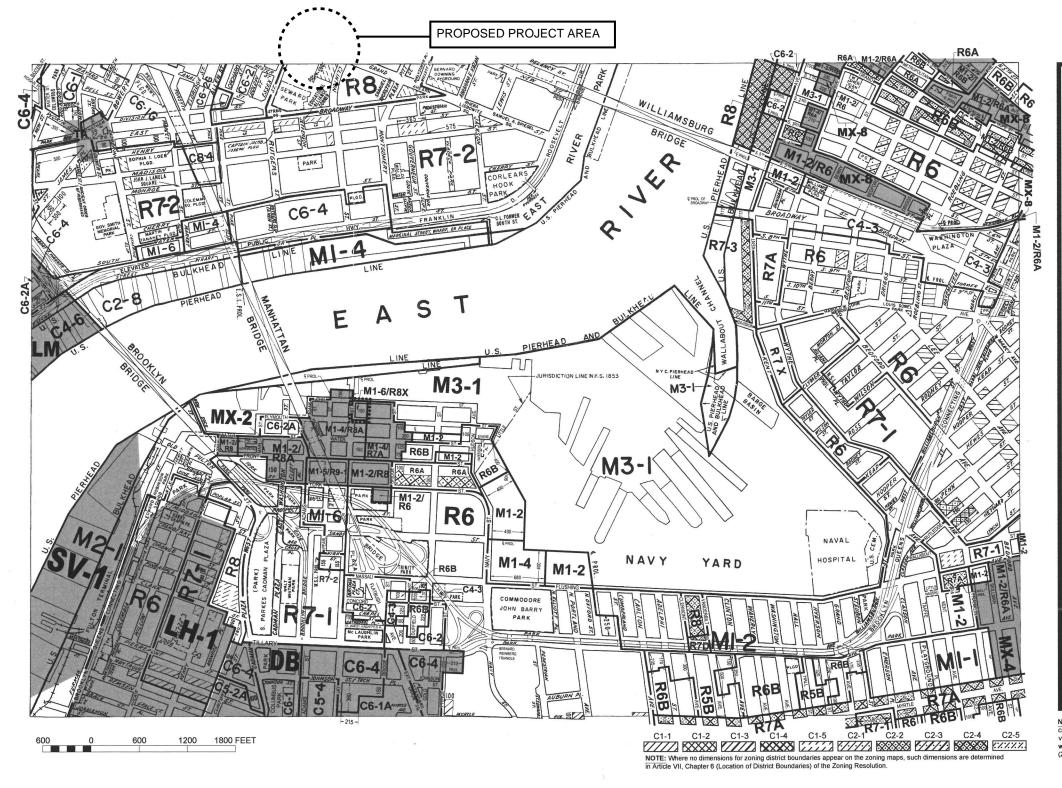
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY		Ô
8b	8d	9b
12a	12c	13a
12b	12d	13b
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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 or contact the Zoning Information Desk at (212) 720-3291.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **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:

12-20-2018 C 180344 ZMK

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.

IAP KE	0	
12a	12c	13a
12b	12d	13b
16a	16c	17a

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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 or contact the Zoning Information Desk at (212) 720-3291.





NYC Digital Tax Map

Effective Date : 09-23-2015 08:48:28 End Date : Current

Manhattan Block: 346

LEGEND

ZONING DISTRICT LINE

• • •

AREA OF REZONING

ZONING LOT

R9-1

PROPOSED ZONING DISTRICT

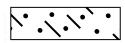
LSRD BOUNDARY

 C_{6-1}

EXISTING ZONING DISTRICT



EXISTING C2-5 DISTRICT



PROPOSED C2-5 DISTRICT

Streets

Miscellaneous Text

Possession Hooks Boundary Lines

1

Lot Face Possession Hooks Regular

Underwater Tax Lot Polygon Condo Number

Tax Block Polygon







NYC Digital Tax Map

Effective Date : 12-09-2008 12:09:17
End Date : Current
Manhattan Block: 351

LEGEND

ZONING DISTRICT LINE

AREA OF REZONING

ZONING LOT

LSRD BOUNDARY

R9-1

PROPOSED ZONING DISTRICT

C6-1

EXISTING ZONING DISTRICT



EXISTING C2-5 DISTRICT



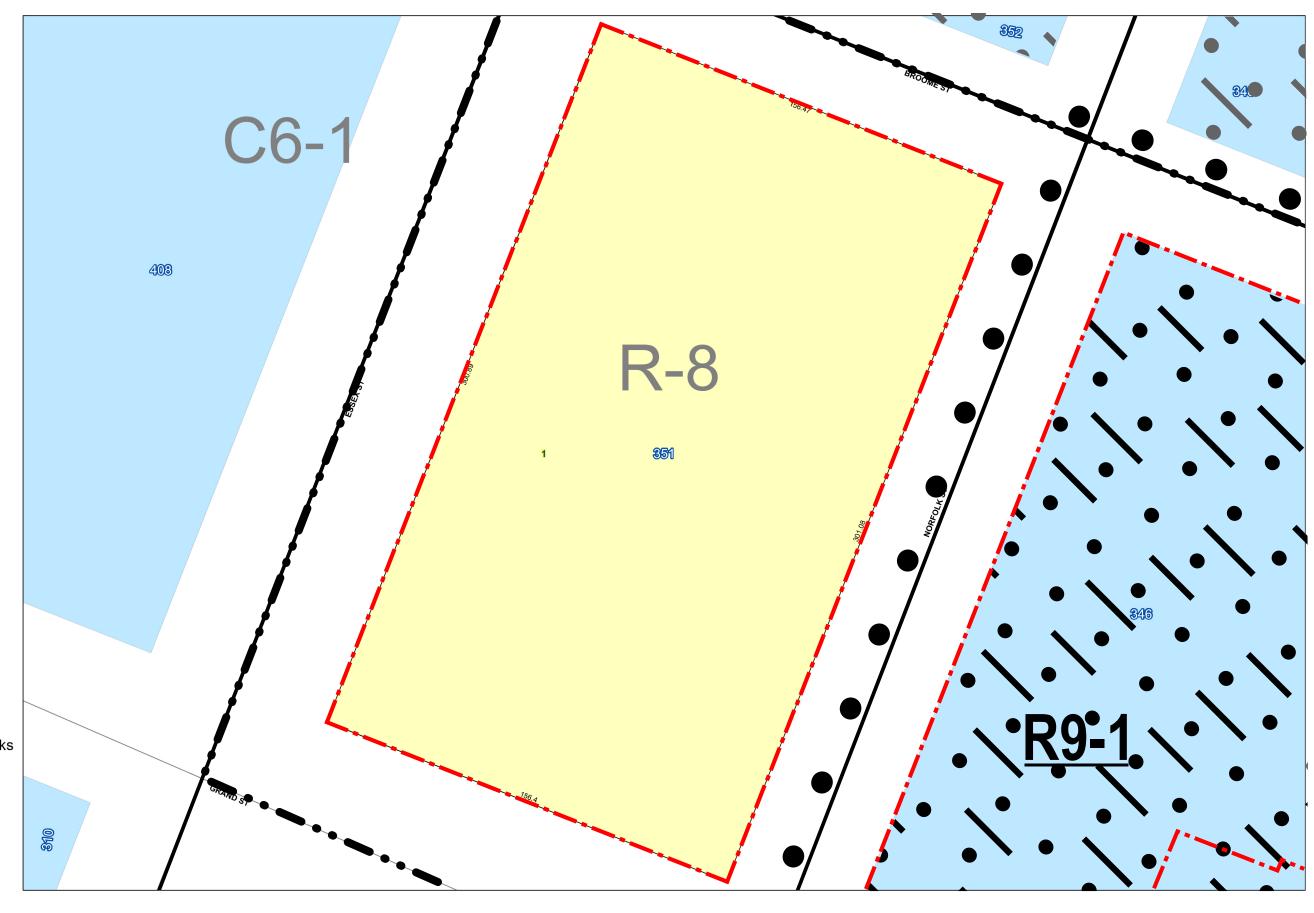
PROPOSED C2-5 DISTRICT

Streets

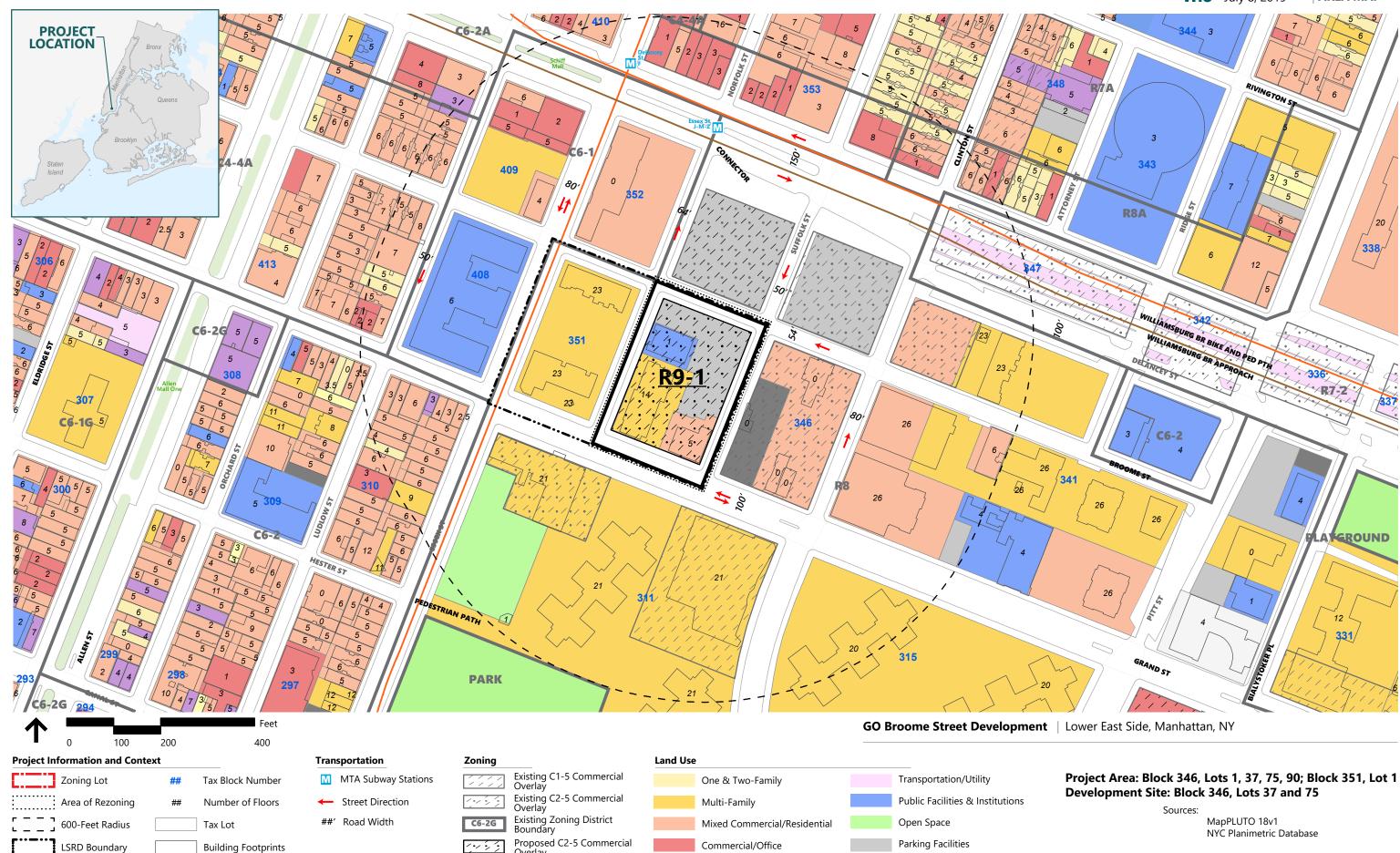
Miscellaneous TextPossession HooksBoundary Lines

Lot Face Possession HooksRegular

Tax Lot Polygon
Condo Number
Tax Block Polygon







Industrial/Manufacturing

Vacant Land

R9-1 Proposed R9-1 Zoning District



1. INTERSECTION OF NORFOLK & GRAND - LOOKING NORTHEAST (HONG NING BUILDING)



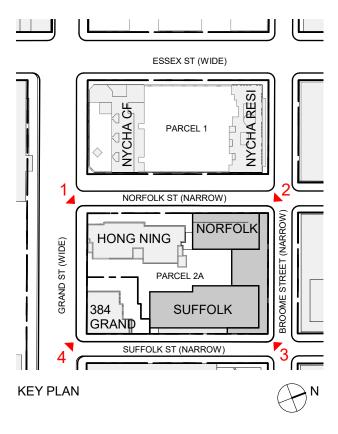
3. INTERSECTION OF SUFFOLK & BROOME - LOOKING SOUTHWEST (DEVELOPMENT SITE WITH HONG NING BUILDING IN BACKGROUND)



2. INTERSECTION OF NORFOLK & BROOME - LOOKING SOUTHEAST (DEVELOPMENT SITE WITH HONG NING BUILDING IN BACKGROUND)



4. INTERSECTION OF SUFFOLK & GRAND - LOOKING NORTHWEST (384 GRAND ST BUILDING)



ALL PHOTOS TAKEN 4 / 30 / 2019



1. INTERSECTION OF NORFOLK & GRAND - LOOKING SOUTHWEST (SURROUNDING CONTEXT)



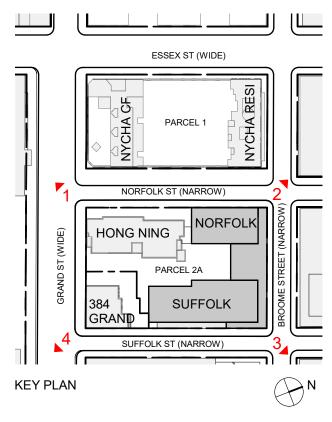
3. INTERSECTION OF SUFFOLK & BROOME - LOOKING NORTHEAST (SURROUNDING CONTEXT)



2. INTERSECTION OF NORFOLK & BROOME - LOOKING NORTHWEST (SURROUNDING CONTEXT)



4. INTERSECTION OF SUFFOLK & GRAND - LOOKING SOUTHEAST (SURROUNDING CONTEXT)



ALL PHOTOS TAKEN 4 / 30 / 2019



1. INTERSECTION OF ESSEX & GRAND - LOOKING NORTHEAST (NYCHA BUILDINGS WITH HONG NING BUILDING IN THE BACKGROUND, TO THE RIGHT)



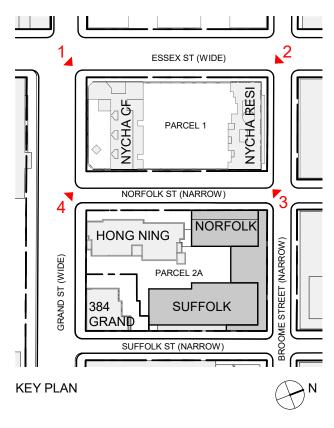
3. INTERSECTION OF NORFOLK & BROOME - LOOKING SOUTHWEST (NYCHA RESIDENTIAL BUILDING)



2. INTERSECTION OF ESSEX & BROOME - LOOKING SOUTHEAST (NYCHA RESIDENTIAL BUILDING)



4. INTERSECTION OF NORFOLK & GRAND - LOOKING NORTHWEST (NYCHA BUILDINGS; COMMUNITY FACILITY BUILDING IN FOREGROUND)



ALL PHOTOS TAKEN 4 / 30 / 2019



1. INTERSECTION OF ESSEX & GRAND - LOOKING SOUTHWEST (SURROUNDING CONTEXT)



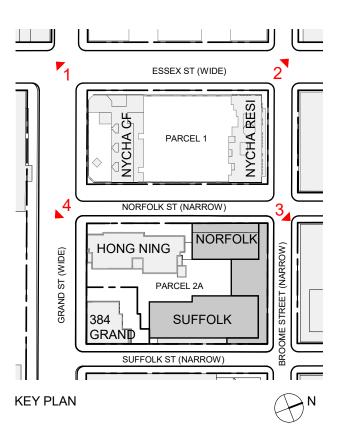
3. INTERSECTION OF NORFOLK & BROOME - LOOKING NORTHEAST (SURROUNDING CONTEXT)



2. INTERSECTION OF ESSEX & BROOME - LOOKING NORTHWEST (SURROUNDING CONTEXT)



4. INTERSECTION OF NORFOLK & GRAND - LOOKING SOUTHEAST (SURROUNDING CONTEXT)



ALL PHOTOS TAKEN 4 / 30 / 2019



1. INTERSECTION OF SUFFOLK & GRAND - LOOKING NORTH (SURROUNDING CONTEXT)



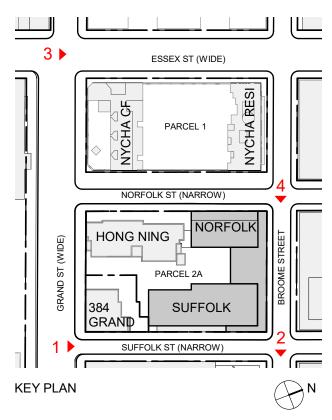
3. INTERSECTION OF ESSEX & GRAND - LOOKING NORTH (SURROUNDING CONTEXT)



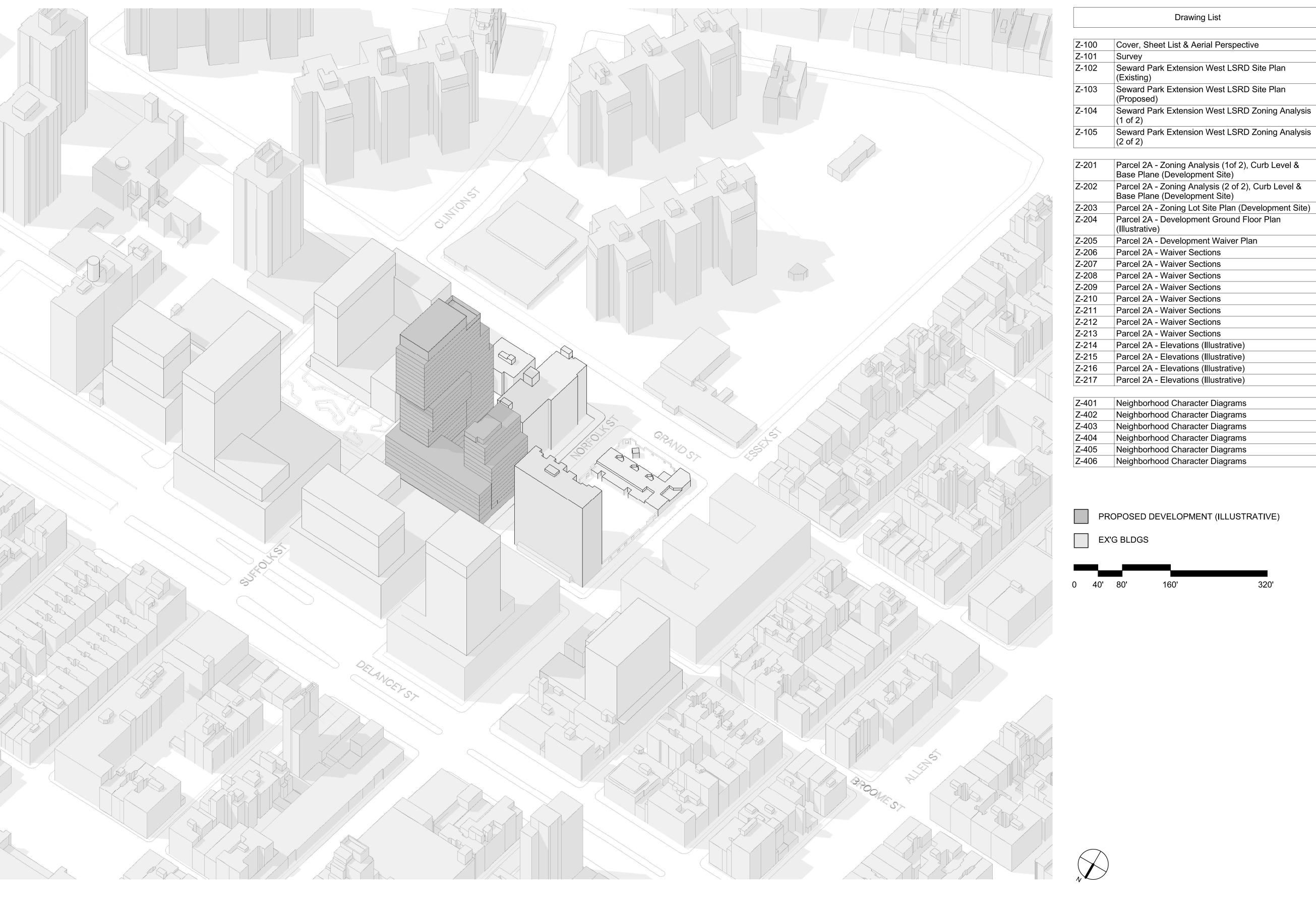
2. INTERSECTION OF SUFFOLK & BROOME - LOOKING EAST (SURROUNDING CONTEXT)



4. INTERSECTION OF NORFOLK & BROOME - LOOKING EAST (SURROUNDING CONTEXT)



ALL PHOTOS TAKEN 4 / 30 / 2019



BROOME ST MIXED-USE LARGE-SCALE RESIDENTIAL DEVELOPMENT PROJECT ULURP SUBMISSION

MANHATTAN COMMUNITY BOARD 3

Broome Street Development

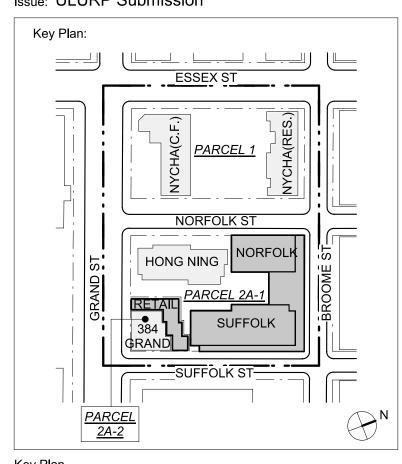
New York, N

GO Broome LLC 432 Park Avenue South Second Floor New York, NY 10016

DattnerArchitects

1385 Broadway, 15th Floor New York, NY 10018 tel 212 247 2660 www.dattner.com

Revisions:

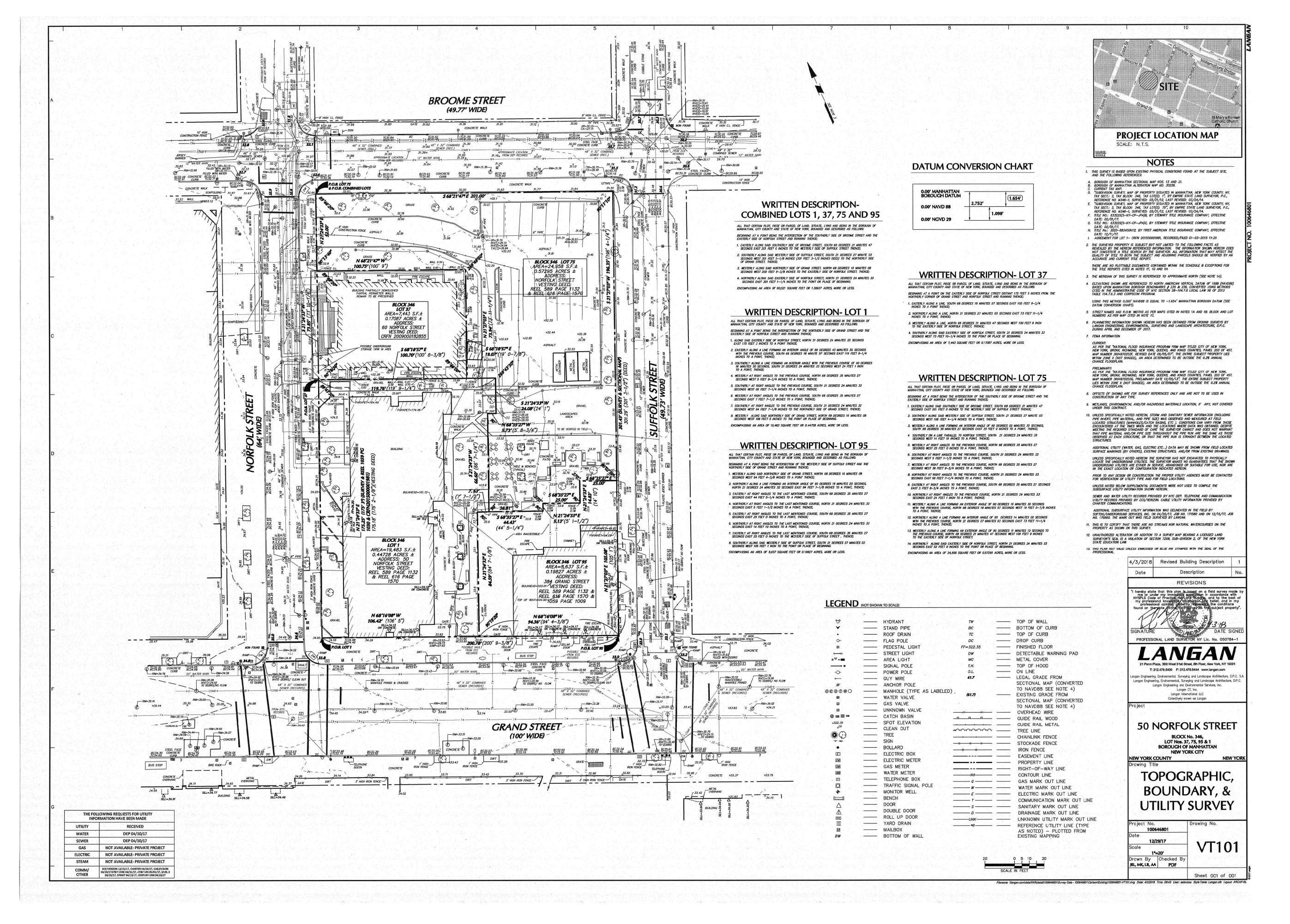


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Cover, Sheet List & Aerial Perspective

