



# Land Use Review Application

Department of City Planning

120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271

N 190408 ZRY

City Planning will assign and stamp reference numbers here

### 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

NYC Department of City Planning

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*  
120 Broadway, 31<sup>st</sup> Floor

STREET ADDRESS \_\_\_\_\_

New York N Y 10271

CITY STATE ZIP

AREA CODE TELEPHONE # FAX# \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

B e t h L e b o w i t z

APPLICANT'S PRIMARY REPRESENTATIVE

NYC Department of City Planning

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION \_\_\_\_\_

120 Broadway, 31st Floor

STREET ADDRESS \_\_\_\_\_

New York N Y 10271

CITY STATE ZIP

212 - 720 - 3263

AREA CODE TELEPHONE # FAX# \_\_\_\_\_

\* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \_\_\_\_\_

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

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

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC) \_\_\_\_\_ TELEPHONE # \_\_\_\_\_ FAX # \_\_\_\_\_

See attached map privately owned Public Spaces (POPS) Signage and Amenities Text Amendment

STREET ADDRESS \_\_\_\_\_ PROJECT NAME (IF ANY) \_\_\_\_\_

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS \_\_\_\_\_

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) \_\_\_\_\_ ZONING SECTIONAL MAP NO(S) \_\_\_\_\_

TAX BLOCK AND LOT NUMBER \_\_\_\_\_ BOROUGH \_\_\_\_\_ COMM. DIST. \_\_\_\_\_

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

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

### 3. DESCRIPTION OF PROPOSAL

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

### 4. ACTIONS REQUESTED AND FEES (Check appropriate action(s) and attach supplemental form)

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

MODIFICATION \$ \_\_\_\_\_

FOLLOW-UP \$ \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

RENEWAL \$ \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

OTHER \$ \_\_\_\_\_ SPECIFY \_\_\_\_\_

TOTAL FEE (For all actions) \$ \_\_\_\_\_

Make Check or Money Order payable to Department of City Planning.  
If fee exemption is claimed check box below and explain  
 DCP is a City agency.

Has pre-application meeting been held?  NO  YES  
If yes Manhattan Office 04/09/2019  
DCP Office/Representative Date of meeting

**5. ENVIRONMENTAL REVIEW** CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)  
 LEAD AGENCY NYC Department of City Planning CEQR NUMBER 19DCR202Y

TYPE OF CEQR ACTION:  
 TYPE II Type II category: 617.5 (c) (26) Date determination was made: 05/14/2019  
 TYPE I } Has EAS been filed? Yes  No   
 UNLISTED } If yes, Date EAS filed: \_\_\_\_\_  
 Has CEQR determination been made? Yes  No   
 If yes, what was determination? Negative Declaration  } Date determination made: \_\_\_\_\_ (Attach Copy)  
 CND .....   
 Positive Declaration  }  
 If Positive Declaration, has PDEIS been filed? \_\_\_\_\_  
 Has Notice of Completion (NOC) for DEIS been issued? \_\_\_\_\_ If yes, attach copy.  
 If PDEIS has not been filed, has final scope been issued? \_\_\_\_\_ If yes, date issued: \_\_\_\_\_

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

**7. RELATED ACTIONS BY CITY PLANNING** LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
N 070497 ZRY	Public Plaza Text Amendment 2	1	09/19/2007
N 090317 ZRY	Amendments to Public Plaza Text 1	5	05/06/2009

**8. RELATED ACTIONS BY OTHER AGENCIES** LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE

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

**10. APPLICANT** (Attach authorizing resolution(s), if applicable)  
B e t h L e b o w i t z Beth Lebowitz 5/15/2019  
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE  
N Y C D e p a r t m e n t o f C i t y P l a n n i n g  
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

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

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE			
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION					
STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX
NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE			
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION					
STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX

**ADMINISTRATIVE CODE** ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION 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 10-164 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.