08/16/2019	STERED ARC
1/4" = 1'-0"	A STERED ARCHITECT
AM / RGB	* (* (*) *)
JW / DH	P. 18.02514
1713	Seal
	1/4" = 1'-0" AM / RGB JW / DH

Z-100.00



Broome Street Development

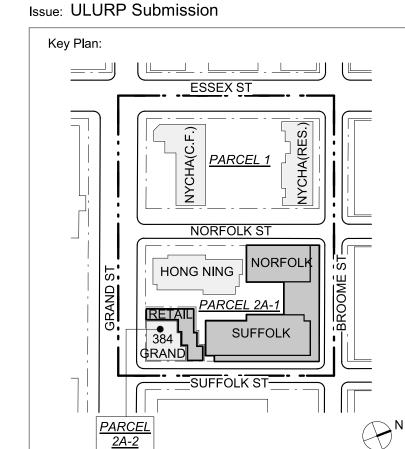
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Revisions:



Key Plan
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Survey

Date 08/16/2019

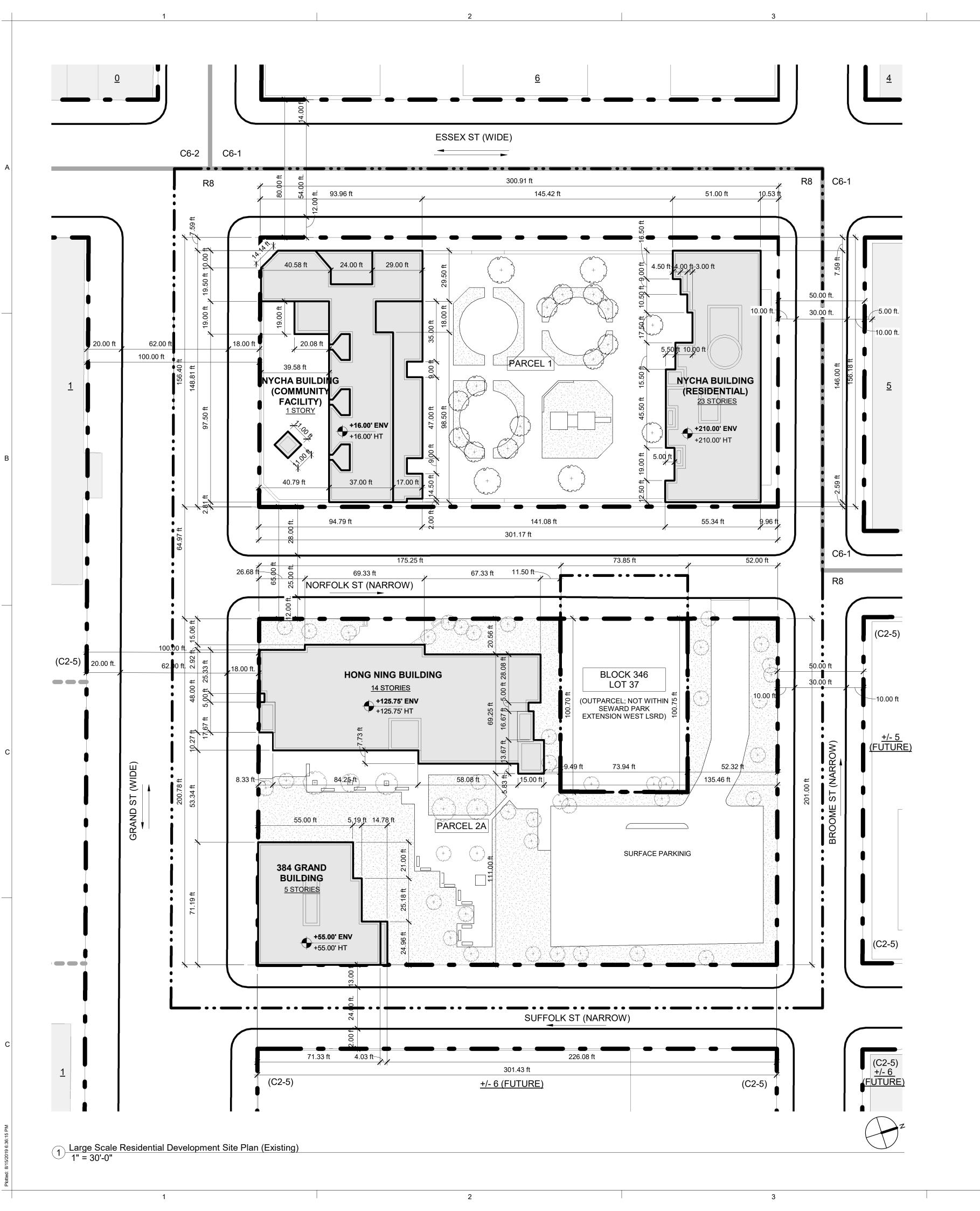
Scale

Drawn By AM / RGB

Checked By JW / DH

Project No. 1713 Seal

Z-101.00



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1385 Broadway, 15th Floor

LSRD BOUNDARY

ZONING DISTRICT

STORIES W/ STORE

BUILDING HEIGHT

STREET DIRECTION

LSRD PARCEL

STORIES

LEGEND

R9/C2

PARCEL 2A

+10.00' ENV +9.33' HT

ZONING LOT LINE

DEVELOPMENT

ILLUSTRATIVE

ENVELOPE HEIGHT

BUILDING HEIGHT

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING LINE

PROPOSED MAX BLDG ENVELOPE

EXISTING BLDG FOOTPRINT

PROPOSED BLDG FOOTPRINT (ILLUSTRATIVE)

EXISTING STREET TREE

Revisions:

Issue: ULURP Submission

Key Plan:

ESSEX ST

PARCEL 1

NORFOLK ST

NORFOLK ST

SUFFOLK ST

PARCEL 2A-1

SUFFOLK ST

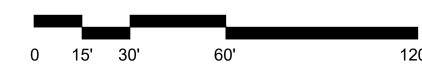
PARCEL 2A-2

NORFOLK ST

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Seward Park Extension West LSRD Site Plan (Existing)

NOTE: ALL NYCHA BUILDING DIMENSIONS ARE ESTIMATES.



Date 08/16/2019

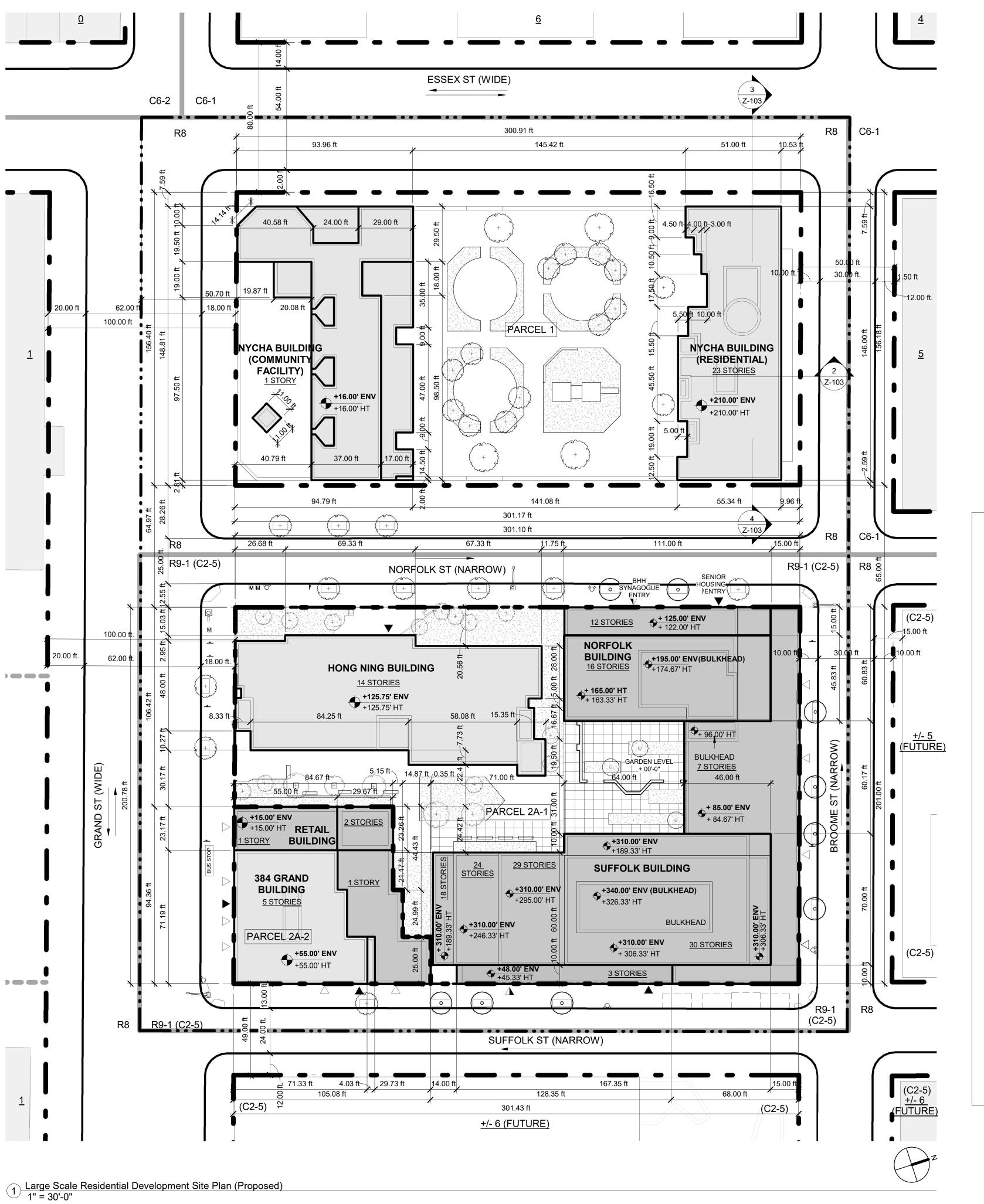
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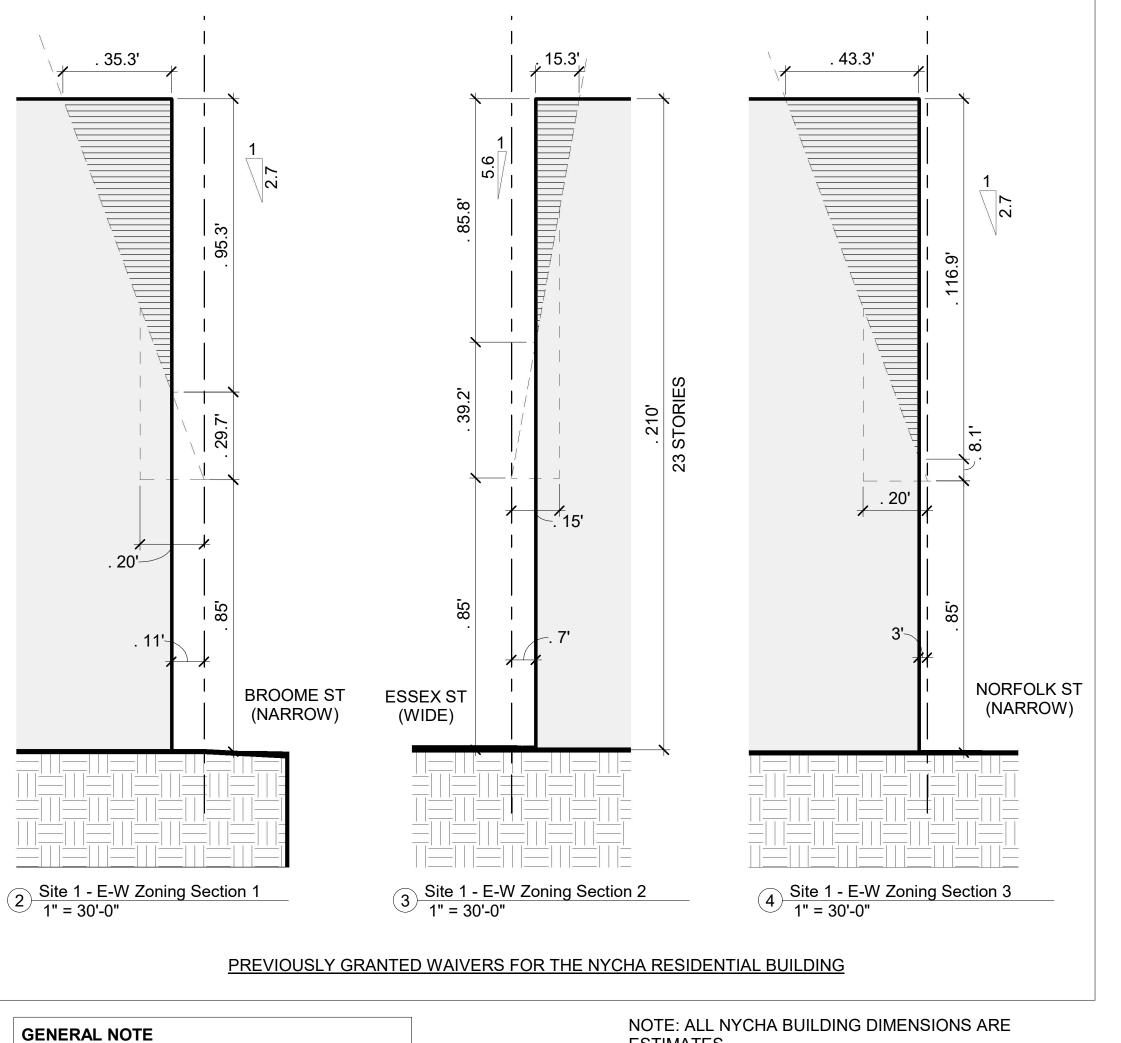
Checked By

Project No. 1713 Seal

7-102 00



LEGEND EXISTING HYDRANT COMMERCIAL ENTRY **EXISTING SIGN** COMM. FACILITY ENTRY RESIDENTIAL ENTRY MAILBOX R9/C2 ZONING DISTRICT STREET LAMP # STORIES TRAFFIC LIGHT # STORIES W/ STORE **PEDESTRIAN BUILDING HEIGHT WALK SIGNAL** STREET DIRECTION LSRD BOUNDARY PARCEL 2A LSRD PARCEL ZONING LOT LINE DEVELOPMENT ZONING DISTRICT BOUNDARY +10.00' ENV +9.33' HT ENVELOPE HEIGHT ILLUSTRATIVE BUILDING LINE ILLUSTRATIVE **BUILDING HEIGHT** PROPOSED MAX BLDG ENVELOPE PROPOSED EXISTING BLDG FOOTPRINT STREET TREE PROPOSED BLDG FOOTPRINT **EXISTING** (ILLUSTRATIVE) STREET TREE



BUILDINGS SHOWN WITHIN ZONING

ENVELOPE ARE FOR ILLUSTRATIVE

LOCATION/QUANTITIES, AND OTHER

PROPOSED SITE FEATURES

PURPOSES ONLY, AND ARE SUBJECT TO

CHANGE, INCLUDING LANDSCAPING, ENTRY

ESTIMATES.

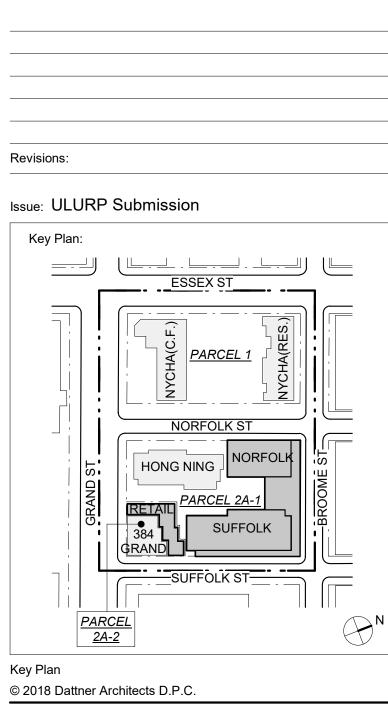
Broome Street Development

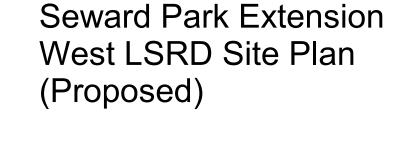
New York, NY

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08/16/2019 As indicated AM / RGB Drawn By JW / DH Checked By Project No.

1713 Seal

FLOOR AREA

			ZONING	FLOOR AREA		_				
7	Building	R	es.	Cc	mm.	(C.F.	Total	Parking	Loading
Zoning lot										Req'd
		Existing	Proposed	Existing	Proposed	Existing	Proposed			
Parcel 1	NYCHA bldg (Res.)	168,300	0	0	0	0	0	168,300	Not Req'd	0
	NYCHA bldg (C.F)	0	0	0	0	9,000	0	9,000		
Parcel 2A-1	Hong Ning bldg	132,142	0	0	0	0	0	132,142	Not Req'd	0
	Suffolk Bldg	0	276,607	0	8,716	0	39,843	325,166		
	Norfolk Bldg	0	72,531	0	0	0	4,000	76,531		
Parcel 2A-2	384 Grand bldg	18,248	0	4,118	0	0	0	22,366	Not Req'd	0
	Retail bldg	0	0	0	4,759	0	0	4,759		
	Sub total	318,690	349,138	4,118	13,475	9,000	43,843			
	Total		.828	17	.593	52	.843	738.264	Not Rea'd	0

ZONING ANALYSIS			
Large Scale Residential Development Zoning Lot	Parcel 2A-1	Parcel 2A-2	Parcel 1
Block	346	346	351
Lot	1, 37, & 75	95	1
Zoning Lot Area	51,884 SF	8,637 SF	45,706 FT
Zoning District	R9-1 / C2-5	R9-1 / C2-5	R8

A.	Authorization under ZR Section 78-311(e) to allow the location of the building without regard for the height and setback regulations (CP-20871)
В.	Special permit under ZR Section 78-312(d) to allow minor variations in the front height and setback regulations (CP-20871)
C.	Authorization under ZR 78-41 to allow accessory off-street parking spaces for the building to be located off-site on Block 347, Lot 80 (CP-20871)
equired Actions	
1	Zoning Map Amendment requested to rezone Parcel 2A from R8 to R9-1/C2-5
2	Zoning Text Amendment requested to designate Parcel 2A as a Mandatory Inclusionary Housing Area
3	Zoning Text Amendment requested to allow Quality Housing Program in Seward Park Extension West LSRD
	Authorization requested under ZR 13-443 to eliminate required parking spaces on Block 346, Lot 75
4	
4 5(a)	Special permit requested pursuant to ZR 78-312(a) to allow the distribution of floor area without regard for zoning lot lines
4 5(a) 5(b)	Special permit requested pursuant to ZR 78-312(a) to allow the distribution of floor area without regard for zoning lot lines Special permit requested pursuant to ZR 78-312(d) to modify height and setback regulations as per ZR-23-66

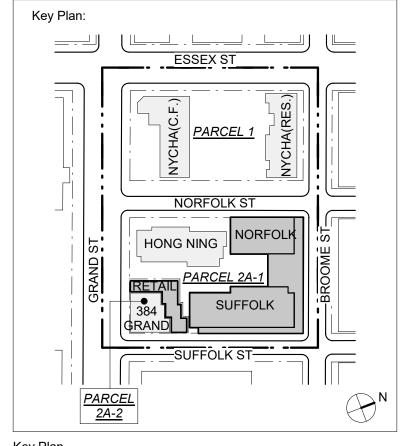
Block Lot Zoning Lot Area		346 1, 37, & 75 51,884 SF	346 95 8,637 SF	351 1 45,706 FT	}				5(c) 5(d)	Special permit requested pursuant to ZR 78- Authorization requested pursuant to ZR 78-			
Zoning District		122	R9-1 / C2-5		_							8/16/2019: FA DATA SOURCE: F	
ZR Section	No.				Р	Parcel 2A-1	Compliance / Notes		Parcel 2A-2	Compliance / Notes		Parcel 1 Compliance / Note	LSRD Total
ZR Section	1 Zoning District	R9-1 / C2-5					See req'd action #1	R9-1 / C2-5		See reg'd action #1	R8	Compliance / Noti	es
	2 Zoning Lot Area	51,884 SF					Sec req a delion nz	8,637 SF			45,706 SF *	* Original LSRD Zonir Data #790721ZSM	ng 106,227 SF
70.00.40	3 Use	UC4 2 2 4 5 6 7 0	20.44					UC4 2 2 4 5 6 7 9 2 44			110.4.2.2.4		U04 0 0 4 5 0
ZR 22-10, ZR 32-10	Permitted Uses Existing to Remain Uses	UG 1, 2, 3, 4, 5,6,7,8 UG 2 & 4	8,9, 14					UG 1, 2, 3, 4, 5,6,7,8,9, 14 UG 2 & 6			UG 1,2,3,4 UG 2 & 3		UG 1, 2, 3, 4, 5-9 UG 2, 3, & 6
ZN 32-10	Proposed New Uses	UG 2, 4, & 6						UG 2 & 6			N/A		UG 2, 4, & 6
	Proposed Total	UG 2, 4, & 6					Complies	UG 2 & 6		Complies	UG 2 & 3	Complies	UG 2, 3, 4, & 6
	4 FAR						,			1		1	
	Permitted (Entire Zoning Lot)												
ZR23-154(d)(2)	Residential	9	(Quality Housin	ıg)				6.13	(Height Factor)	Height Factor for Residential	6.02		
ZR23-155	AIRS	9					4	9		= Total generated floor area / Lot Coverage	7.20		
ZR35-31 & ZR24-11 & ZR33-121 ZR35-31 & ZR33-121	Community Facility Commercial	2					-	2		Area = 42,125 SF / 5,269 SF = 8 Open Space Reg'd = 3.8% x 42,125 SF	0.00		
ZR35-31	Maximum All uses	10						10		= 1,601 SF	7.20		
										1,001 0.			
	Existing to Remain												
	Residential	2.55					_	2.11			3.68		
	Community Facility Commercial	0.00					-	0.00			0.20		
	Total All uses	2.55					-	2.59		 	3.88		
	Proposed New						1						
	Residential	6.73						0.00			0.00		
	Community Facility	0.85					_	0.00			0.00		
	Commercial	0.17					4	0.55			0.00		
	<u>Total All uses</u> Proposed Total (Existing to Remain + Proposed New)	7.74						<u>0.55</u>			0.00		
	Residential	9.28					See reg'd action #5(a)	2.11		See reg'd action 5(a)	3.68		
	Community Facility	0.85						0.00			0.20		
	Commercial	0.17						1.03			0.00		
	Total All uses 5 Floor Area	10.29						3.14			3.88		
	Permitted												
	Residential	466,956 SF						52,945 SF			275,150 SF		795,051 SF
	Community Facility	518,840 SF						86,370 SF			297,089 SF		902,299 SF
	Commercial	103,768 SF						17,274 SF			0 SF		121,042 SF
	Maximum All uses	518,840 SF						86,370 SF			329,083 SF		934,293 SF
	Existing to Remain Residential	132,142 SF						18,248 SF			168,300 SF	Original LSRD Zoning	Data 318 690 SE
	Nesidefidal	132,142 3F						10,240 31			100,300 31	#790721ZSM	518,090 31
	Commercial	0,000 SF						4,118 SF			0,000 SF	Original LSRD Zoning	Data 4,118 SF
												#790721ZSM	
	Community Facility	0,000 SF						0,000 SF			9,000 SF	Original LSRD Zoning #790721ZSM	Data 9,000 SF
	<u>Total All uses</u>	132,142 SF						22,366 SF			177,300 SF	#7907212SM Original LSRD Zoning	Data 331 808 SF
	Total All uses	<u>132,142 3F</u>						<u> </u>			<u>177,300 31</u>	#790721ZSM	331,808 31
	Proposed New												
	Residential	349,138 SF						0,000 SF			0 SF		349,138 SF
	Community Facility	43,843 SF						0,000 SF			0 SF		43,843 SF
	Commercial Total	8,716 SF 401,697 SF						4,759 SF 4,759 SF			0 SF		13,475 SF 406,456 SF
	<u>IOCAL</u>	401,097 31									<u>0 3r</u>		400,430 31
	Proposed Total (Existing to Remain + Proposed New)***						*** The commercial zoning floor area may increase by up to 4,000 square feet provided that the total non-residential zoning floor area within the LSRD shall remain unchanged						
1	Residential	481,280 SF					See req'd action #5(a)	18,248 SF		Complies	168,300 SF	Complies	667,828 SF
	Community Facility	43,843 SF ***					Complies	0,000 SF		Complies	9000 SF	Complies	52,843 SF
	Commercial	8,716 SF ***					Complies	8,877 SF		Complies	0 SF	Complies	17,593 SF
	<u>Total</u>	533,839 SF					See req'd action #5(a) (15,000 SF is transferred from Parcel 2A-2 to Parcel 2A-1)	<u>27,125 SF</u>		Complies (15,000 SF is transferred from Parcel 2A-2 to Parcel 2A-1)	177,300 SF	Complies	738,264 SF
7D 10 10 0 7D 24 14	6 Lot Coverage (Entire Zoning Lot)												
ZR 12-10 & ZR 24-11		Lot	Permitted	Existing to Remain	Proposed New	Proposed Tota	Lot Contains Both Residential & Comm Facility => Residential Coverage applies; 70% for interior & thru lot, 100% for corner lot (100% coverage permitted for commercial in	ıl en		Existing & Proposed buldings follow Height Factor requirements; see Open Space calculation below		Existing building follo height factor requirements; See op space calculation belo	oen
				1			corner, interior, and thru lots)	1				space calculation being	O VV
1		Corner Lot 2C	100%	60%	0%	60%	Complies	4					
		Corner Lot 2C Corner Lot 2D	100% 100%	0% 0%	84% 92%	84% 92%	Complies Complies	1			1		
		Interior Lot 2A	70%	0%	0%	0%	Complies	1			1		
		Interior Lot 2B	70%	0%	60%	60%	Complies						
		Interior Lot 2C	70%	0%	17%	17%	Complies	4					
	7 Open Space	Thru Lot 2A+2B	70%	19%	43%	62%	Complies						
ZR23-151 & ZR 35-33	Required	New Buildings on th Program. Existing Bu	uilding on this Zor					Height Factor Open Space Ratio Open Space Req'd	8 3.8% 1,601 SF	Height Factor for Residential = Total generated floor area / Lot Coverage Area = 42,125 SF / 5,269 SF = 8	Height Factor Open Space Ratio Open Space Req'd	23 12.50% 21,038 SF	
1										Open Space Req'd = 3.8% x 42,125 SF			
										= 1,601 SF			
4									+	(Total generated floor area			
								L		= 42,125 SF= 27,125 SF + 15,000 SF)	I		1
								(Open space is provide	d above 1-story commercial)				

Broome Street Development New York, NY

GO Broome LLC 432 Park Avenue South Second Floor New York, NY 10016

1385 Broadway, 15th Floor New York, NY 10018 tel 212 247 2660 www.dattner.com

Issue: ULURP Submission



Seward Park Extension West LSRD Zoning Analysis (1 of 2)

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ale		ALCISTERE H
awn By	DK / RGB	*
ecked By	JW / DH	P 10 025
oject No.	1713	Seal

Z-104.00

			Parcel 2A-1			Parcel 2A-2			Parcel 1		LSRD Total	Developm
ZIV Section	No. 8 Yards			Compliance / Note			Compliance / Note			Compliance / Note		
	Required	Zoning Lot Co	ontains Corner/Thru/Int Lots		Zoning Lot Cont	tains Corner/Int Lots						New York, NY
ZR 23-45 ZR 23-462 (c)		Front Yards	Not Required		Front Yards	Not Required		Front Yard	Not Required			
ZR 23-462 (c) ZR 23-47		Side Yards Rear Yards	Not Required (min. 8 feet if provided) Required @ Int Lot (30'deep @ 23' above ACL)	_	Side Yards Rear Yards (Residential)	Not Required (min. 8 feet if provided) Required @ Int Lot (30' @ 23' above ACL		Side Yard Rear Yard	Not Required Not Required	-		
ZR 23-532 & ZR 23-533		Rear Yard Equiv.	Required @ Thru Lot : 30' deep		Rear Yards (Commercial)	Required @ Int Lot: 30' deep		near rara	Hot neganea	7		l
& ZR 23-531(b)		Rear Yard	Not Req'd For ZL with Thru Lot adjacent to 2 corner lots									GO Broome LLC
	Proposed		Tird Lot adjacent to 2 corner lots				Complies	None p	ovided	Site 1 is the entire block,		 432 Park Avenue South Second Floor
		Rear yard @Int Lot 2A & 2B	Not Required per ZR 23-542 (along short	Complian	Pear ward @ Int Let 3D	Provided (above commercial)				so no Side Yards or Rear		New York, NY 10016
		Rear yard wint Lot 2A & 2B	dimension of block <230')	Complies	Rear yard @ Int Lot 2D	: 25' (full depth of shallow lot)				Yards is required or existing (ZR 23-53); no		
										development is proposed		Dattner Architects 13
		Rear yard @Int Lot 2C Rear yard equiv. @Thru Lot 2A+2B	Provided: 91.75' Not Req'd per ZR 23-531(b)	Complies Complies	(1-story commercial is a peri	mitted obstruction per ZR 33-23)				on this zoning lot :Complies		Dattner Architects 13
	9 Height & Setback: Height Factor Analysis	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Comprise						, Compiles]
					Ex'g 384 Grand Bldg Narrow Streets	g & Proposed Retail Bldg: Wide Streets		Ex'g NYCHA blo Narrow Streets	g (Residential) Wide Streets			IE MA
ZR 23-641	Initial Setback Required				20 FT	15 FT		20 FT	15 FT			
	Initial Setback Proposed			N/A	384 Grand Bldg: 0 Retail Bldg: NA	384 Grand Bldg: 0 Retail Bldg: 54.83 FT	Complies	0 FT	0 FT			
	Max Street Wall Height Required				85 FT	85 FT		85 FT	85 FT			_
-	Max Street Wall Height Proposed			N/A	384 Grand Bldg: 55 FT	384 Grand Bldg: 55 FT	Complies	NYCHA Bldg (C.F.): 16 FT	NYCHA Bldg (C.F.): 16 FT			
					Retail Bldg: NA	Retail Bldg: 15 FT		NYCHA Bldg (Res.): 210 FT *	NYCHA Bldg (Res.): 210 FT *			
	Sky Exposure Plane Required				2.7:1	5.6:1		2.7 : 1	5.6 : 1]
	Sky Exposure Plane Proposed			N/A			Buildings do not reach sky exposure plane; Complies			Building 1-2 penetrates plane along Essex street,		
										Broome street, and		
										Norfolk street; waiver in effect from original		
										SPURA LSRD; Does not		
										comply; See prior action		
	10 Height & Setback: Quality Housing Analysis									#A &#B		1
7D22 CC41 V4V	Required Setback		<u>k Bldg & Proposed Norfolk Bldg</u> : 15 FT and Wide Street: 10 FT	See req'd action #5(d)	N/A		(Ex'g 384 Grand Bldg & Proposed Retail			(Ex'g NYCHA bldg		
ZR23-664(c)(1)	Proposed Setback	Norfolk (Narrow Street):	: 15 FT and Wide Street: 10 FT		1		Bldg comply with height factor req'ts) ; Complies			(Residential) and Ex'g NYCHA bldg (Community		
	•	Broome (Narrow Street):	15 FT		3		,			Facility comply with		
		Suffolk((Narrow Street):	<u>10FT</u> Ex'q Hong Ning Bldq	Does not comply; 'See req'd action #5(b)	-					Height Factor req'ts)		
	Required Setback	Narrow Streets: 15 FT and Wid	de Street: 10 FT (min. 7 ft if not on street line)		_							
	Proposed Setback	Norfolk (Narrow Street): Grand Street(Wide Street):	0 FT 0 FT (<10 FT)	Does not comply; 'See req'd action #5(b) & #5(d) Does not comply; 'See req'd action #5(b) & #5(d)	-							
ZR23-664(b)	Maximum Height Permitted	Max Base Height: 125 FT	Max Building Height: 285 FT	boes not comply, see req a action #5(b) & #5(a)								1
	Maximum Height Proposed	Proposed Suffolk Bldg: 125 FT	310 FT 165 FT	Does not comply; 'See req'd action #5(b)	4							
ZR23-664(b)	Permitted Max Base Height	Proposed Norfolk Bldg: 125 FT	125 FT	Complies	_							1
Applies To Proposed development	Proposed Base Height (Norfolk Bldg)		125 FT	Complies								
(meets ZR 23-664(a) eligibility)	Proposed Base Height (Suffolk Bldg) Permitted Max Building Height		85 FT 285 FT	Complies	┨							
	Proposed Max Bldg Height (Norfolk Bldg)		165 FT	Complies]							
ZR23-662	Proposed Max Bldg Height (Suffolk Bldg)	< 100' From Wide St	> 100' From Wide St	Does not comply; 'See req'd action #5(b)	+			1				-
Applies To Existing Hong Ning	Permitted Max Base Height	105 FT	95 FT	Does not comply; 'See req'd action #5(b) & #5(d)	7							l
Bldg	Proposed Base Height Permitted Max Building Height	125.75' 145 FT	125.75' 135 FT		-							1
	Proposed Max Bldg Height	125.75'	125.75'	Complies								
ZR23-664(b): Applies To Proposed	11 Street Wall Location: Quality Housing Buildings Required Street Wall Location	None, per ZR-664(c) compliance										Revisions:
development (meets ZR 23-664(a)	Proposed Street Wall	0 FT (from street line)		Complies	N/A		See Height Factor Regulations	N/A		See Height Factor		1
eligibility) ZR23-661	(Norfolk, Broome, Suffolk) Required Street Wall	70% Within 8 FT of street line, 30% w	within 10 FT of street line					-		Regulations		Issue: ULURP Submission
Applies To Existing Hong Ning	(Wide St & < 50' From Wide St)	70% WITHIN 8 FT OF STEEL HITE, 30% W	Mithil 10 Ft of Street line									Key Plan:
	Proposed Street Wall (Grand St & Corner Of Norfolk)	0 FT, < 70% of Zoning Lot Frontage		Does not comply; 'See req'd action #5(b) & #5(d)	1							
	Required Street Wall	70% within 15 FT of street line			┪							ESSEX ST
	(Narrow St > 50' From Wide St)	V 1 (45.00 57 : 00 50 57 (4							
	Proposed Street Wall (Norfolk St > 50' From Grand St)	Varies (15.03 FT to 20.56 FT from str	reet line)	Does not comply; 'See req'd action #5(b) & #5(d)								
	12 Minimum Distance Between Buildings											PARCE
ZR23-711	Required (For bldgs over 50 FT in height)	Wall to wall Wall to window	40 FT 50 FT	-				Wall to wall Wall to window	40 FT 50 FT	-		
		Window to window						Window to window	60 FT	1		
	Proposed	Wall to Wall between Hong Ning & Suff	folk Bldg	Complies			Existing and proposed buildings are abutting; may be treated as a single	141 FT between Ex'g N\ and Ex'g NYCHA bldg		Complies		NORFOLK
		Wall to Wall		Does not comply; See req'd action #5(c)	7		building	and Explicitly blug	,y racincy ;			HONG NING
		between Hong Ning & Norf	folk Bldg 11.75 FT				; Complies					
		Wall to Window		Does not comply; See req'd action #5(c)	1							
		between Hong Ning & Suff	folk Bldg 46.83 FT									RETAIL PARCEL SUF
		Window to Window	v	Does not comply; See req'd action #5(c)	┪							
		between Hong Ning & Suff	olk Bldg 46.83 FT									SUFFOLK
	13 Loading											PARCEL
ZR36-62		Proposed Commercial FA (including	8716		Proposed Commercial FA	8,877 SF (< 25,000)						<u>PARCEL</u> <u>2A-2</u>
	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning	cellar)	8,716 SF + 4,000 SF =12716 SF	** Up to 4,000 square feet of community facility floor area	(including cellar)			1				Key Plan
	Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth.	Proposed Commercial FA if up to 4,000** SF C.F. floor area is		may be converted to commercial use (total development								© 2018 Dattner Architects D.P.C.
ZR12-10	22 12. 1 2 canning morage a for calculation of loading bettin	converted to commercial use	(<25,000)	area will remain unchanged and no new zoning requirements would be triggered)								-
EINIZ 10	Required		0	requirements would be triggered)		0		0				Seward Park E
	Proposed		<u>0</u>	Complies		<u>0</u>	Complies	0		Complies	0	West LSRD Zo
ZR 26-41	14 Street Trees 1 per 25 ft of curb											
	Total Frontage	106.42+301.10+201.00+196.35 = 805	5 FT		94.36 + 105.08 = 199 FT			300.91 + 156.18 + 301.10 + 156	40 = 915 FT		1,719 FT	Analysis (2 of 2
	Street Trees Req'd Street Trees Proposed	805 FT / 25 FT = 32 street trees Trees Or Fund Contrib. will be provid	ed as required	Complies	199FT / 25 FT = 8 Trees Or Fund Contrib. will be provided as r	required	Complies	915 FT / 25 FT = 37 Req'd 16 Existing trees; No developme	ent proposed on this zoning lo	t Complies (No	56	-
	опесс песэ гторозеи	ccs of Faria contrib. will be provid	on do reganied	Compiles	The contract of the provided as I		Compiles	20 Endang trees, NO developing	proposed on this zoning io	development proposed)		_
	15 Parking											<u> </u>
ZR13-10	15 Parking Required	No off-street parking shall be require	ed in the Manhattan Core		No off-street parking shall be required in the	ne Manhattan Core		No off-street parking shall be re	quired in the Manhattan Core	·		Date 08/16/2019
ZR13-443	Proposed		he Hong Ning bldg will be eliminated	Complies; See req'd action #4								Scale
		No off-street parking is proposed			No off-street parking is proposed		N/A	No change		See prior action #C	0	┨
		, -0-1-1						; off-street parking provided on	Block 347, Lot 80	·		Drawn By DK / RGB

Broome Street Development New York, NY

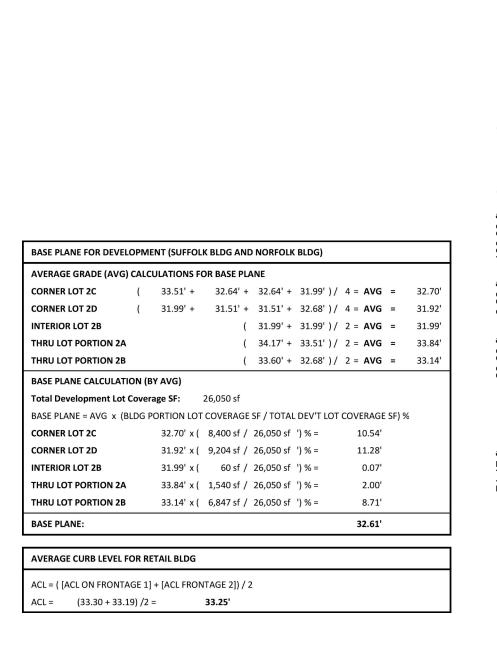
1385 Broadway, 15th Floor New York, NY 10018 tel 212 247 2660 www.dattner.com

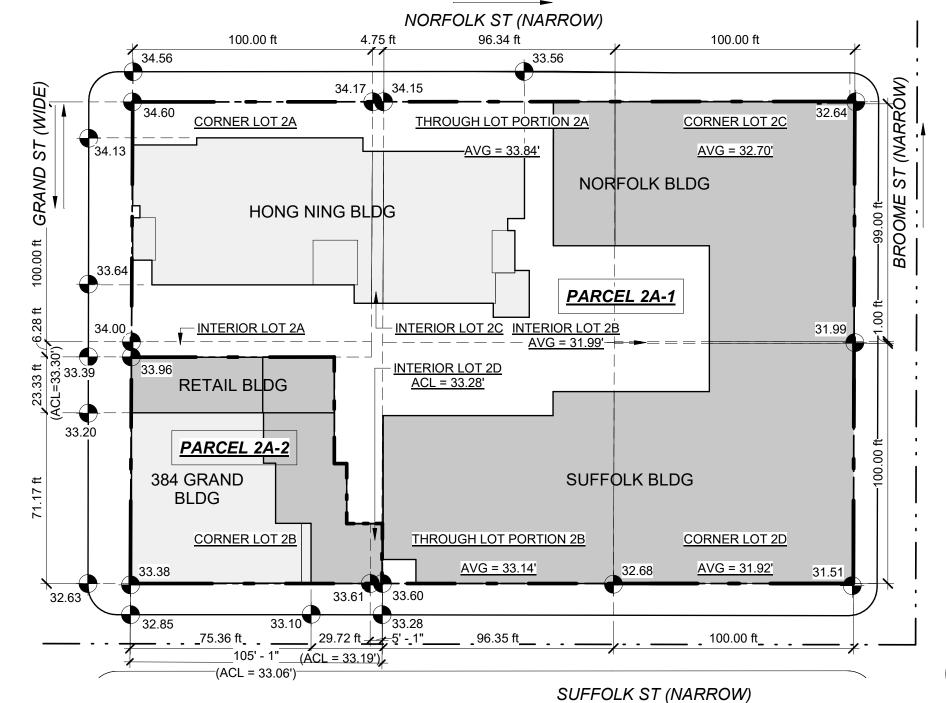
2018 Dattner Architects D.P.C. Seward Park Extension West LSRD Zoning Analysis (2 of 2)

08/16/2019

1713 Seal

Z-105.00





Parking

Not Req'd

Not Req'd

Not Req'd

Site 2 (Dev't) Average Curb Level & Base Plane 1" = 40'-0"

0 20' 40' 160' Required Actions

	_
ling Req'd	
0	
0	
0	

Zoning Map Amendment requested to rezone Parcel 2A from R8 to R9-1/C2-5 Zoning Text Amendment requested to designate Parcel 2A as a Mandatory Inclusionary Housing Area Zoning Text Amendment requested to allow Quality Housing Program in Seward Park Extension West LSRD Authorization requested under ZR 13-443 to eliminate required parking spaces on Block 346, Lot 75 Special permit requested pursuant to ZR 78-312(a) to allow the distribution of floor area without regard for zoning lot lines Special permit requested pursuant to ZR 78-312(d) to modify height and setback regulations as per ZR-23-66

Special permit requested pursuant to ZR 78-312(f) to modify minimum distance between buildings as per ZR 23-711 Authorization requested pursuant to ZR 78-311(e) to modify height and setback regulations as per ZR-23-66

ZONING ANALYSIS

Zoning lot

Parcel 2A-1

Parcel 2A-2

Large Scale Residential Development Zoning Lot	Parcel 2A-1	Parcel 2A-2
Block	346	346
Lot	1, 37, & 75	95
Zoning Lot Area	51,884 SF	8,637 SF
Zoning District	R9-1 / C2-5	R9-1 / C2-5

NOTE: THIS ZONING ANALYSIS PERTAINS TO PARCEL 2A-1 AND PARCEL 2A-2; SEE Z-104 FOR COMPILED LSRD ZONING ANALYSIS FLOOR AREA

Existing

132,142

18,248

150,390

499,528

Proposed

276,607

72,531

349,138

8,716

4,759

13,475

4,118

17,593

39,843

4,000

0 43,843

43,843

325,166

76,531

22,366

4,759

560,964

Building

Hong Ning bldg

Suffolk Bldg

Norfolk Bldg

384 Grand bldg

Retail bldg

Sub total Total

Zoning Lot Area		51,884 SF 8,637 SF			regulations as per ZR-23-66		
Zoning District		R9-1 / C2-5 R9-1 / C2-5		8/16/203	8/16/2019: FA DATA SOURCE: FA CALCS V37 (18-0726)		
		Parcel 2	A-1	Parcel 2	A-2		
Section	No.		Compliance / Notes		Compliance / Notes		
	1 Zoning District	R9-1 / C2-5	See req'd action #1	R9-1 / C2-5	See req'd action #1		
	2 Zoning Lot Area	51,884 SF	See req a action #1	8,637 SF			
	Zonning Lot Area	31,004 31		0,037 3F			
	3 Use						
22-10, 32-10	Permitted Uses	UG 1, 2, 3, 4, 5,6,7,8,9, 14		UG 1, 2, 3, 4, 5,6,7,8,9, 14			
32-10	Existing to Remain Uses	UG 2 & 4		UG 2 & 6			
	Proposed New Uses	UG 2, 4, & 6		UG 2 & 6			
	Proposed Total	<u>UG 2, 4, & 6</u>	Complies	<u>UG 2 & 6</u>	Complies		
		002, 4, 40	Complies	00240	Compnes		
	4 FAR						
	Permitted (Entire Zoning Lot)						
3-154(d)(2)	Residential	9 (Quality Housing)		6.13 (Height Factor)	Height Factor for Residential		
3-155	AIRS	9		9	= Total generated floor area / Lot Coverage Area = 42,125 SF / 5,269 SF =		
5-31 & ZR24-11 & ZR33-121	Community Facility	10		10	7		
35-31 & ZR33-121	Commercial	2		2	╡		
	04 2000/04/99 ROM 01/05/07/99	40	-	40	4		
5-31	Maximum All uses	10		10			
I	Existing to Remain				_		
I	Residential	2.55		2.11			
	Community Facility	0.00		0.00			
I	Commercial	0.00		0.48	7		
I	Total All uses	2.55	\dashv	2 50	┥		
		2.33	_	2.39			
	Proposed New				4		
	Residential	6.73		0.00			
	Community Facility	0.85		0.00			
	Commercial	0.17		0.55	7		
	Total All uses	7.74		0.55	╡		
				0.55			
	Proposed Total (Existing to Remain + Proposed New)				-		
	Residential	9.28	See req'd action #5(a)	2.11	See req'd action 5(a)		
	Community Facility	0.85		0.00			
	Commercial	0.17		1.03	7		
	Total All uses	10.29		3.14	7		
	5 Floor Area			<u> </u>			
	Permitted						
		400 050 05		F0.04F.CF			
	Residential	466,956 SF		52,945 SF			
	Community Facility	518,840 SF		86,370 SF			
	Commercial	103,768 SF		17,274 SF			
	Maximum All uses	518,840 SF		86,370 SF			
	Existing to Remain						
		123 143 05		10 240 CF			
I	Residential	132,142 SF		18,248 SF			
I							
I	Commercial	0,000 SF		4,118 SF			
I							
I	Community Facility	0,000 SF		0,000 SF			
	community rudnity	1,,,,,,					
I	TILLAN	100 110 CF		22 200 00			
I	<u>Total All uses</u>	132,142 SF		22,366 SF			
I							
I	Proposed New						
I	Residential	349,138 SF		0,000 SF			
I	Community Facility	43,843 SF	1	0,000 SF	<u> </u>		
I	Commercial	8,716 SF		4,759 SF			
I							
I	<u>Total</u>	401,697 SF		<u>4,759 SF</u>			
	Proposed Total (Existing to Remain + Proposed New)***		*** The commercial zoning floor area may increase by up to 4,000 square feet provided that the total non-residential zoning floor area within the LSRD				
I			shall remain unchanged				
I	Residential	481,280 SF	Con rould action #Elal	18,248 SF	Complies		
I	The state of the s		See req'd action #5(a)		Complies		
I	Community Facility	43,843 SF ***	Complies	0,000 SF	Complies		
	Commercial	8,716 SF ***	Complies	8,877 SF	Complies		
I	<u>Total</u>	533,839 SF	See req'd action #5(a)	27,125 SF	Complies		
			(15,000 SF is transferred from Parcel 2A-2 to Parcel 2A-1)		(15,000 SF is transferred from Parcel 2A-2 to Parcel 2A-1)		

Broome Street Development

GO Broome LLC 432 Park Avenue South Second Floor New York, NY 10016

DattnerArchitects

1385 Broadway, 15th Floor New York, NY 10018 tel 212 247 2660 www.dattner.com

Issue: ULURP Submission

HONG NING

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Parcel 2A - Zoning Analysis (1of 2), Curb Level & Base Plane (Development Site)

08/16/2019 1" = 40'-0" AM / RGB JW / DH 1713 Seal Project No.