# City Map Change . . . . . MM

APPLICATION NO

**Proposed City Map Change**  
(Check appropriate boxes)

- 1. ESTABLISH NEW..... STREET     PARK     PUBLIC PLACE     GRADE
- 2. ELIMINATE EXISTING..... STREET     PARK     PUBLIC PLACE     GRADE
- 3. CHANGE EXISTING STREET..... WIDTH     ALIGNMENT     GRADE
- 4. EASEMENT  
Delineate New.....    Remove Existing.....    Modify Existing.....
- 5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY .....

# Zoning Map Change . . . . . ZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

**Proposed Zoning Map Change(s)**

CHANGE #1	FROM:	EXISTING	TO:	PROPOSED
CHANGE #2	FROM:	EXISTING	TO:	PROPOSED
CHANGE #3	FROM:	EXISTING	TO:	PROPOSED
CHANGE #4	FROM:	EXISTING	TO:	PROPOSED
CHANGE #5	FROM:	EXISTING	TO:	PROPOSED

# Zoning Text Amendment . . . . . ZR

N190408 ZR4

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

**Affected Zoning Resolution (ZR) Sections**

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
37-43	see attached
37-401	Design Standards
37-402	Public space storage systems
37-80	Arcades




**Privately Owned Public Spaces (POPS)  
Signage and Amenities Text Amendment  
May 17, 2019**

**Proposed Zoning Text Amendments**

<b>ZR Section Number</b>	<b>Zoning Resolution Section Title</b>
37-53	Design Standards for Pedestrian Circulation Spaces
37-61	Design Standards
37-626	Moveable tables and chairs
37-751	Public space signage systems
37-80	ARCADES
37-81	Moveable Tables and Chairs
74-872	Design requirements for covered pedestrian spaces
APPENDIX E	Design Requirements for Plazas, Residential Plazas and Urban Plazas Developed Prior to October 17, 2007



# Privately Owned Public Spaces (POPS) Signage and Amenities Text Amendment

 Community districts that have zoning districts eligible for POPS bonuses

## Summary:

Manhattan: 12 (CD 1-12)

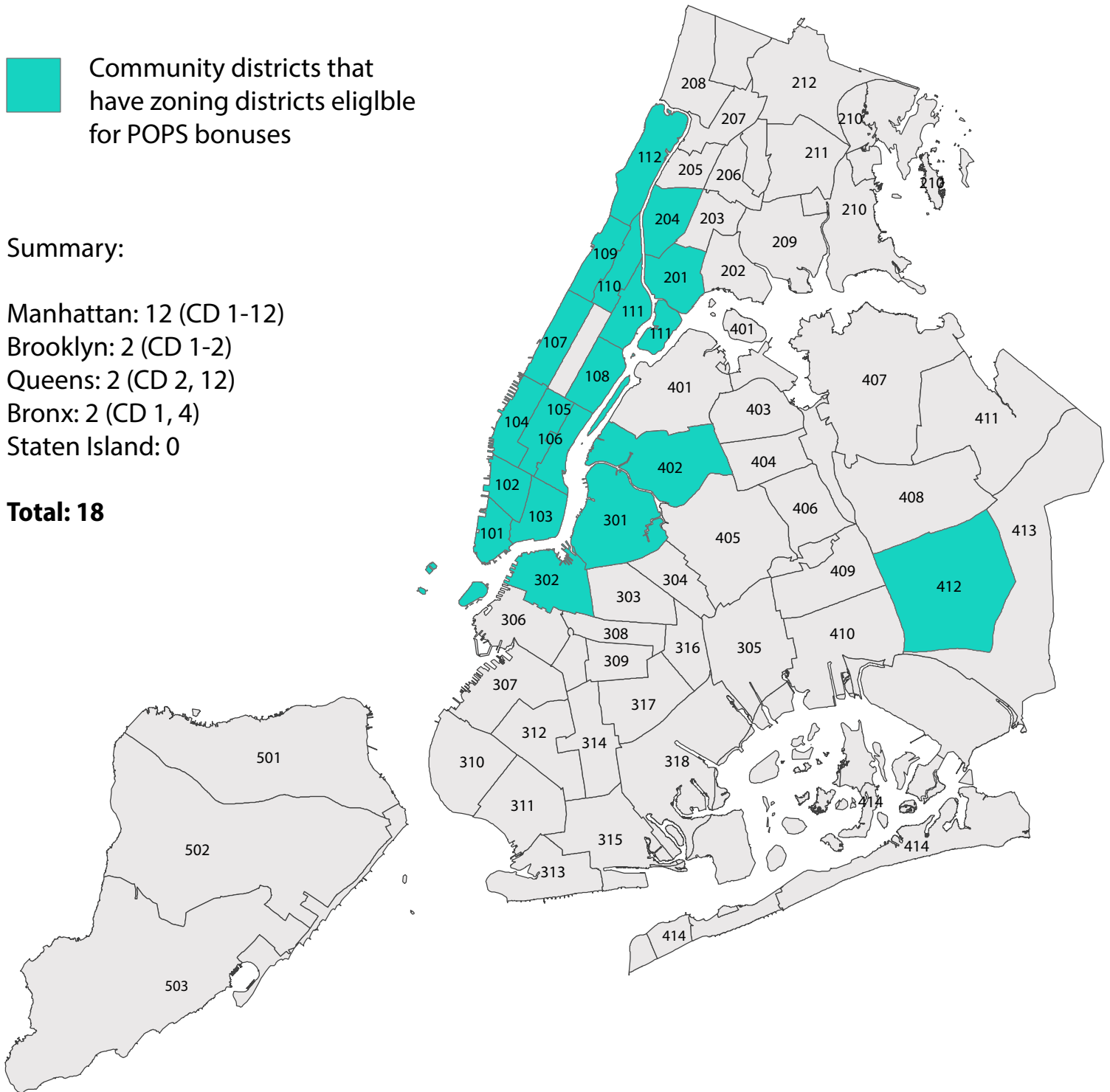
Brooklyn: 2 (CD 1-2)