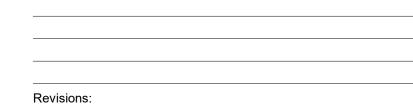
		Parcel 2.	A-1	Parcel	2A-2
	No.		Compliance / Note		Compliance / Note
ZR 12-10 & ZR 24-11	6 Lot Coverage (Entire Zoning Lot)		Lot Contains Both Residential & Comm Facility => Residential Coverage		
ZR 12-10 & ZR 24-11		Lot Permitted Existing to Proposed New Proposed Tot	applies; 70% for interior & thru lot, 100% for corner lot (100% coverage		Existing & Proposed buldings follow Height Factor requirements; see Open Spa
		Remain Remain	permitted for commercial in corner, interior, and thru lots)		calculation below
		Corner Lot 2A 100% 60% 0% 60% Corner Lot 2C 100% 0% 84% 84%	Complies Complies	-	
		Corner Lot 2D 100% 0% 92% 92%	Complies		
		Interior Lot 2A 70% 0% 0% 0% Interior Lot 2B 70% 0% 60% 60%	Complies Complies	4	
		Interior Lot 2C 70% 0% 17% 17%	Complies	_	
		Thru Lot 2A+2B 70% 19% 43% 62%	Complies		
ZR23-151 & ZR 35-33	7 Open Space Required	New Buildings on this zoning lot are being developed pursuant to the Quality Housing		Height Factor 8	Height Factor for Residential
21123 131 dt 211 33 33	nequirea	Program. Existing Building on this Zoning Lot is also calculated following Lot Coverage		Open Space Ratio 3.8%	= Total generated floor area / Lot Coverage Area = 42,125 SF / 5,269 SF = 8
		requirements, above		Open Space Reg'd 1,601 SF	Open Space Req'd = 3.8% x 42,125 SF = 1,601 SF
	Proposed	N/A	(See Lot Coverage analysis above)	(Open space is provided above 1-story commercial) 3,368 SF	(Total generated floor area = 42,125 SF= 27,125 SF + 15,000 SF) Complies
	8 Yards		(Control of the Control of the Contr		
ZR 23-45	Required	Zoning Lot Contains Corner/Thru/Int Lots Front Yards Not Required	4	Zoning Lot Contains Corner/Int Lots Front Yards Not Required	_
ZR 23-462 (c)		Side Yards Not Required (min. 8 feet if provided)		Side Yards Not Required (min. 8 feet if provided)	
ZR 23-47		Rear Yards Required @ Int Lot (30'deep @ 23' above ACL)		Rear Yards (Residential) Required @ Int Lot (30' @ 23' above ACL)	
ZR 23-532 & ZR 23-533 & ZR 23-531(b)		Rear Yard Equiv. Required @ Thru Lot : 30' deep Not Req'd For ZL with	-	Rear Yards (Commercial) Required @ Int Lot: 30' deep	
,		Rear Yard Thru Lot adjacent to 2 corner lots			
	Proposed				Complies
		Rear yard @Int Lot 2A & 2B Not Required per ZR 23-542 (along short dimension of block <230')	Complies	Rear yard @ Int Lot 2D Provided (above commercial) : 25' (full depth of shallow lot)	
		dimension of block <250)		. 25 (full depth of shallow lot)	
		Rear yard @Int Lot 2C Provided: 91.75'	Complies		\dashv
		Rear yard equiv. @Thru Lot 2A+2B Not Req'd per ZR 23-531(b)	Complies	(1-story commercial is a permitted obstruction per ZR 33-23)	
	9 Height & Setback: Height Factor Analysis			Ex'g 384 Grand Bldg & Proposed Retail Bldg:	
				Narrow Streets Wide Streets	
ZR 23-641	Initial Setback Required		11/4	20 FT 15 FT	
	Initial Setback Proposed		N/A	384 Grand Bldg: 0 384 Grand Bldg: 0 Retail Bldg: NA Retail Bldg: 54.83 FT	Complies
	Max Street Wall Height Required			85 FT 85 FT	
	Max Street Wall Height Proposed		N/A	384 Grand Bldg: 55 FT 384 Grand Bldg: 55 FT	Complies
				Retail Bldg: NA Retail Bldg: 15 FT	
	Sky Exposure Plane Required			2.7:1 5.6:1	
	Sky Exposure Plane Proposed		N/A		Buildings do not reach sky exposure plane; Complies
	10 Unight Coathards On Provide Action				
	10 Height & Setback: Quality Housing Analysis	Proposed Suffolk Bldg & Proposed Norfolk Bldg	See req'd action #5(d)	N/A	(Ex'g 384 Grand Bldg & Proposed Retail Bldg comply with height factor req'ts)
ZR23-664(c)(1)	Required Setback	Narrow Streets: 15 FT and Wide Street: 10 FT			; Complies
	Proposed Setback	Norfolk (Narrow Street): 15FT Broome (Narrow Street): 15 FT		4	
		Suffolk((Narrow Street): 10FT	Does not comply; 'See req'd action #5(b)	<u></u>	
	5	<u>Ex'g Hong Ning Bldg</u>			
	Required Setback Proposed Setback	Narrow Streets: 15 FT and Wide Street: 10 FT (min. 7 ft if not on street line) Norfolk (Narrow Street): 0 FT	Does not comply; 'See req'd action #5(b) & #5(d)	-	
		Grand Street(Wide Street): 0 FT (<10 FT)	Does not comply; 'See req'd action #5(b) & #5(d)	1	
ZR23-664(b)	Maximum Height Permitted	Max Base Height: 125 FT Max Building Height: 285 FT			
	Maximum Height Proposed	Proposed Suffolk Bldg: 125 FT 310 FT Proposed Norfolk Bldg: 125 FT 165 FT	Does not comply; 'See req'd action #5(b) Complies	-	
ZR23-664(b)	Permitted Max Base Height	125 FT			
Applies To Proposed development (meets ZR 23-664(a) eligibility)	Proposed Base Height (Norfolk Bldg) Proposed Base Height (Suffolk Bldg)	125 FT 85 FT	Complies Complies	-	
THE STATE OF THE S	Permitted Max Building Height	285 FT		1	
	Proposed Max Bldg Height (Norfolk Bldg)	165 FT	Complies	4	
ZR23-662	Proposed Max Bldg Height (Suffolk Bldg)	310 FT < 100' From Wide St > 100' From Wide St	Does not comply; 'See req'd action #5(b)	<u>†</u>	
Applies To Existing Hong Ning	Permitted Max Base Height	105 FT 95 FT	Does not comply; 'See req'd action #5(b) & #5(d)		
Bldg	Proposed Base Height Permitted Max Building Height	125.75' 145 FT 135 FT		-	
	Proposed Max Bldg Height	125.75' 125.75'	Complies	<u></u>	
	11 Street Wall Location: Quality Housing Buildings	None year 7D CCA(s) say 12			
ZR23-664(b): Applies To Proposed development (meets ZR 23-664(a)	Required Street Wall Location Proposed Street Wall	None, per ZR-664(c) compliance 0 FT (from street line)	Complies	N/A	See Height Factor Regulations
eligibility)	(Norfolk, Broome, Suffolk)				
ZR23-661	Required Street Wall	70% Within 8 FT of street line, 30% within 10 FT of street line			
Applies To Existing Hong Ning	(Wide St & < 50' From Wide St) Proposed Street Wall	0 FT, < 70% of Zoning Lot Frontage	Does not comply; 'See req'd action #5(b) & #5(d)	1	
l L	(Grand St & Corner Of Norfolk)		, , , , , , , , , , , , , , , , , , , ,		
Γ	Required Street Wall (Narrow St > 50' From Wide St)	70% within 15 FT of street line			
	Proposed Street Wall	Varies (15.03 FT to 20.56 FT from street line)	Does not comply; 'See req'd action #5(b) & #5(d)	1	
	(Norfolk St > 50' From Grand St)				
ZR23-711	12 Minimum Distance Between Buildings Required	Wall to wall 40 FT			
	(For bldgs over 50 FT in height)	Wall to window 50 FT			
	Proposed	Window to window 60 FT Wall to Wall	Complies		Existing and proposed buildings are abutting; may be treated as a single buildi
ı		bet ween Hong Ning & Suffolk Bldg 41.00 FT			; Complies
		100 m 100 m			
		Wall to Wall	Does not comply: See reald action #E/s)		
		Wall to Wall 11.75 FT between Hong Ning & Norfolk Bldg	Does not comply; See req'd action #5(c)		
		between Hong Ning & Norfolk Bldg Wall to Window			
		between Hong Ning & Norfolk Bldg	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c)		
		Wall to Window between Hong Ning & Suffolk Bldg Window to Window 46.83 FT	Does not comply; See req'd action #5(c)		
	12 Loading	Wall to Window between Hong Ning & Suffolk Bldg 46.83 FT			
	13 Loading	Wall to Window between Hong Ning & Suffolk Bldg Window to Window 46.83 FT	Does not comply; See req'd action #5(c)	Proposed Commercial FA 8,877 SF (< 25,000)	
ZR36-62	13 Loading In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar)	Does not comply; See req'd action #5(c)	Proposed Commercial FA 8,877 SF (< 25,000) (including cellar)	
	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth.	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 8,716 SF + 4,000 SF = 12716 SF	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted.	(including cellar)	
ZR36-62	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no	(including cellar)	
	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth.	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use 11.75 FT 46.83 FT 46.83 FT 8716 8716 8716 8716 SF + 4,000 SF =12716 SF (<25,000)	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted.	(including cellar)	
ZR36-62	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth.	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no	(including cellar)	Complies
ZR36-62 ZR12-10	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth. Required Proposed Street Trees	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use 11.75 FT 46.83 FT 46.83 FT 8716 8716 8716 8716 SF + 4,000 SF =12716 SF (<25,000)	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered)	(including cellar)	Complies
ZR36-62 ZR12-10	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth. Required Proposed 14 Street Trees 1 per 25 ft of curb	Wall to Window between Hong Ning & Suffolk Bldg 46.83 FT	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered)	(including cellar) d 0 0	Complies
ZR36-62 ZR12-10	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth. Required Proposed Street Trees	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use 11.75 FT 46.83 FT 46.83 FT 8716 8716 8716 8716 SF + 4,000 SF =12716 SF (<25,000)	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered)	(including cellar)	Complies
ZR36-62 ZR12-10	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth. Required Proposed 14 Street Trees 1 per 25 ft of curb Total Frontage	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use 11.75 FT 46.83 FT 8716 8716 8716 (<25,000)	Does not comply; See req'd action #5(c) Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered)	(including cellar) 0 0 0 94.36 + 105.08 = 199 FT	Complies
ZR36-62 ZR12-10	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth. Required Proposed 14 Street Trees 1 per 25 ft of curb Total Frontage Street Trees Req'd	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use 0 106.42+301.10+201.00+196.35 = 805 FT 805 FT / 25 FT = 32 street trees	Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered) **Complies	(including cellar) 0 0 0 94.36 + 105.08 = 199 FT 199FT / 25 FT = 8	
ZR36-62 ZR12-10 ZR 26-41	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth. Required Proposed 14 Street Trees 1 per 25 ft of curb Total Frontage Street Trees Req'd Street Trees Proposed	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use 0 0 106.42+301.10+201.00+196.35 = 805 FT 805 FT / 25 FT = 32 street trees Trees Or Fund Contrib. will be provided as required	Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered) **Complies	(including cellar) 0 0 94.36 + 105.08 = 199 FT 199FT / 25 FT = 8 Trees Or Fund Contrib. will be provided as required	
ZR12-10 ZR 26-41 ZR13-10	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth. Required Proposed 14 Street Trees 1 per 25 ft of curb Total Frontage Street Trees Req'd Street Trees Proposed 15 Parking Required	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use 0 0 0 106.42+301.10+201.00+196.35 = 805 FT 805 FT / 25 FT = 32 street trees Trees Or Fund Contrib. will be provided as required No off-street parking shall be required in the Manhattan Core	Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered) **Complies **Complies	(including cellar) 0 0 0 94.36 + 105.08 = 199 FT 199FT / 25 FT = 8	
ZR36-62 ZR12-10 ZR 26-41	In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth. Required Proposed 14 Street Trees 1 per 25 ft of curb Total Frontage Street Trees Req'd Street Trees Proposed	Wall to Window between Hong Ning & Suffolk Bldg Window to Window between Hong Ning & Suffolk Bldg Proposed Commercial FA (including cellar) Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use 0 0 106.42+301.10+201.00+196.35 = 805 FT 805 FT / 25 FT = 32 street trees Trees Or Fund Contrib. will be provided as required	Does not comply; See req'd action #5(c) ** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered) **Complies	(including cellar) 0 0 94.36 + 105.08 = 199 FT 199FT / 25 FT = 8 Trees Or Fund Contrib. will be provided as required	

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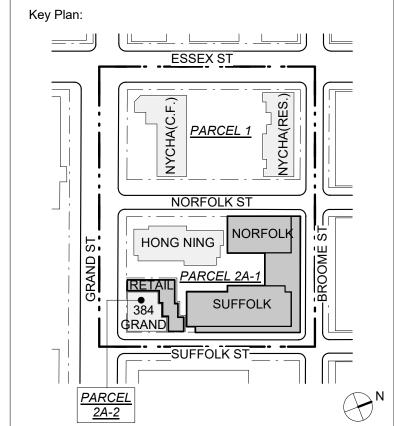
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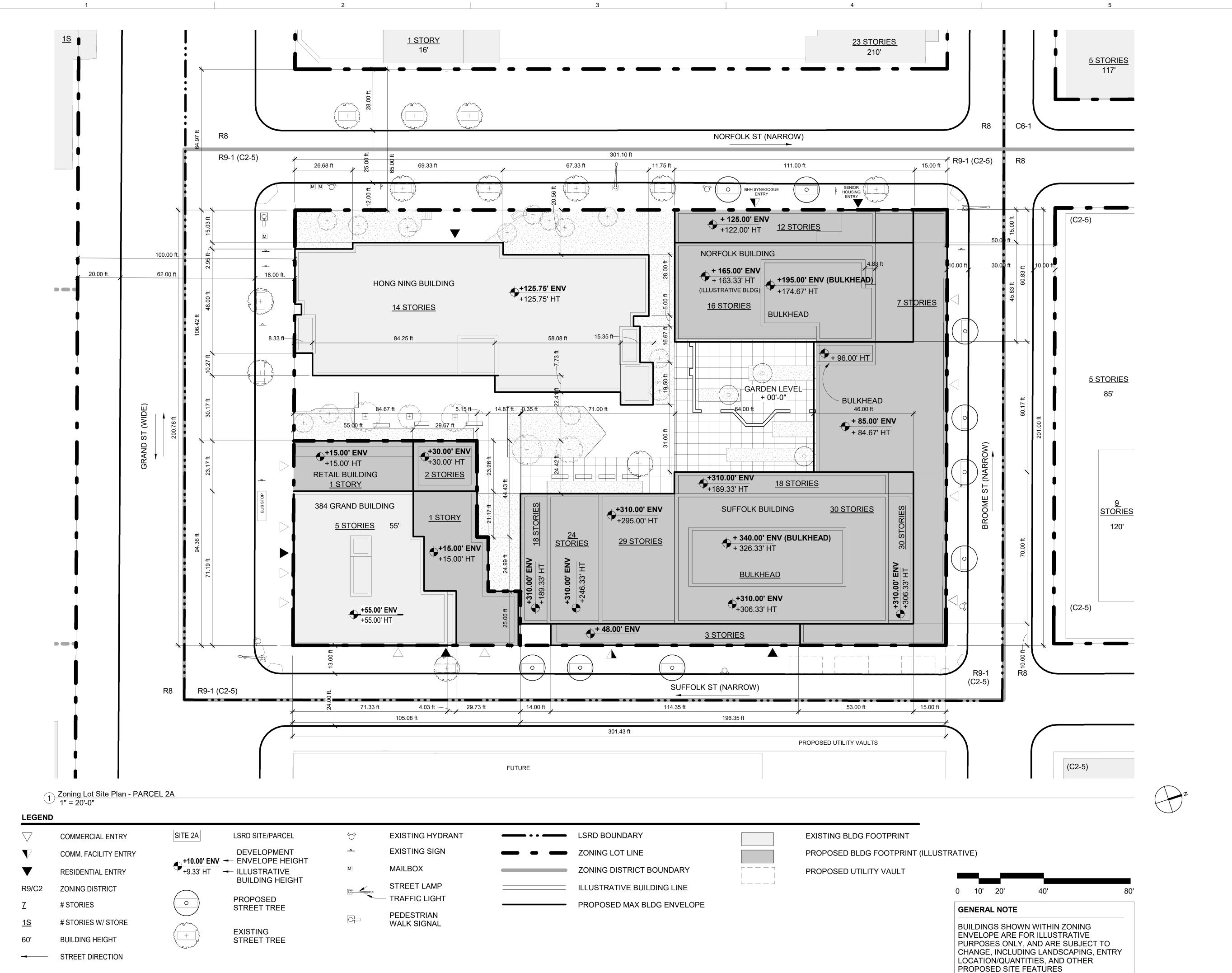


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Parcel 2A - Zoning Analysis (2 of 2)

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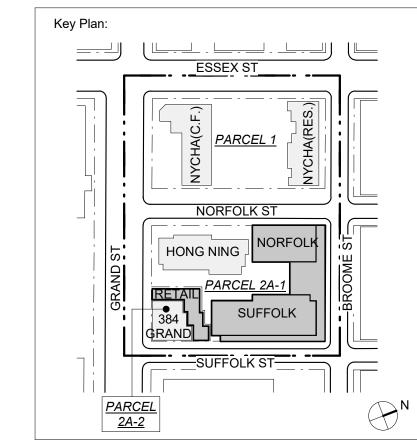
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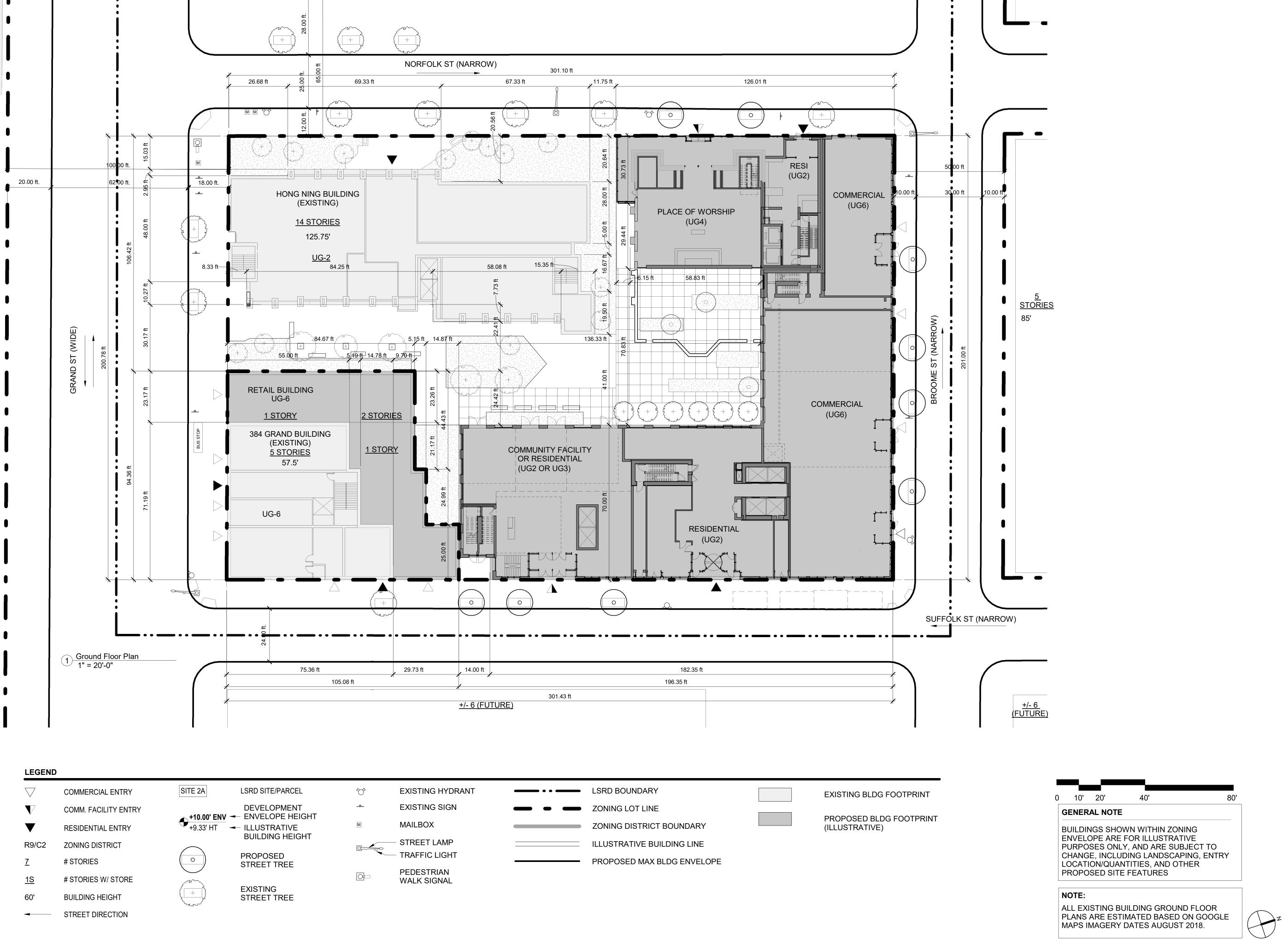


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Parcel 2A - Zoning Lot Site Plan (Development Site)

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New York, NY

<u>5</u> STORIES

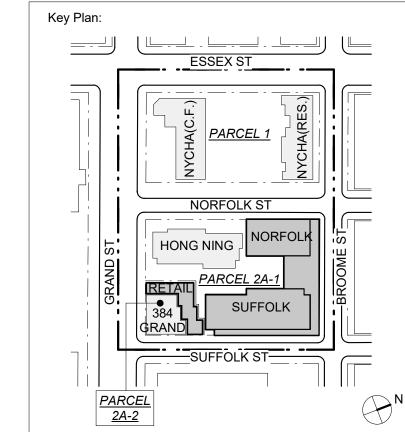
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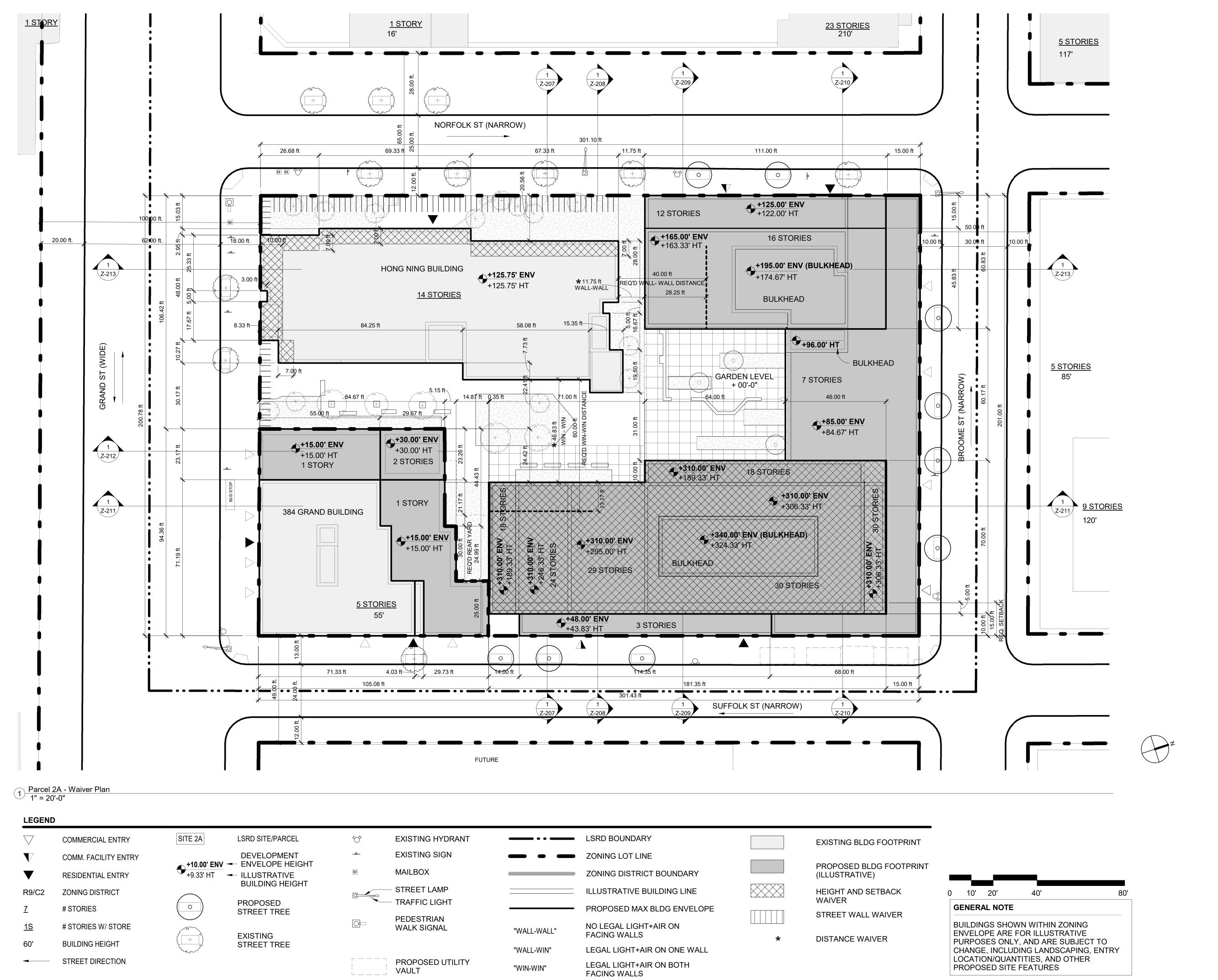


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Parcel 2A - Development Ground Floor Plan (Illustrative)

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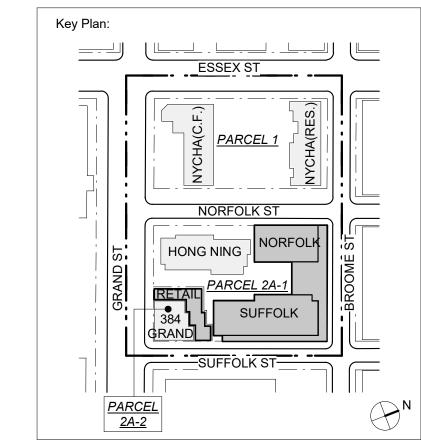
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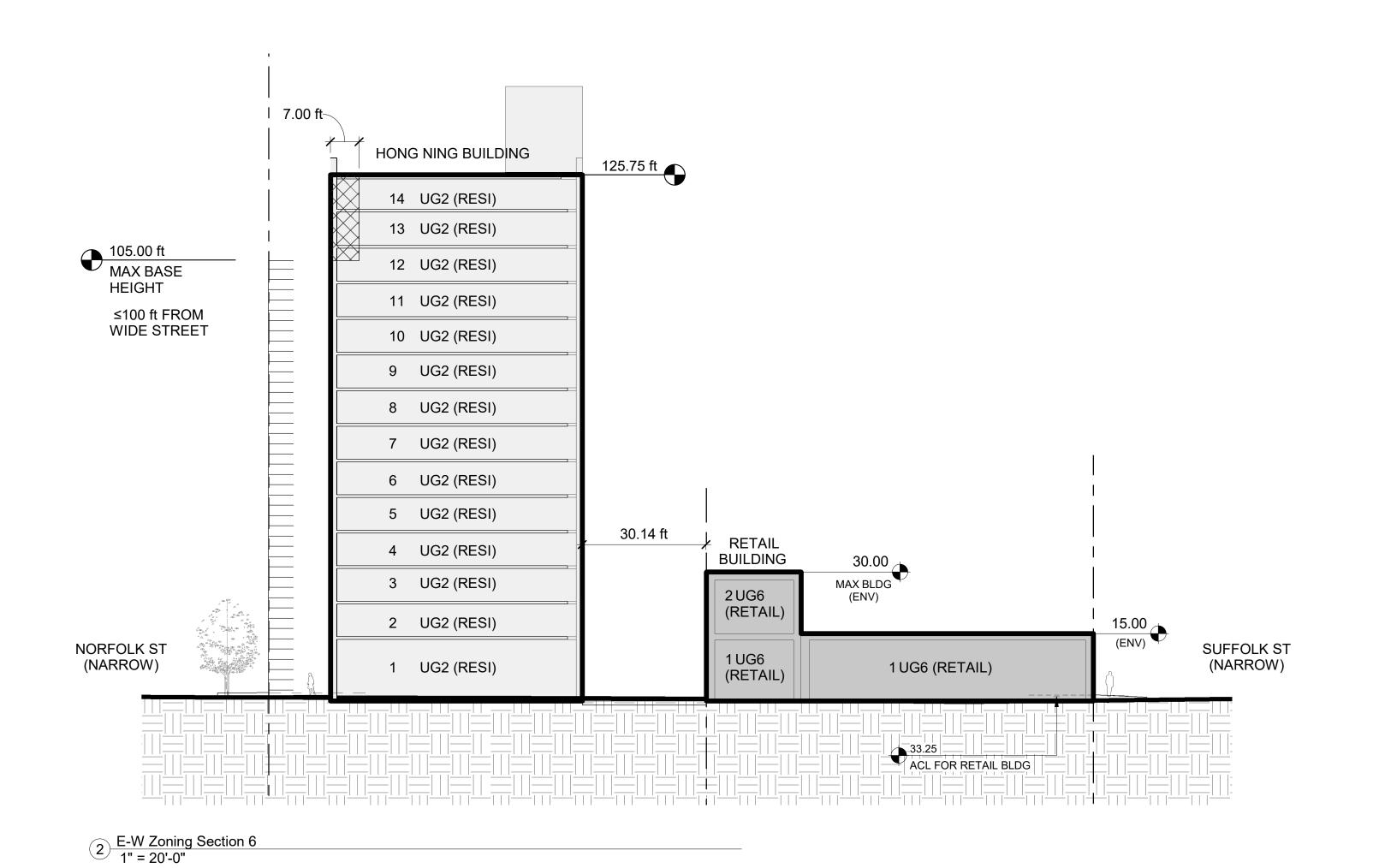


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Parcel 2A - Development Waiver Plan

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125.75 ft

GENERAL NOTE

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LEGEND

ZONING LOT LINE

SECTION

ILLUSTRATIVE BLDG LINE

PROPOSED MAXIMUM **BUILDING ENVELOPE**

10.00

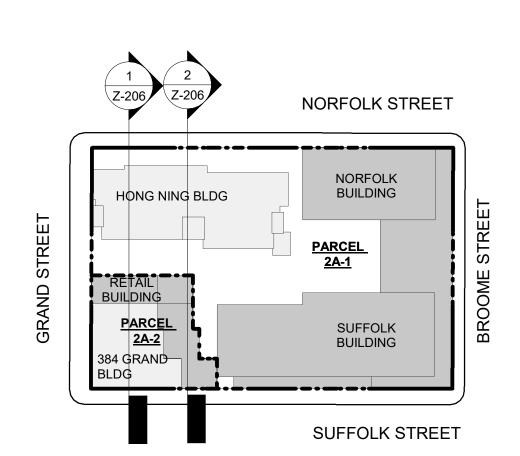
HEIGHT FROM ACL OR BASE PLANE OF RESPECTIVE BLDG

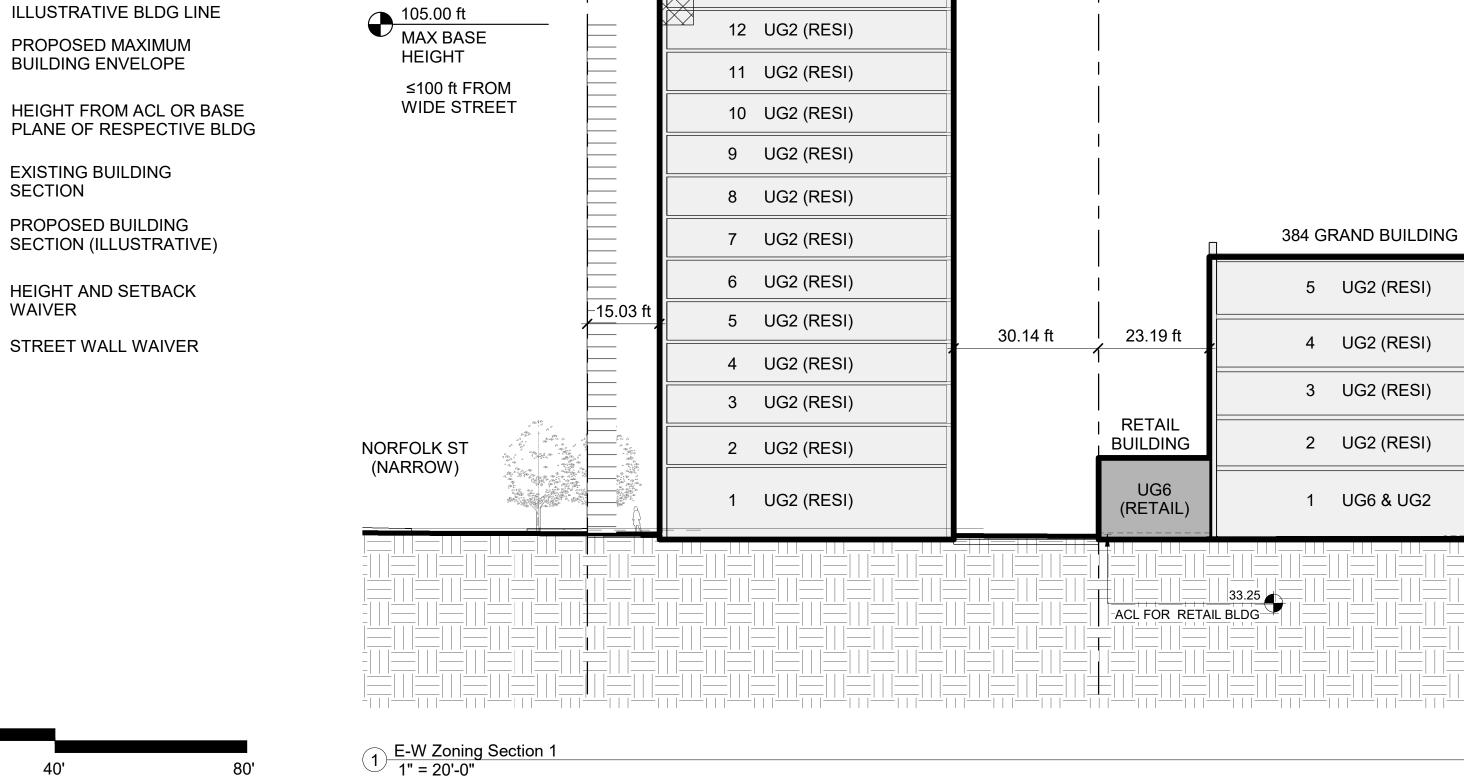
PROPOSED BUILDING SECTION (ILLUSTRATIVE)

0 10' 20'

HEIGHT AND SETBACK WAIVER

STREET WALL WAIVER





HONG NING BUILDING

14 UG2 (RESI)

13 UG2 (RESI)

Broome Street Development

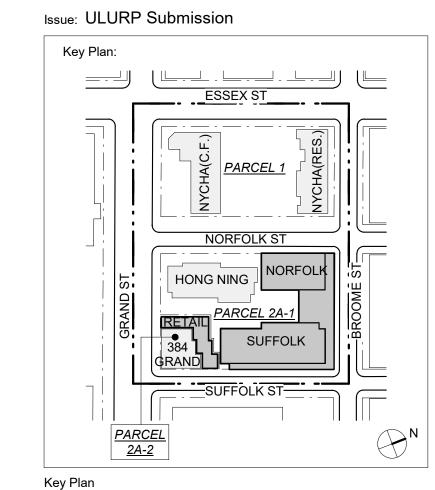
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55.00 ft

SUFFOLK ST

(NARROW)

Parcel 2A - Waiver Sections

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SUFFOLK BUILDING 340.00' ENV (BULKHEAD) 310.00' ENV SEE Z-209-211 FOR SECTION 285.00 'MAX BLDG HEIGHT 60.00 ft 247.00 ILLUSTR. BLDG SETBACK ROOF 24 UG2 (RESI) 23 UG2 (RESI) 22 UG2 (RESI) 21 UG2 (RESI) 20 UG2 (RESI) 19 UG2 (RESI) 18 UG2 (RESI) 17 UG2 (RESI) 16 UG2 (RESI) 15 UG2 (RESI) 14 UG2 (RESI) 7.00 ft 132.25 13 UG2 (RESI) HONG NING BUILDING 125.75 ft 125.00 ft 12 UG2 (RESI) 14 UG2 (RESI) MAXIMUM 60.00 ft BASE HEIGHT 11 UG2 (RESI) REQ'D WIN-WIN DISTANCI 13 UG2 (RESI) 13.17 ft 10 UG2 (RESI) 12 UG2 (RESI) 95.00 ft MAX BASE * 46.83 ft 9 UG2 (RESI) WIN-WIN HEIGHT 10 UG2 (RESI) 8 UG2 (RESI) > 100' FROM WIDE STREET 9 UG2 (RESI) 7 UG2 (RESI) 8 UG2 (RESI) 6 UG2 (RESI) 7 UG2 (RESI) 5 UG2 (RESI) 6 UG2 (RESI) 48.00 MAX 4 UG2 (RESI) 5 UG2 (RESI) ***** 46.83 ft PODIUM @ UG2 OR UG3 SUFFOLK ___20.71 ft 4 UG2 (RESI) WIN-WALL (CF OR RESI) SOUTH 50.00 ft (ENV) 3 UG2 (RESI) 2 UG2 OR UG3 REQ'D WIN-WALL DISTANCE (CF OR RESI) 2 UG2 (RESI) SUFFOLK ST NORFOLK ST 1 UG2 OR UG3 46.83 ft (NARROW) (NARROW) 1 UG2 (RESI) (CF OR RESI) WALL-WALL C UG2 (MECH) 32.61 BASE PLANE FOR NORFOLK AND ... SUFFOLK BLDGS

GENERAL NOTE

LEGEND

10.00

(1) Z-207)

HONG NING BLDG

RETAIL BUILDING

384 GRAND

BLDG

PARCEL 2A-2 NORFOLK STREET

NORFOLK

BUILDING

SUFFOLK BUILDING

SUFFOLK STREET

PARCEL 2A-1 100.00' ENV

"WALL-WALL"

"WALL-WIN"

"WIN-WIN"

0 10' 20'

BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE

LOCATION/QUANTITIES, AND OTHER

PROPOSED SITE FEATURES

PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING LANDSCAPING, ENTRY

ZONING LOT LINE

ILLUSTRATIVE BLDG LINE

HEIGHT FROM ACL OR BASE

DEVELOPMENT ENVELOPE

EXISTING BUILDING

PROPOSED BUILDING

HEIGHT AND SETBACK

STREET WALL WAIVER

STREET WALL WAIVER

NO LEGAL LIGHT+AIR

LEGAL LIGHT+AIR ON

LEGAL LIGHT+AIR ON

BOTH FACING WALLS

ONE WALL

ON FACING WALLS

SECTION (ILLUSTRATIVE)

HEIGHT

SECTION

WAIVER

PLANE OF RESPECTIVE BLDG

PROPOSED MAXIMUM BUILDING ENVELOPE

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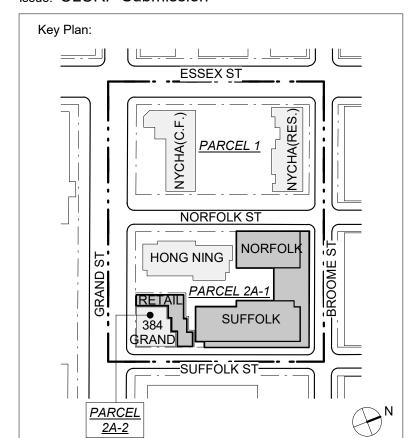
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SUFFOLK BUILDING 340.00' ENV (BULKHEAD) 60.00 ft 310.00' ENV 295.00 ILLUSTR BLDG 29 UG2 (RESI) 285.00 MAX BLDG HEIGHT 28 UG2 (RESI) 27 UG2 (RESI) 26 UG2 (RESI) 25 UG2 (RESI) 24 UG2 (RESI) 23 UG2 (RESI) 22 UG2 (RESI) 21 UG2 (RESI) 20 UG2 (RESI) 19 UG2 (RESI) 18 UG2 (RESI) 17 UG2 (RESI) 16 UG2 (RESI) 15 UG2 (RESI) HONG NING BUILDING 5.00 ft 14 UG2 (RESI) 7.00 ft 15.00 ft Req. Setback 13 UG2 (RESI) 125.75 ft 12 UG2 (RESI) 14 UG2 (RESI) MAXIMUM 11 UG2 (RESI) BASE HEIGHT 13 UG2 (RESI) 10 UG2 (RESI) 12 UG2 (RESI) 95.00 ft 9 UG2 (RESI) [△] 11 UG2 (RESI) MAX BASE HEIGHT 10 UG2 (RESI) 8 UG2 (RESI) > 100' FROM WIDE STREET 9 UG2 (RESI) 7 UG2 (RESI) 8 UG2 (RESI) 6 UG2 (RESI) 7 UG2 (RESI) 5 UG2 (RESI) 6 UG2 (RESI) 59.50 ft 4 UG2 (RESI) WALL-WIN 5 UG2 (RESI) PODIUM @ 59.50 ft 3 UG2 OR UG3 ____20.50 ft SUFFOLK 4 UG2 (RESI) (CF OR RESI) WALL-WALL SOUTH (ENV) 3 UG2 (RESI) 2 UG2 OR UG3 (CF OR RESI) 2 UG2 (RESI) NORFOLK ST SUFFOLK ST (NARROW) (NARROW) 1 UG2 OR UG3 41.00 ft 1 UG2 (RESI) (CF OR RESI) WALL-WALL C UG2 (MECH) 32.61 BASE PLANE FOR NORFOLK AND -SUFFOLK BLDGS 1 E-W Zoning Section 3 1" = 20'-0"

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New York, NY

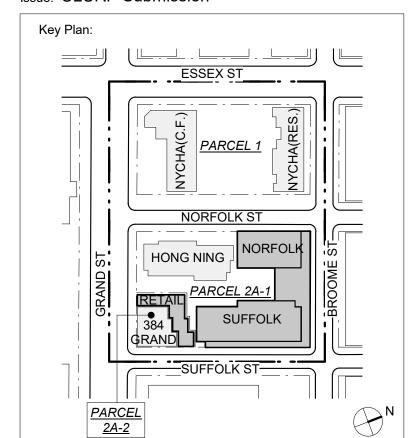
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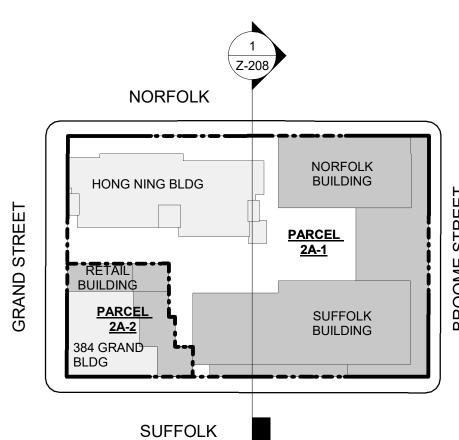
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Parcel 2A - Waiver Sections

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"WIN-WIN"

"WALL-WALL"

"WALL-WIN"

0 10' 20'

GENERAL NOTE

LEGEND

10.00

100.00' ENV

BUILDINGS SHOWN WITHIN ZONING

PROPOSED SITE FEATURES

ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO

CHANGE, INCLUDING LANDSCAPING, ENTRY LOCATION/QUANTITIES, AND OTHER

ZONING LOT LINE

ILLUSTRATIVE BLDG LINE

HEIGHT FROM ACL OR BASE

DEVELOPMENT ENVELOPE

EXISTING BUILDING

PROPOSED BUILDING

HEIGHT AND SETBACK

NO LEGAL LIGHT+AIR

LEGAL LIGHT+AIR ON

ON FACING WALLS

SECTION (ILLUSTRATIVE)