Queens: 2 (CD 2, 12)

Bronx: 2 (CD 1, 4)

Staten Island: 0

**Total: 18**







# **Privately Owned Public Spaces (POPS) Signage and Amenities Text Amendment May 17, 2019**

## **Project Description**

### **1. Introduction**

The New York City Department of City Planning (DCP) proposes an amendment to update certain provisions of the Zoning Resolution related to signage and amenities in privately owned public spaces (POPS). This action would:

- (1) Facilitate the updating of the existing public space symbol;
- (2) Require public space signage for various types of POPS; and
- (3) Permit publicly accessible moveable tables and chairs to be placed in plazas and arcades where they are currently prohibited.

The proposed zoning text amendment would help create a new and unified identification of POPS across the city and allow public amenities in underutilized POPS that would make these spaces more inviting and usable to the public.

### **2. Background**

POPS are indoor and outdoor spaces on private property in the densest areas of the city intended for public use, including arcades; sidewalk widenings; open air concourses; covered pedestrian spaces; through block arcades, connections and galleries; and several types of plazas (plazas developed pursuant to the original, 1961 zoning regulations; urban plazas; residential plazas; and the more-recent public plaza). They are provided by property owners in exchange primarily for bonus floor area or special waivers.

POPS were first introduced as an incentive zoning tool in the Zoning Resolution of 1961 and allowed developers to build more usable space for a building if they also provided “plazas” or “arcades” that are open to the public. (Plazas developed pursuant to the 1961 zoning regulations are hereinafter referred to as “1961 plazas”.) While many POPS were created this way, some were also created as part of a variance or special permit granted by the City Planning Commission or the Board of Standards and Appeals or required by special zoning districts.

Since 1961, the regulations governing POPS have greatly evolved. There have been many text amendments that introduced entirely new types of outdoor and indoor spaces; phased out and replaced certain types; and refined design regulations. The Department has continued to enhance design standards so that POPS are of the highest quality, useful and inviting to the public. While the types of POPS vary, each is required to be provided by the building owner according to the regulations under which they were built and any City approvals.