SECTION

WAIVER

WAIVER

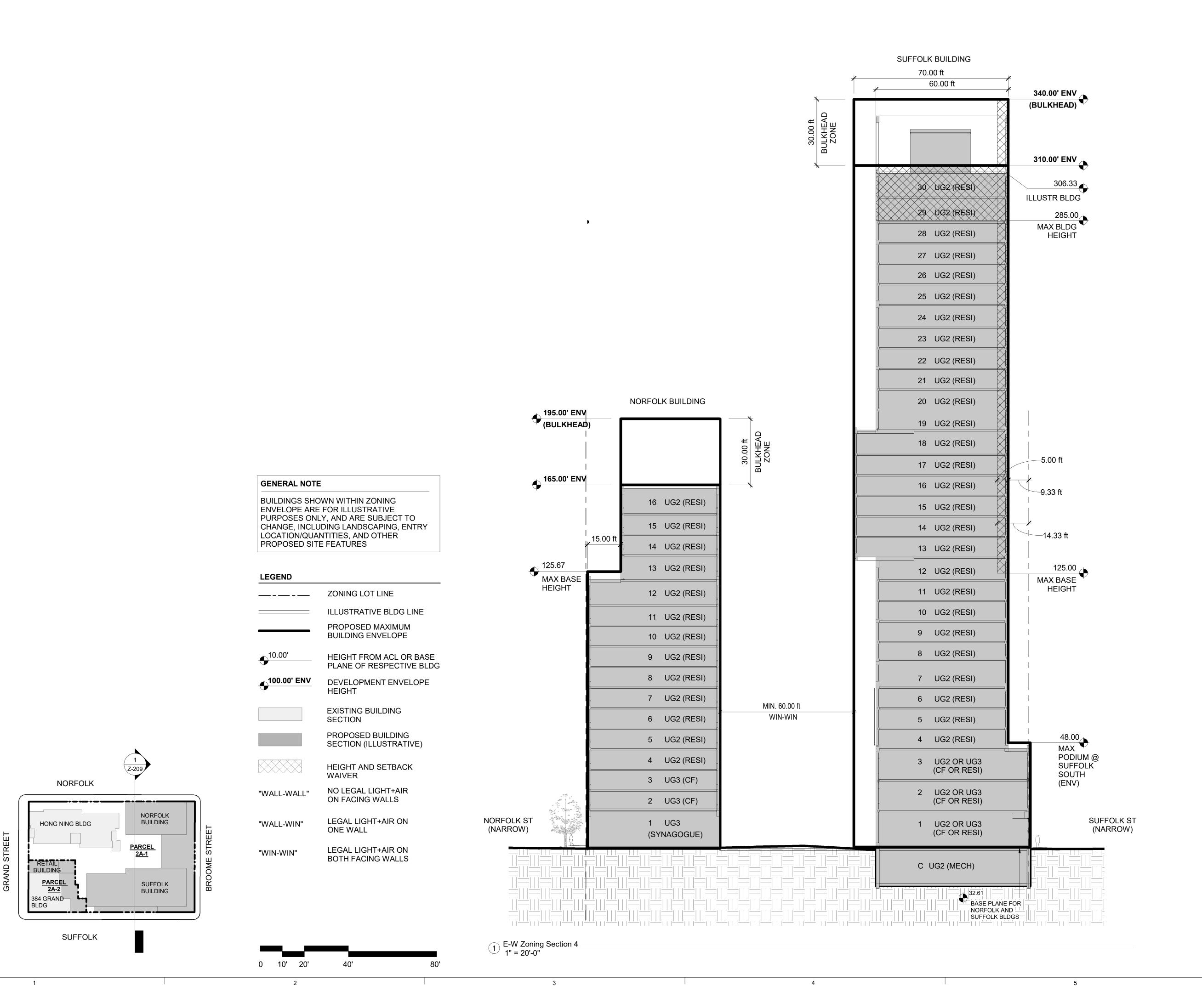
ONE WALL

STREETWALL

PLANE OF RESPECTIVE BLDG

PROPOSED MAXIMUM **BUILDING ENVELOPE**

LEGAL LIGHT+AIR ON **BOTH FACING WALLS**



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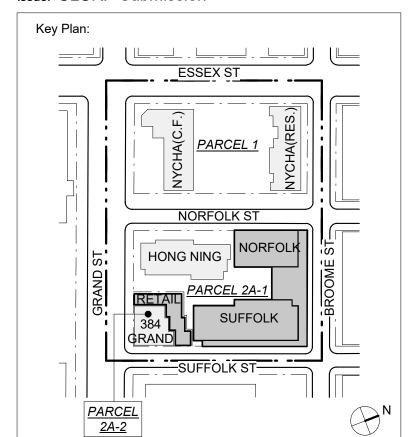
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SUFFOLK BUILDING 70.00 ft 340.00' ENV (BULKHEAD) 60.00 ft 310.00' ENV 306.33 30 UG2 (RESI) ILLUSTR BLDG 29 UG2 (RESI) 285.00 MAX BLDG HEIGHT 28 UG2 (RESI) 27 UG2 (RESI) 26 UG2 (RESI) 25 UG2 (RESI) 24 UG2 (RESI) 23 UG2 (RESI) 22 UG2 (RESI) 21 UG2 (RESI) NORFOLK BUILDING 20 UG2 (RESI) 195.00' ENV (BULKHEAD) 19 UG2 (RESI) 18 UG2 (RESI) 17 UG2 (RESI) 5.00 ft 165.00' ENV 16 UG2 (RESI) −9.33 ft 16 UG2 (RESI) 15 UG2 (RESI) −14.33 ft 15 UG2 (RESI) 14 UG2 (RESI) 15.00 ft MIN. 60.00 ft 14 UG2 (RESI) 13 UG2 (RESI) WIN - WIN 125.00 ft 125.00 13 UG2 (RESI) 12 UG2 (RESI) MAX BASE MAX BASE HEIGHT HEIGHT 11 UG2 (RESI) 12 UG2 (RESI) 10 UG2 (RESI) 11 UG2 (RESI) 9 UG2 (RESI) 10 UG2 (RESI) - STAIR BULKHEAD 8 UG2 (RESI) 85.00 ft 9 UG2 (RESI) PODIUM @ SUFFOLK 8 UG2 (RESI) 7 UG2 (RESI) NORTH (ENV) 7 UG2 (RESI) 6 UG2 (RESI) 6 UG2 (RESI) 5 UG2 (RESI) 5 UG2 (RESI) 4 UG2 (RESI) 3 UG2 OR UG3 (CF OR RESI) 4 UG2 (RESI) 3 UG3 (CF) 2 UG2 OR UG3 2 UG3 (CF) (CF OR RESI) NORFOLK ST SUFFOLK ST 1 UG3 1 UG2 OR UG3 (CF OR RESI) (NARROW) (NARROW) (SYNAGOGUE) C UG2 (MECH) C UG2 (MECH) 32.61 BASE PLANE FOR NORFOLK AND SUFFOLK BLDGS 1 E-W Zoning Section 5 1" = 20'-0"

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New York, NY

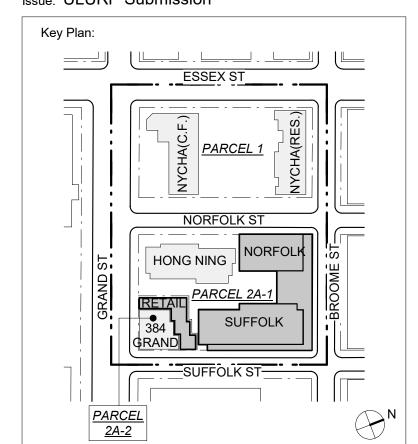
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GENERAL NOTE

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LEGEND

____ ZONING LOT LINE

ILLUSTRATIVE BLDG LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

10.00

100.00' ENV

Z-210

NORFOLK

PARCEL 2A-1

BUILDING

SUFFOLK BUILDING

NORFOLK

SUFFOLK

HONG NING BLDG

BUILDING

<u>2A-2</u>

384 GRAND

HEIGHT FROM ACL OR BASE PLANE OF RESPECTIVE BLDG DEVELOPMENT ENVELOPE

EXISTING BUILDING SECTION

PROPOSED BUILDING SECTION (ILLUSTRATIVE)

HEIGHT AND SETBACK WAIVER

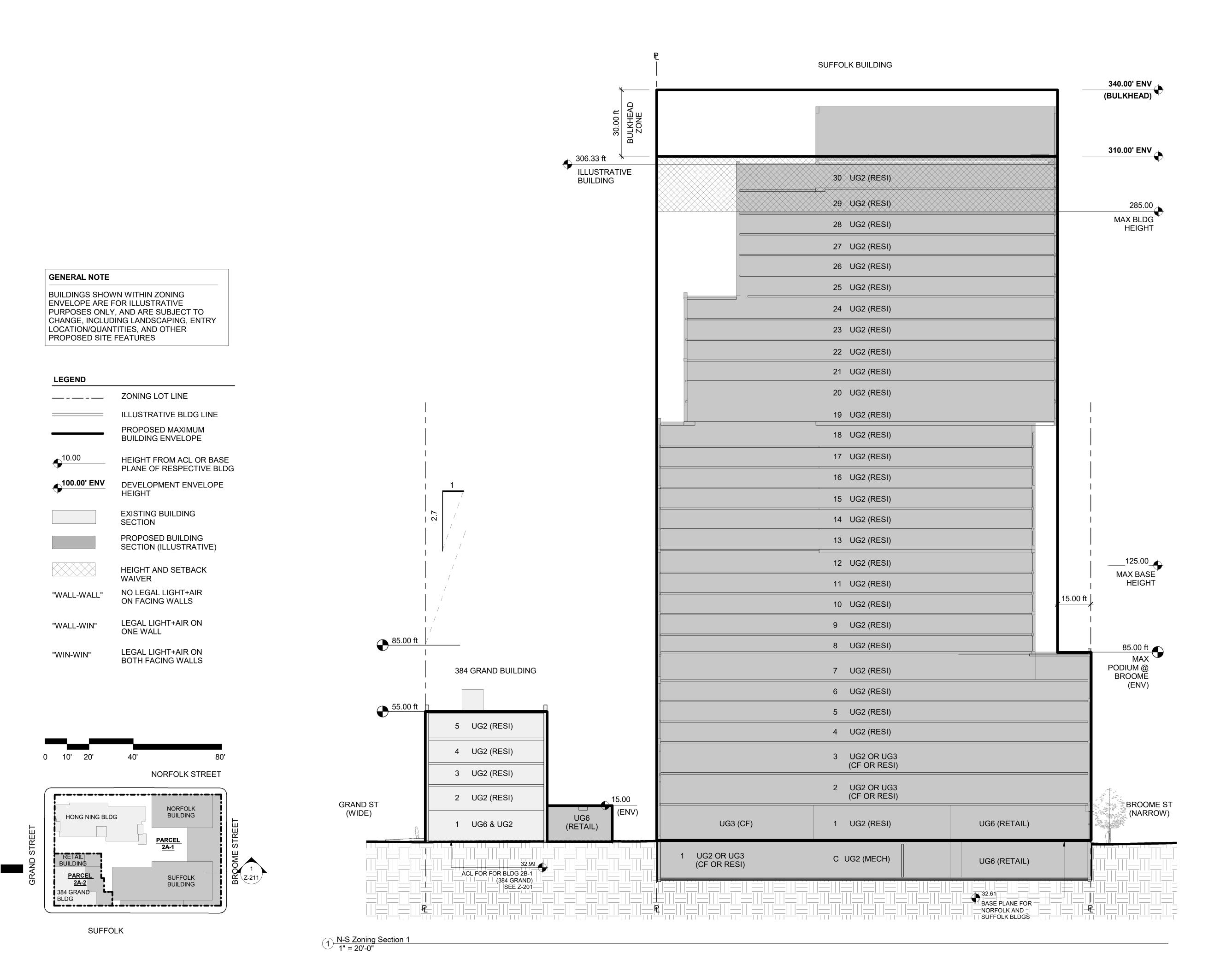
"WALL-WALL" NO LEGAL LIGHT+AIR ON FACING WALLS

"WALL-WIN" LEGAL LIGHT+AIR ON ONE WALL

"WIN-WIN" LEGAL LIGHT+AIR ON BOTH FACING WALLS

0 10' 20' 40'

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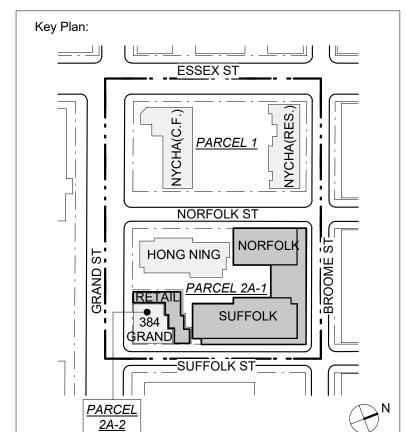
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LEGEND

ZONING LOT LINE

ILLUSTRATIVE BLDG LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

10.00

HEIGHT FROM ACL OR BASE PLANE OF RESPECTIVE BLDG

100.00' ENV DEVELOPMENT ENVELOPE

EXISTING BUILDING

PROPOSED BUILDING

SECTION (ILLUSTRATIVE)

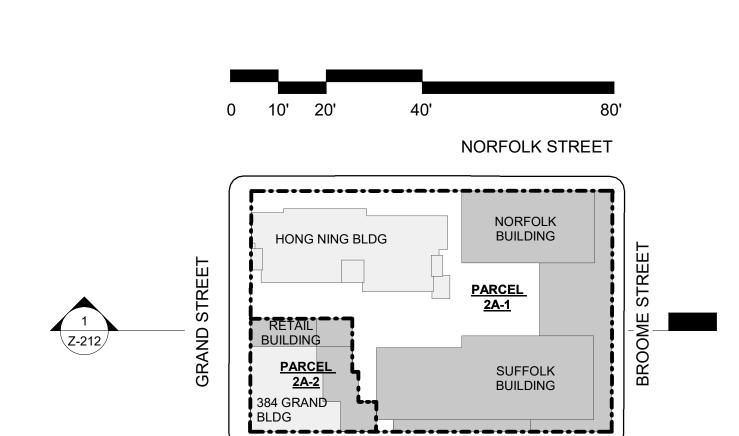
HEIGHT AND SETBACK

NO LEGAL LIGHT+AIR ON FACING WALLS "WALL-WALL"

LEGAL LIGHT+AIR ON "WALL-WIN" ONE WALL

"WIN-WIN"

LEGAL LIGHT+AIR ON BOTH FACING WALLS



SUFFOLK

85.00 ft MAX PODIUM @ 7 UG2 (RESI) BROOME (ENV) 6 UG2 (RESI) 5 UG2 (RESI) 4 UG2 (RESI) 54.83 ft 29.83 ft 3 UG3 (CF) ◆ 30.00 (ENV) UG6 2 UG3 (CF) (RETAIL) 15.60 (ENV) BROOME ST (NARROW) GRAND ST (WIDE) _62.50' 1 UG6 (RETAIL) UG6 (RETAIL) UG6 (RETAIL) 32.61 BASE PLANE FOR NORFOLK AND SUFFOLK BLDGS 1 N-S Zoning Section 3 1" = 20'-0"

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New York, NY

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LEGEND

_ ZONING LOT LINE

ILLUSTRATIVE BLDG LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

BUILDING ENVELOP

→100.00' EN

10.00'

HEIGHT FROM ACL OR BASE PLANE OF RESPECTIVE BLDG

100.00 EN

DEVELOPMENT ENVELOPE HEIGHT

EXISTING BUILDING

SECTION

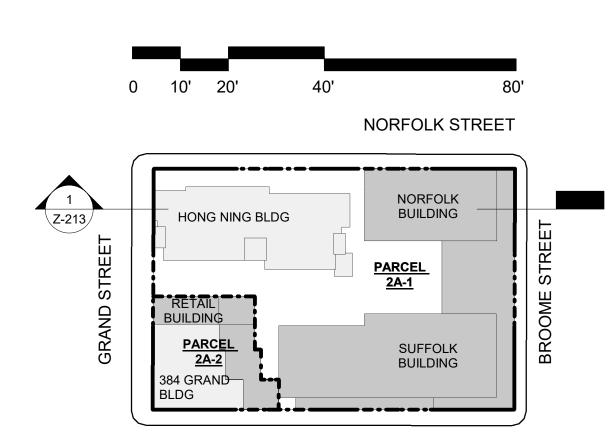
PROPOSED BUILDING SECTION (ILLUSTRATIVE)

HEIGHT AND SETBACK

DISTANCE WAIVER

"WALL-WALL"

NO LEGAL LIGHT+AIR ON FACING WALLS



SUFFOLK

NORFOLK BUILDING 110.83 ft 195.00' ENV (BULKHEAD) BULKHEAD 165.00' ENV 40.00 ft_ REQ'D WALL-WALL DISTANCE → 15 UG2 (RESI) 10.00 ft 125.75 ft_ HONG NING BUILDING ***** 11.75 ft WALL-WALL 14 UG2 (RESI) 13 UG2 (RESI) _125.00 ft 14 UG2 (RESI) MAX BASE HEIGHT 28.25 ft 12 UG2 (RESI) 13 UG2 (RESI) 105.00 ft MAX BASE HEIGHT 15.00 ft 12 UG2 (RESI) 11 UG2 (RESI) 11 UG2 (RESI) 10 UG2 (RESI) 10 UG2 (RESI) 85.00 ft MAX 9 UG2 (RESI) 9 UG2 (RESI) PODIUM @ BROOME (ENV) 7 UG2 (RESI) UG2 (RESI) 8 UG2 (RESI) UG2 (RESI) 6 UG2 (RESI) 7 UG2 (RESI) 5 UG2 (RESI) UG2 (RESI) 6 UG2 (RESI) 4 UG2 (RESI) 5 UG2 (RESI) 5 UG2 (RESI) 4 UG2 (RESI) 3 UG3 (CF) 4 UG2 (RESI) UG3 (CF) 3 UG2 (RESI) 2 UG3 (CF) 2 UG3 (CF) 2 UG2 (RESI) GRAND ST BROOME ST (NARROW) (WIDE) UG3 1 UG6 (RETAIL) 1 UG2 (RESI) UG2 (SYNAGOGUE) C UG2 (MECH) C UG6 (RETAIL)

1 N-S Zoning Section 2 1" = 20'-0"

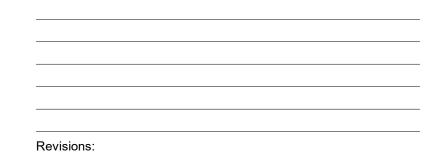
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New York, NY

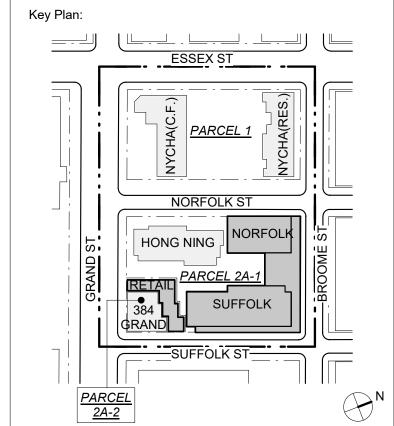
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Parcel 2A - Waiver Sections

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Checked By	JW / DH	75 02514T
Project No.	1713	Seal

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SUFFOLK BUILDING 340.00' ENV (BULKHEAD) 310.00' ENV → 306.33 ft ILLUSTRATIVE BUILDING 285.00 ft MAX BUILDING HEIGHT **GENERAL NOTE** BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING LANDSCAPING, ENTRY LOCATION/QUANTITIES, AND OTHER PROPOSED SITE FEATURES LEGEND ILLUSTRATIVE BLDG LINE PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT FROM ACL OR BASE DEVELOPMENT ENVELOPE 125.00 ft MAX BASE HEIGHT EXISTING BUILDING SECTION PROPOSED BUILDING SECTION (ILLUSTRATIVE) HONG NING BUILDING (BEYOND) , 15.00 ft 85.00 ft NORFOLK MAX PODIUM @ BROOME NORFOLK BUILDING HONG NING BUILDING (ENV) 14.00 ft PARCEL 2A-1 RETAIL BUILDING 48.00 PARCEL 2A-2 SUFFOLK BUILDING 384 GRAND BUILDING 30.00 SUFFOLK 1 Z-214 15.00 BROOME ST (NARROW) GRAND ST (WIDE) 384 GRAND ST BUILDING

Parcel 2A - Illustrative East Elevation (Suffolk)
1" = 20'-0"

Broome Street Development

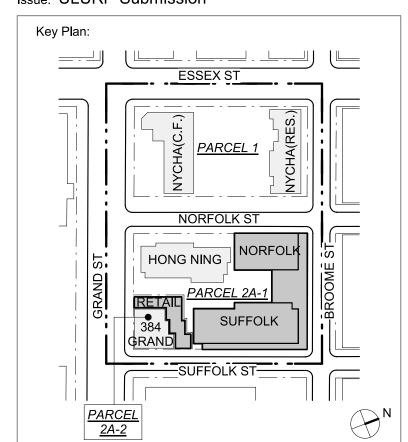
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Parcel 2A - Elevations (Illustrative)

Date 08/16/2019

Scale As indicated

Drawn By AM / RGB

Checked By JW / DH

Project No. 1713 Seal

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GENERAL NOTE

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LEGEND

ILLUSTRATIVE BLDG LINE PROPOSED MAXIMUM BUILDING ENVELOPE

10.00 100.00' ENV

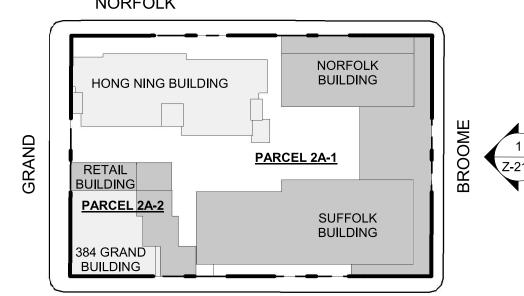
HEIGHT FROM ACL OR BASE

DEVELOPMENT ENVELOPE HEIGHT

EXISTING BUILDING

PROPOSED BUILDING SECTION (ILLUSTRATIVE)

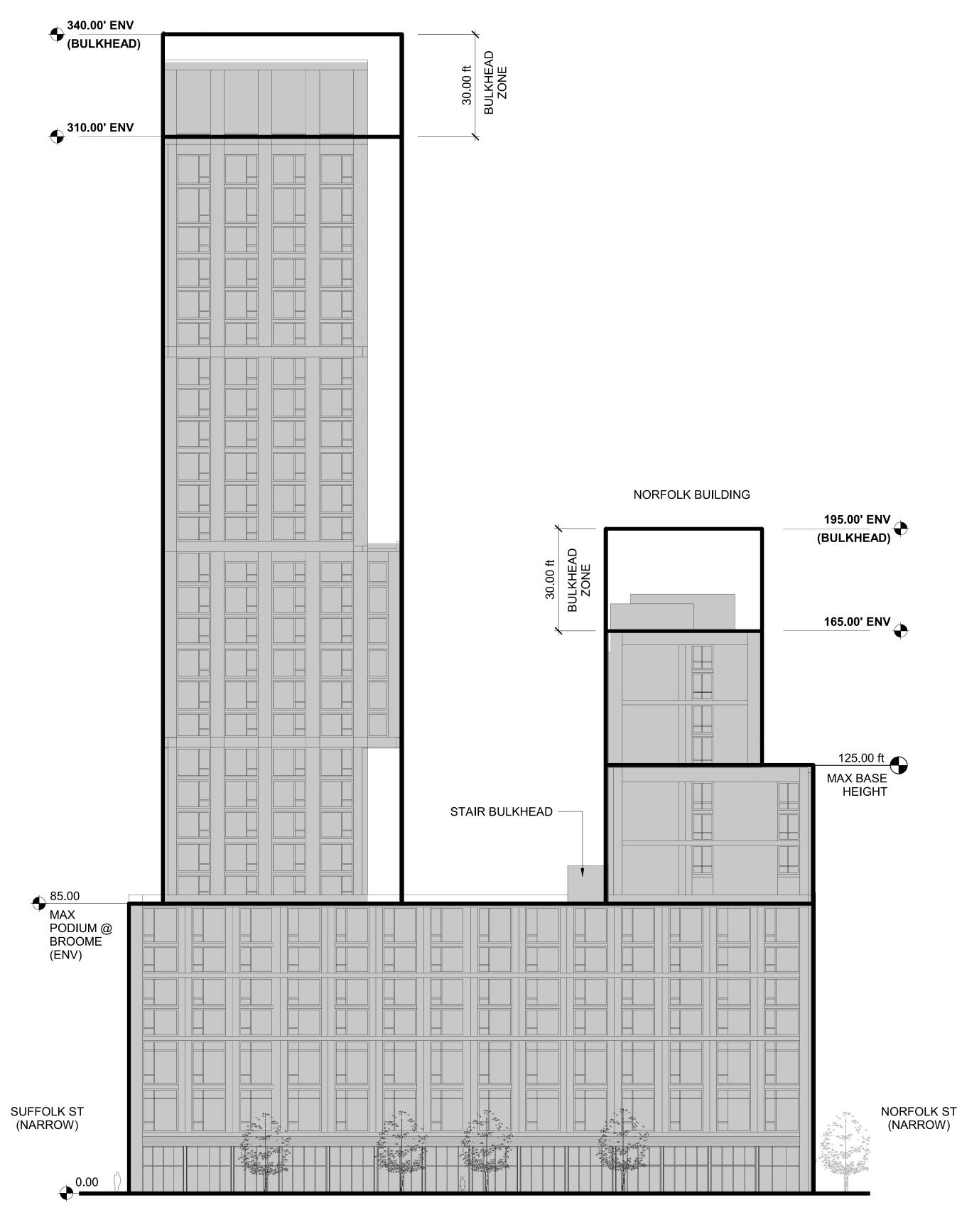
NORFOLK



SUFFOLK



SUFFOLK BUILDING



1 Parcel 2A - Illustrative North Elevation (Broome)
1" = 20'-0"

Broome Street Development

New York, NY

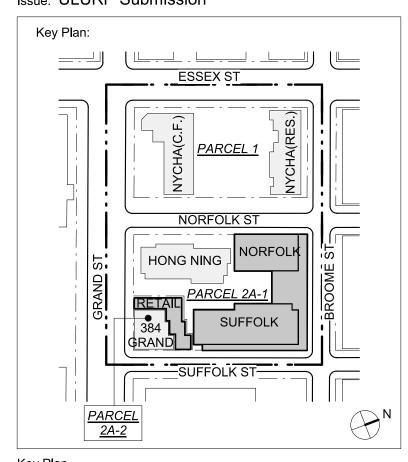
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Parcel 2A - Elevations (Illustrative)

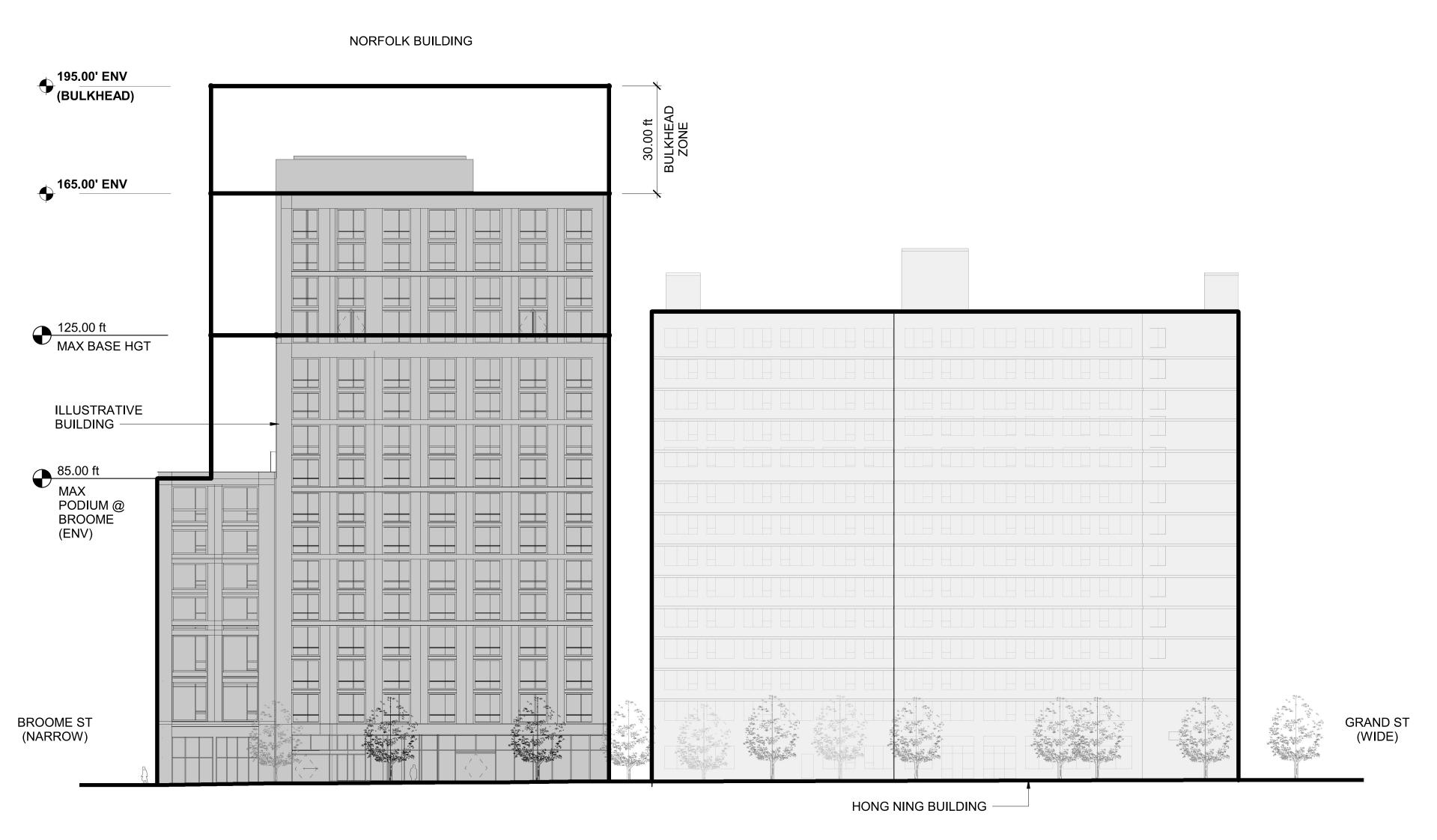
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BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING LANDSCAPING, ENTRY LOCATION/QUANTITIES, AND OTHER PROPOSED SITE FEATURES **LEGEND** ILLUSTRATIVE BLDG LINE PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT FROM ACL OR BASE DEVELOPMENT ENVELOPE **EXISTING BUILDING** PROPOSED BUILDING SECTION (ILLUSTRATIVE) Z-216 NORFOLK NORFOLK BUILDING HONG NING BUILDING PARCEL 2A-1 RETAIL BUILDING PARCEL 2A-2 SUFFOLK BUILDING 384 GRAND BUILDING

SUFFOLK

GENERAL NOTE



1 Parcel 2A - Illustrative West Elevation (Norfolk)
1" = 20'-0"

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New York, NY

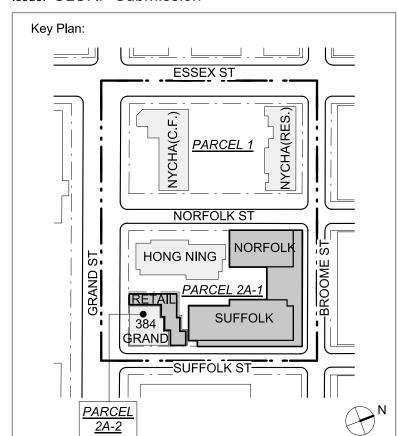
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Parcel 2A - Elevations (Illustrative)

Date 08/16/2019

Scale As indicated

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Checked By JW / DH

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LEGEND

ILLUSTRATIVE BLDG LINE PROPOSED MAXIMUM BUILDING ENVELOPE

HEIGHT FROM ACL OR BASE PLANE

EXISTING BUILDING SECTION

PROPOSED BUILDING SECTION (ILLUSTRATIVE)

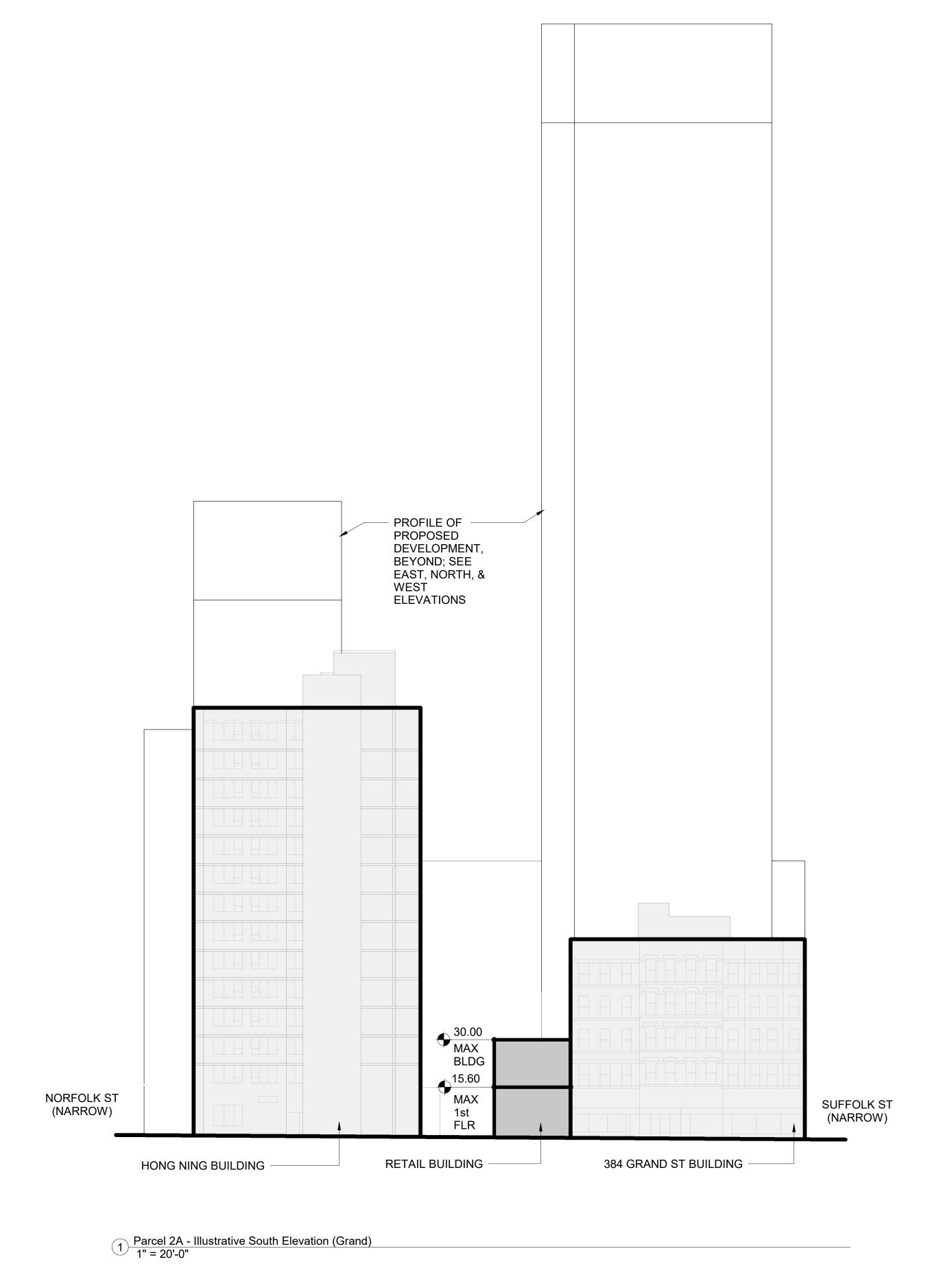
NORFOLK BUILDING HONG NING BUILDING PARCEL 2A-1 RETAIL BUILDING PARCEL 2A-2 SUFFOLK BUILDING

SUFFOLK

384 GRAND BUILDING

NORFOLK





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New York, NY

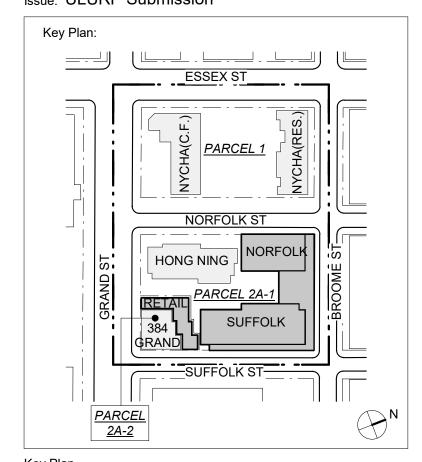
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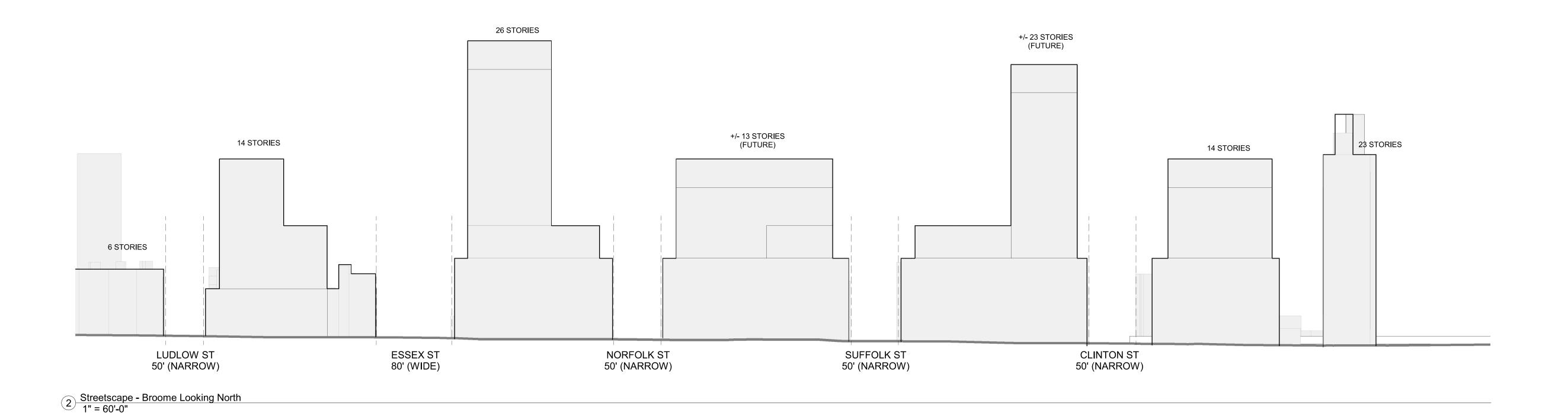


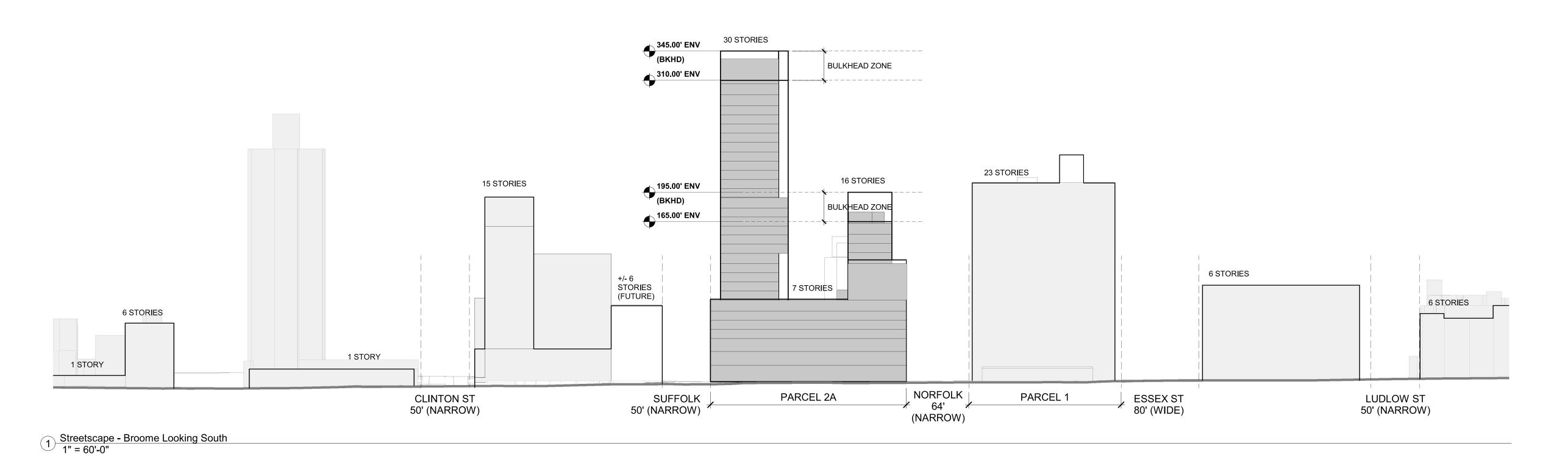
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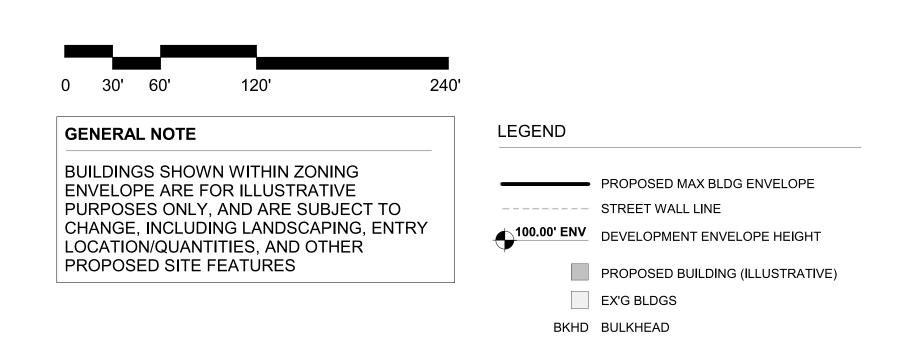
Parcel 2A - Elevations (Illustrative)

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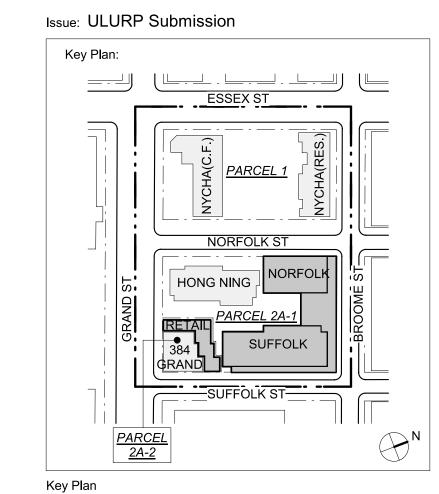
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LUDLOW

CLINTON

ESSEX

NORFOLK

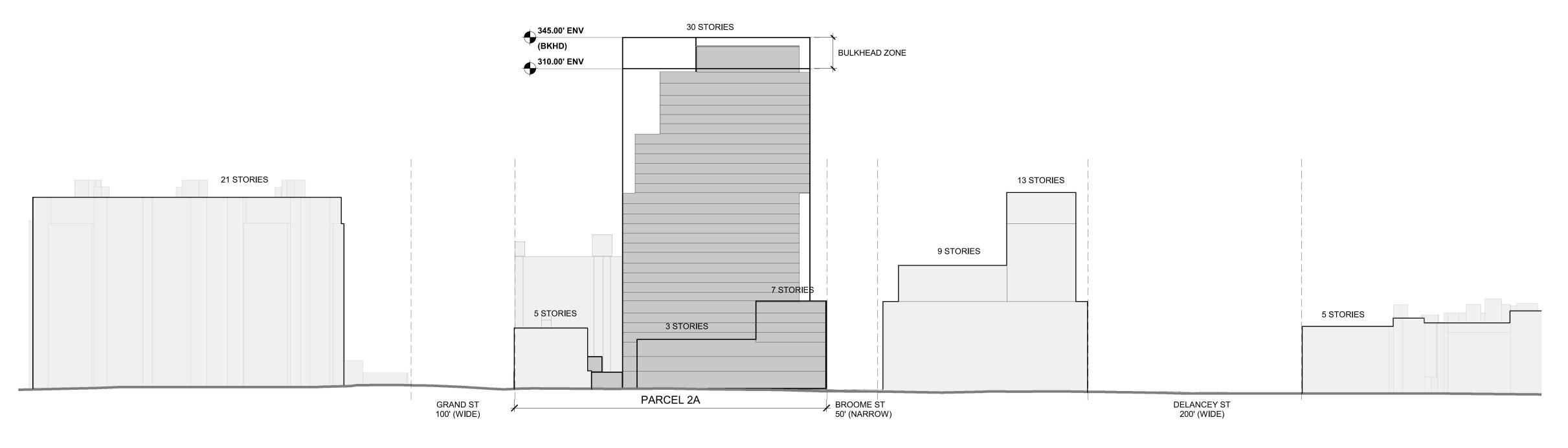
Neighborhood Character Diagrams

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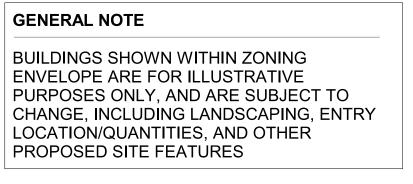
STONIES | PUTURE) # STONIES | 18 STONIES

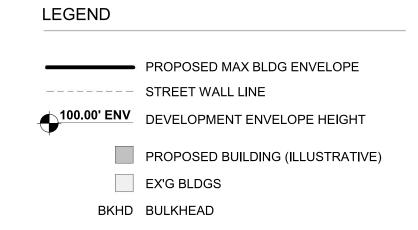
2 Streetscape - Suffolk Looking East 1" = 60'-0"

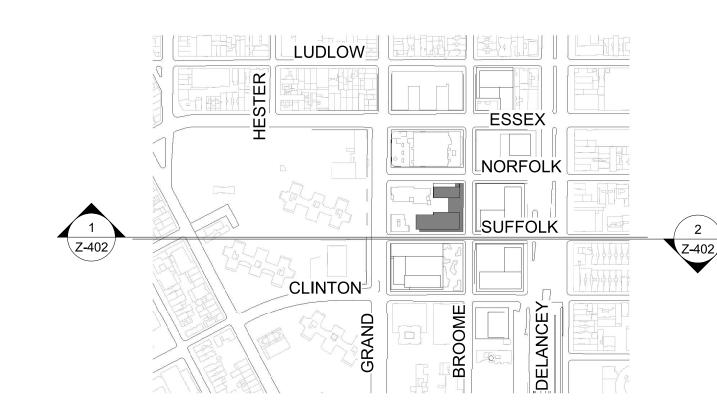


Streetscape - Suffolk Looking West
1" = 60'-0"









Broome Street Development

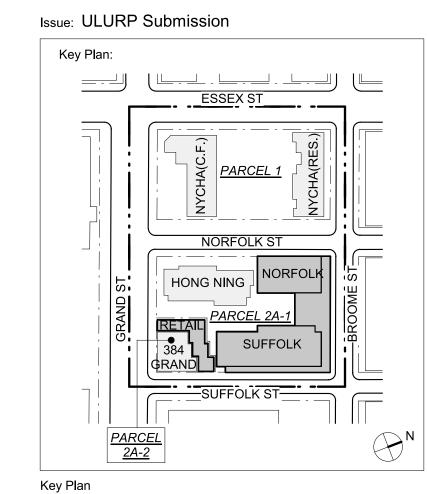
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7-402₀

CLINTON ST 60' (WARROW) ESSEX ST LUDLOW ST 40' (NARROW)

U STORIES

0 STORIES

0 STORIES

0 STORIES

0 STORIES

PARCEL 2A

SUFFOLK ST 40' (NARROW)

Streetscape - Grand Looking North
1" = 60'-0"

2 Streetscape - Grand Looking South
1" = 60'-0"



LUDLOW ST 40' (NARROW)

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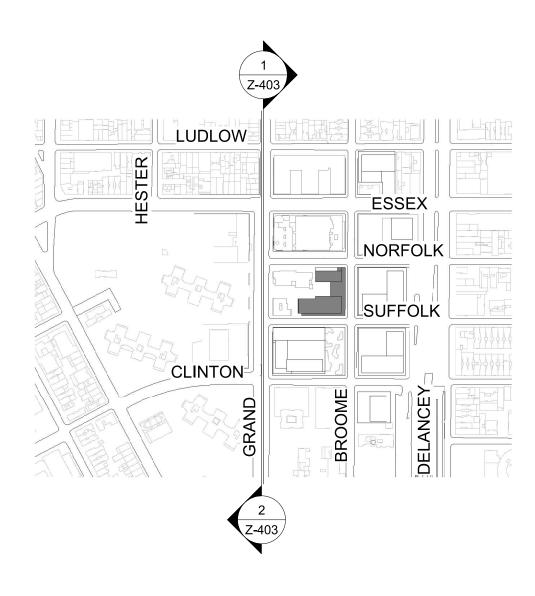
2 STORIES

PARCEL 1

ESSEX ST 80' (WIDE)

BKHD BULKHEAD

NORFOLK 64' (NARROW)



1 STORY

CLINTON ST 50' (NARROW)

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New York, NY

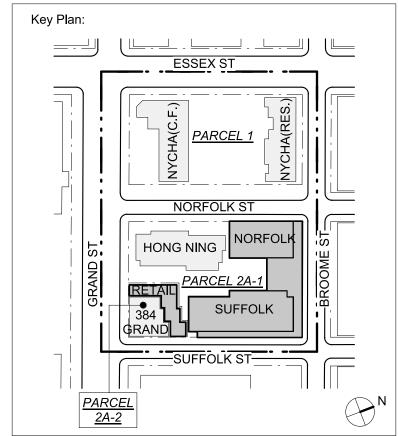
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Neighborhood Character Diagrams

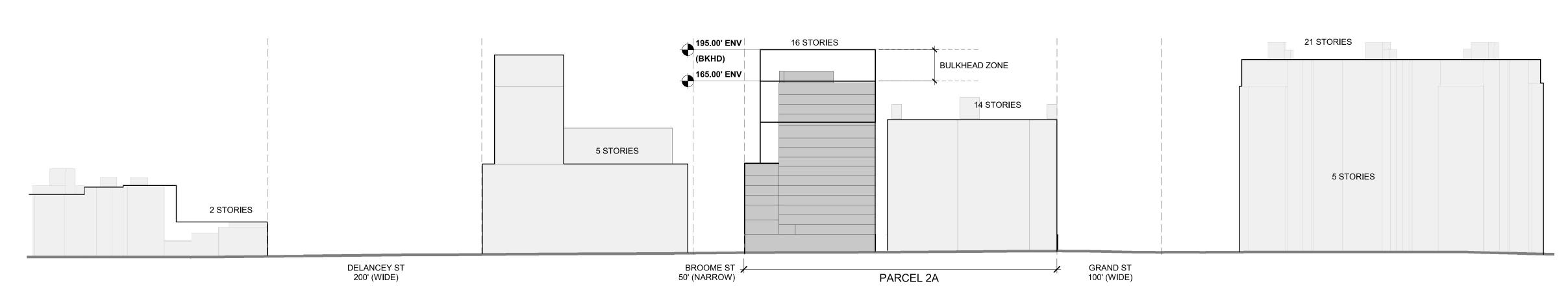
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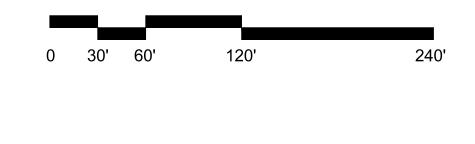
26 STORIES 23 STORIES 18 STORIES 6 STORIES 2 STORIES 1 STORY 1 STORY GRAND ST 100' (WIDE) BROOME ST 50' (NARROW) DELANCEY ST 150' (WIDE)

2 Streetscape - Norfolk Looking West 1" = 60'-0"

30 STORIES

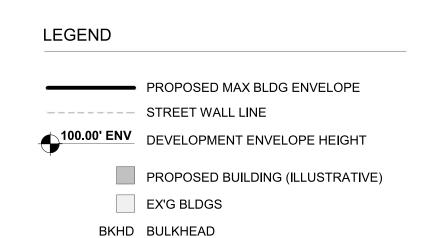


1 Streetscape - Norfolk Looking East
1" = 60'-0"



GENERAL NOTE

BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING LANDSCAPING, ENTRY LOCATION/QUANTITIES, AND OTHER PROPOSED SITE FEATURES

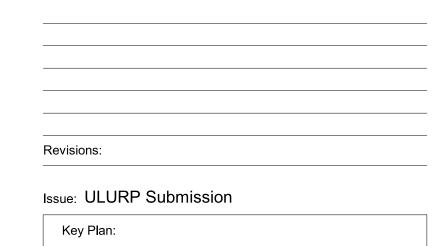


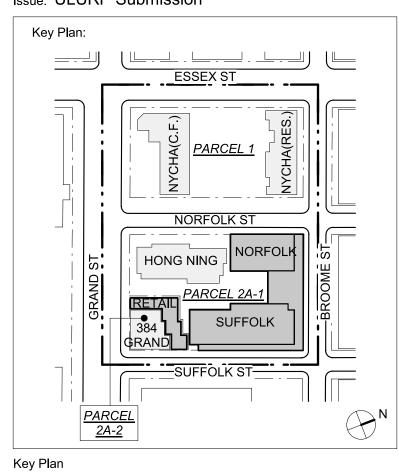
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LUDLOW

CLINTON

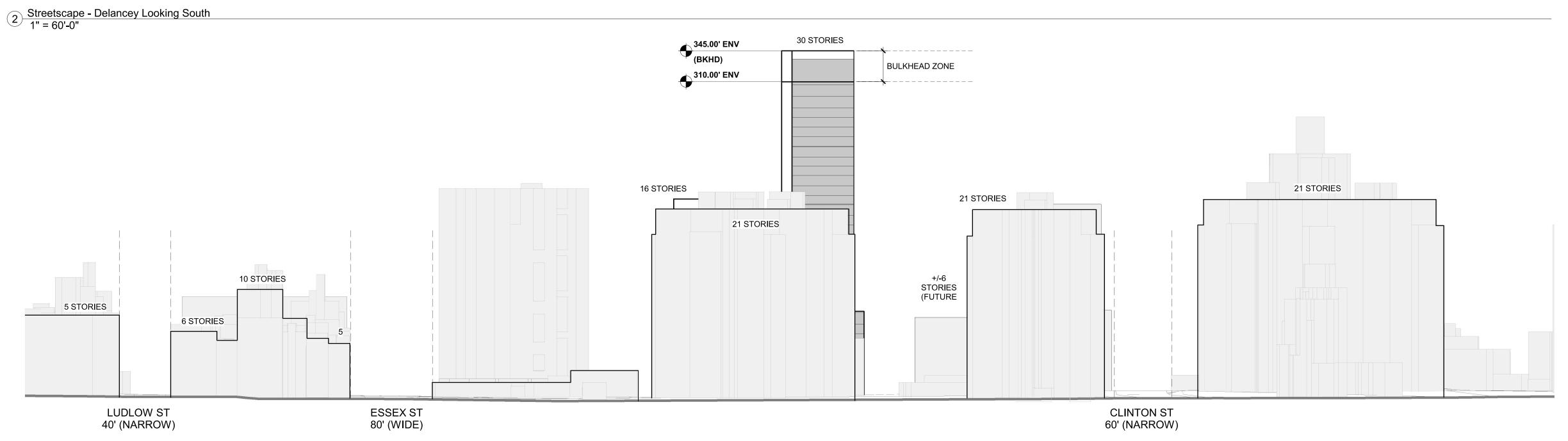
ESSEX

NORFOLK

Neighborhood Character Diagrams

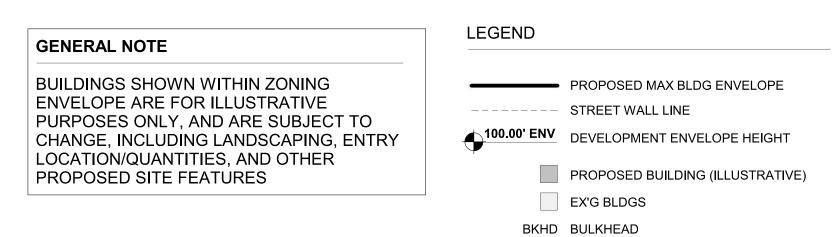
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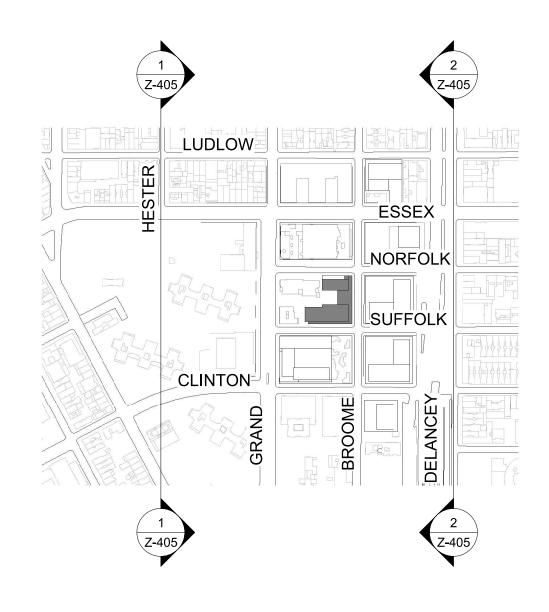
26 STORIES **BULKHEAD ZONE** 310.00' ENV +/- 23 STORIES (FUTURE) 23 STORIES 16 STORIES 14 STORIES 14 STORIES +/- 13 STORIES (FUTURE) 3 STORIES CLINTON ST 50' (NARROW) LUDLOW ST 50' (NARROW) SUFFOLK ST 50' (NARROW) NORFOLK ST 50' (NARROW) ESSEX ST 80' (WIDE)



1 Streetscape - Hester Looking North
1" = 60'-0"







Broome Street Development New York, NY

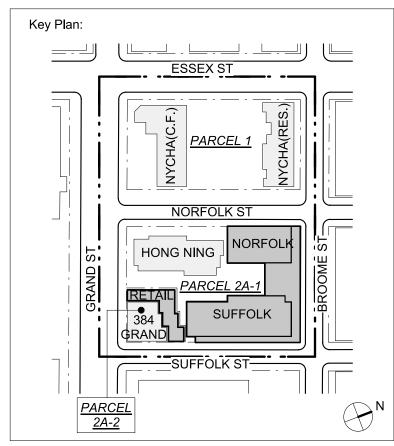
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Neighborhood Character Diagrams

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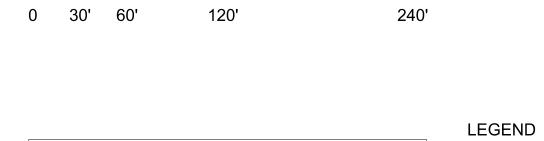
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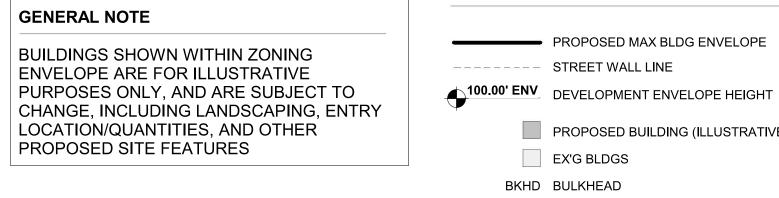
30 STORIES 345.00' ENV (BKHD) BULKHEAD ZONE 26 STORIES 310.00' ENV 14 STORIES 23 STORIES 21 STORIES 14 STORIES 5 STORIES 6 STORIES 6 STORIES 6 STORIES 6 STORIES 5 STORIES 5 STORIES 3 STORIES GRAND ST 60' (WIDE) DELANCEY ST 150' (WIDE) BROOME ST 50' (NARROW)

30 STORIES 345.00' ENV (BKHD) BULKHEAD ZONE 310.00' ENV +/- 23 STORIES (FUTURE) 15 STORIES 21 STORIES 6 STORIES 5 STORIES GRAND ST 100' (WIDE) BROOME ST 50' (NARROW) DELANCEY ST 200' (WIDE)

1" = 60'-0"

2 Streetscape - Ludlow Looking East 1" = 60'-0"

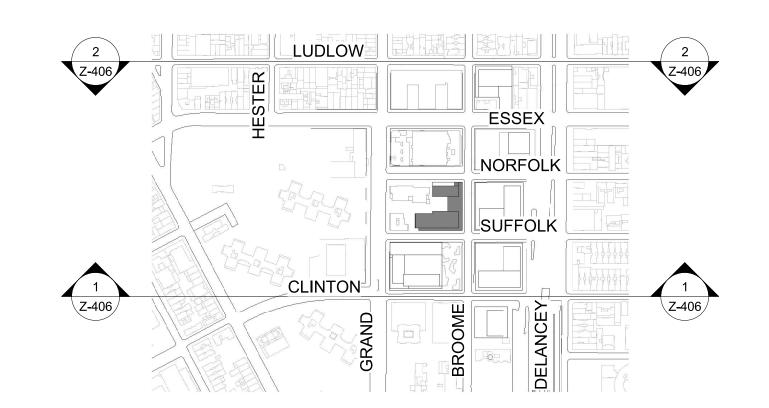




PROPOSED BUILDING (ILLUSTRATIVE)

EX'G BLDGS

BKHD BULKHEAD



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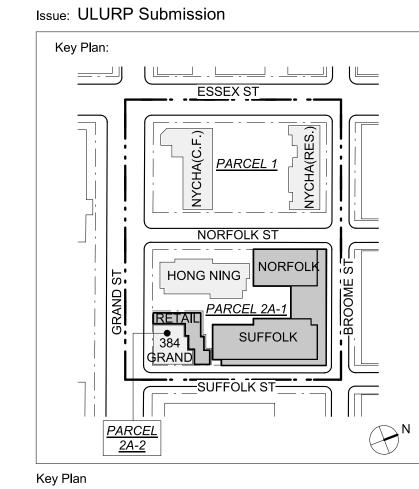
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Neighborhood Character Diagrams

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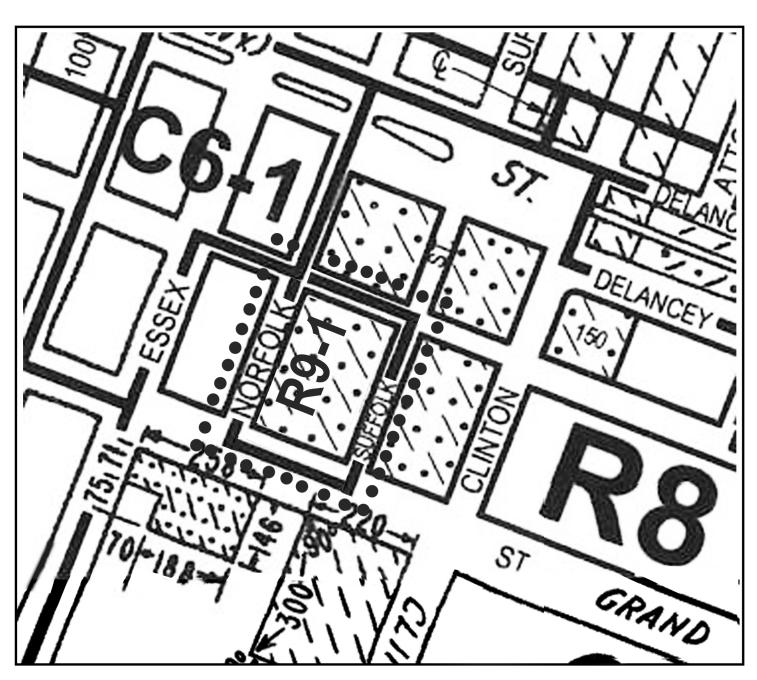
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Zoning Change Map





CURRENT ZONING MAP



PROPOSED ZONING MAP

(Area being rezoned is outlined with dotted lines)

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

Changing an R8 district to an R9-1/C2-5 district

GO Broome Development

Zoning Comparison Table				
		Permi	tted/Required	
		ting R8	Proposed R9-1/C2-5 (MIH)	
	Zoning Section(s)	R8	Zoning Section(s)	R9-1/C2-5
USE GROUPS	22-10	1,2,3,4	22-10, 32-10	1,2,3,4, 5-9, 14
Maximum FAR				
Residential	23-153	6.02	23-154(d)(2)	9.0
AIRS	23-155	7.20	23-155	9.0
Community Facility	24-11	6.5	35-31,24-11,33-121	10.0
Commercial	Not Permitted	0.0	35-31, 33-121	2.0
YARDS				
Front Yard	N/A	None	N/A	None
Side Yard	23-462 (c)	None; 8' min if provided	35-52	None; 8' min if provided
Rear Yard (Residential)	23-53	30' for int & thru lots	23-53	30' for int & thru lots
Rear Yard (Community Facility)	24-36	30'	24-36	30'
Rear Yard (Commercial)	N/A	N/A	33-26	20' beyond 100' of corner
LOT COVERAGE				
	22.452	Corner Lot: 100%	22.452	Corner Lot: 100%
Lot Coverage - Residential	23-153	Interior Lot: 70%	23-153	Interior Lot: 70%
		Corner Lot:75%		Corner Lot:75%
Lot Coverage - Comm. Facility	24-11	Interior Lot: 65%	24-11	Interior Lot: 65%
STANDARD HEIGHT AND SETBACKS				
Quality Housing	•	•		
Minimum Base Height	23-662(a)	60 ft	23-664(b)	N/A
Maximum Base Height	23-662(a)	85 ft	23-664(b)	125 ft
Maximum Building Height	23-662(a)	120 ft	23-664(b)	285 ft, 28 stories
Setbacks from Narrow Streets	23-662	20'	23-662	15'
Setbacks from Wide Streets	23-662	15'	23-662	10'
Height Factor				
Maximum Height Front Wall	23-641	85 ft	23-641	125 ft
Maximum Building Height	23-641	No Limit (a)	23-641	No Limit (a)
Sky Exposure Plane Narrow Streets	23-641	2.7:1	23-641	2.7:1
Sky Exposure Plane Wide Streets	23-641	5.6:1	23-641	5.6:1
Setbacks from Narrow Streets	23-641	20'	23-641	15'
Setbacks from Wide Streets	23-641	15'	23-641	10'
Open Space	23-151	Varies by HF	23-151	Varies by HF
DENSITY			-	1
Maximum number of DUs	23-22	680 sf/DU	23-22	680 sf/DU
PARKING AND LOADING			-	
		None		None
Parking	13-10	(within Manh Core)	13-10	(within Manh Core)
		(within ivialin Cole)		First 25,000 sf - none;
				Next 15,000 sf - 1 berth
Loading	N/A	N/A	36-62	•
				Next 60,000 sf - 1 berth
				Ea add'l 150,000 sf - 1 bert

^a Governed by Sky Exposure Plane.

50 NORFOLK TEXT AMENDMENT

Matter <u>underlined</u> is new, to be added.

Matter struckout is to be deleted.

Matter with ## is defined in Section 12-10.

* * indicates where unchanged text appears in the Zoning Resolution.

Article II – Residence District Regulations

* * *

Chapter 3

Residential Bulk Regulations in Residence Districts

* * *

23-011

Quality Housing Program

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #building or other structure# shall comply with the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter and any #building# containing #residences# shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). However, the provisions of Article II, Chapter 8, shall not apply to #buildings converted# pursuant to Article I, Chapter 5.

In R5D Districts, only certain requirements of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of This Chapter).

R6 R7 R8 R9 R10

- (b) In the districts indicated without a letter suffix, the #bulk# regulations applicable to #Quality Housing buildings# may, as an alternative, be applied to #zoning lots# where #buildings# are #developed# or #enlarged# pursuant to all of the requirements of the Quality Housing Program. Such #buildings# may be subsequently #enlarged# only pursuant to the Quality Housing Program. In these districts, the Quality Housing #bulk# regulations may apply to #developments# or #enlargements# on #zoning lots# with existing #buildings# to remain, if:
 - (1) the existing #buildings# contain no #residences# and the entire #zoning lot# will comply with the #floor area ratio# and density standards applicable to #Quality Housing buildings#; or

- (2) the existing #buildings# contain #residences#, and:
 - (i) such #buildings# comply with the maximum base heights and maximum #building# heights listed in the tables in Section 23-662 for the applicable district, and the entire #zoning lot# will comply with the #floor area ratio# and #lot coverage# standards applicable to #Quality Housing buildings#; or
 - (ii) for #developments# or #enlargements# on #zoning lots# meeting the criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors):
 - (a) the entire #zoning lot# will comply with the #floor area ratio# set forth in Sections 23-154 (Inclusionary Housing) or 23-155 (Affordable independent residences for seniors), as applicable;
 - (b) the entire #zoning lot# will comply with the #lot coverage# regulations for the applicable zoning district set forth in Section 23-153 (For Quality Housing buildings); and the #development# or #enlargement#:
 - (1) will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 1 of paragraph (b) of Section 23-664;
 - (2) in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(3) of Section 23-664 will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section 23-664; or
 - in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(4) of Section 23-664 and is located within 150 feet of the types of transportation infrastructure listed in paragraphs (c)(2)(i) through (c)(2)(iv) of Section 23-664, will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section 23-664. Such 150-foot measurement shall be measured perpendicular to the edge of such infrastructure.

All #Quality Housing buildings# shall also comply with additional provisions set forth in Article II, Chapter 8.

- (c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:
 - (1) Article VII, Chapter 8 (Special Regulations applying to Large Scale Residential Developments); except that they may be permitted as an alternative to apply within #Large Scale Residential Developments# located:
 - (i) in C2-5 Districts mapped within R9-1 Districts in Community District 3 in the Borough of Manhattan.
 - (2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

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#Special 125th Street District#;

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

#Special East Harlem Corridors District#;

#Special Grand Concourse Preservation District#;

#Special Harlem River Waterfront District#;

#Special Limited Commercial District#;

#Special Long Island City Mixed Use District#;

#Special Lower Manhattan District#, as modified in Section 91-05;

#Special Ocean Parkway District#;

#Special Transit Land Use District#; or

#Special Tribeca Mixed Use District#.
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(d) In the districts indicated, for #Quality Housing buildings# in which at least 50 percent of the #dwelling units# are #income-restricted housing units#, or at least 50 percent of the total #floor area# is a #long-term care facility# or philanthropic or non-profit institution with sleeping accommodation, the applicable #bulk# regulations of this Chapter may be modified for #zoning lots# with irregular site conditions or site planning constraints by special permit of the Board of Standards and Appeals, pursuant to Section 73-623 (Bulk modifications for certain Quality Housing buildings on irregular sites).

R6 R7 R8 R9 R10

(e) In the districts indicated, where a Special Purpose District modifies the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter, the additional provisions for #Quality Housing buildings# set forth in Article II, Chapter 8 shall continue to apply. In addition, where any Special Purpose District that requires elements of Article II, Chapter 8 to apply to non-#Quality Housing buildings#, all associated #floor area# exemptions shall apply.

* * *

Chapter 8 The Quality Housing Program

28-00

GENERAL PURPOSES

The Quality Housing Program is established to foster the provision of multifamily housing and certain #community facilities# that:

- (a) are compatible with existing neighborhood scale and character;
- (b) provide on-site amenity spaces to meet the needs of its residents; and
- (c) are designed to promote the security and safety of its residents.

28-01

Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements that, in conjunction with the #bulk# provisions for #Quality Housing buildings# set forth in Article II, Chapter 3, and Article III, Chapter 5, as applicable, apply to #buildings# containing #residences#, #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or some combination thereof as follows:

(a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X

Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all such #buildings# shall comply with the Quality Housing Program standards and requirements as set forth in this Chapter.

- (b) In other R6, R7, R8, R9 or R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all #developments# and #enlargements# of such #buildings# utilizing the Quality Housing #bulk# regulations in Article II, Chapter 3, shall comply with the Quality Housing Program standards and requirements set forth in this Chapter.
- (c) In R5D Districts, only the requirements set forth in Sections 28-12 (Refuse Storage and Disposal), 28-23 (Planting Areas) and 28-43 (Location of Accessory Parking) shall apply.
- In R6 through R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, for #developments# and #enlargements# of #community facility buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or portions of #buildings# containing such #uses#, where such #buildings# utilize the #bulk# regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts with a letter suffix, or the height and setback regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts without a letter suffix, the Quality Housing Program standards and requirements of this Chapter shall apply, except that the provisions of Section 28-12 shall be optional.
- (e) The provisions of Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments), are not applicable to #Quality Housing buildings#.
- (fe) The provisions of this Chapter shall not apply to #dwelling units converted# pursuant to Article I, Chapter 5, unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).

* * *

Article VII - Administration

Chapter 8

Special Regulations Applying to Large-Scale Residential Developments

78-00

GENERAL PURPOSES, DEFINITIONS AND GENERAL PROVISIONS

78-01

General Purposes

The regulations set forth in this Chapter are designed to deal with certain types of problems which arise only in connection with large-scale residential developments and to promote and facilitate better site

planning and community planning through modified application of the district regulations in such developments.

For large-scale residential developments involving several zoning lots but planned as a unit, the district regulations may impose unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and bulk controls. For such developments, the regulations of this Chapter are designed to allow greater flexibility for the purpose of securing better site planning for development of vacant land and to provide incentives toward that end while safeguarding the present or future use and development of surrounding areas and, specifically, to achieve more efficient use of increasingly scarce land within the framework of the overall bulk controls, to enable open space in large-scale residential developments to be arranged in such a way as best to serve active and passive recreation needs of the residents, to protect and preserve scenic assets and natural features such as trees, streams and topographic features, to foster a more stable community by providing for a population of balanced family sizes, to encourage harmonious designs incorporating a variety of building types and variations in the siting of buildings, and thus to promote and protect public health, safety and general welfare.

* * *

78-03 Applicability of This Chapter

#Large-scale residential developments# are governed by all the #use#, #bulk#, off-street parking and loading, and other applicable regulations of this Resolution, except for such special provisions as are specifically set forth in this Chapter and apply only to such #large-scale residential developments#. However, the Quality Housing Program is inapplicable in #large-scale residential development#.

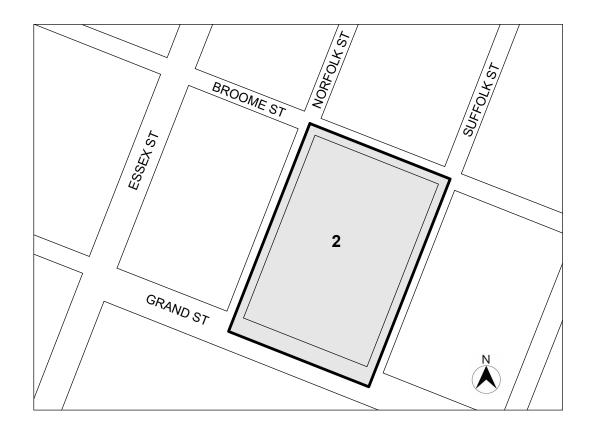
Any #large-scale residential development# having a total of at least 500 #dwelling units# shall be subject to the provisions of Section 78-11 (General Provisions), relating to Provision of Public Facilities in Connection with Large-Scale Residential Developments.

#Large-scale residential developments# within the #waterfront area# shall be subject to the provisions of Section 62-132 (Applicability of Article VII, Chapters 4, 8 and 9).

* * *

END

Map 3 - (X/X/20XX)



Inclusionary Housing Designated Area
Mandatory Inclusionary Housing Program Area (see Section 23-154(d)(3)
Area 2 - mm/dd/yy, MIH Program Option 1

Portion of Community District 3, Borough of Manhattan