Currently, the Zoning Resolution permits bonus floor area in exchange for the provision of four types of spaces: “public plazas”, “arcades”, “through block arcades”, and “covered pedestrian spaces” (collectively hereinafter referred to as “bonused POPS”). These terms are defined in Zoning Resolution, and each has its own design standards. Other unique types of spaces continue to be approved and required as part of discretionary approvals and special districts. To date, over 550 POPS are provided at over 350 buildings across New York City.

In 2017, the City adopted Local Law 116 as amended by Local Law 250 of 2017 (hereinafter “Local Law”) which requires public space signage at all POPS as defined in the Local Law. Signage at POPS was first introduced in the Zoning Resolution in 1975, with the establishment of urban plazas and open air concourses, and includes a public space symbol comprising a grid and tree-shaped symbol. Signage continues to be required under the Zoning Resolution for new plazas, but not in several other types of POPS. The Local Law requires public space signage now at all existing and new POPS.

With renewed attention to POPS signage, DCP, with Advocates for Privately Owned Public Space and The Municipal Art Society, held a design competition to solicit a new logo design to replace the existing public space symbol that is included on POPS signage. The public, worldwide competition launched in January 2019, and three Awardees were announced on May 20, 2019. The Director of DCP has chosen a new logo from the Awardees.

### 3. Description of the Project Area

#### *General applicability:*

Floor area bonuses by providing a POPS are generally available in medium to high-density commercial districts and high density residential districts in all boroughs except Staten Island. Zoning districts that permit creation of bonused POPS are located in the following community districts:

Bronx:	1, 4
Brooklyn:	1 – 2
Manhattan:	1 - 12
Queens:	2, 12

#### *Special zoning districts:*

Public plaza regulations are incorporated into the zoning text of various special zoning districts throughout Manhattan, Brooklyn, and Queens. In certain special districts, such as Midtown and Hudson Yards, the public plaza regulations are expanded in their locational applicability while in others, such as Long Island City and Lower Manhattan applicability is more restricted. Certain other special districts, such as West Chelsea, prohibit bonuses by providing a public plaza but apply existing design standards to non-bonus open areas on zoning lots.

Special zoning districts that reference existing public plaza standards include:

- Special Midtown District
- Special Lower Manhattan District

- Special Hudson Yards District
- Special Sheepshead Bay District
- Special Transit Land Use District
- Special West Chelsea District
- Special Downtown Brooklyn District
- Special Long Island City Mixed Use District
- Special Willets Point District
- Special Downtown Far Rockaway District

#### **4. Existing vs. Proposed Zoning Text**

In order to incorporate the proposed changes, the following sections are proposed to be amended:

- (1) Facilitate the updating of the existing public space symbol;

As described above, the Department has selected a new logo to represent privately owned public spaces and to be used on public space signage at all POPS.

Currently, there are graphical and descriptive text references to the existing public space symbol in Zoning Resolution (ZR) Sections 37-53, 37-751, as well as instructions for obtaining a downloadable graphic file of the symbol from the Department's website. In order to incorporate the new logo, the Department proposes to eliminate from the zoning text explicit references to the symbol design and depictions. The new logo, with supplemental text, would continue to be provided as a downloadable graphic file on the Department's website, and existing zoning text referring to the graphic file will remain unchanged. Appendix E also contains reference to the existing public space symbol and will be retained for reference purposes.

- (2) Require/update public space signage for various types of POPS; and

As described above, all POPS as defined by the Local Law are now required to provide public space signage.

Some spaces are not currently subject to signage requirements, and in some cases, the Local Law requirements are inconsistent with existing signage regulations. The Department proposes to add signage requirements where there currently are none (ZR Sections 37-80 and 74-872), and to update any existing signage regulations to ensure signage will be consistent across all POPS (ZR Sections 37-53 and 37-61).

- (3) Permit publicly accessible moveable tables and chairs to be placed in plazas and arcades where they are currently prohibited.

Regulations governing 1961 plazas are described in ZR Appendix E. The ability to construct 1961 plazas was eliminated in 1975; therefore these regulations only apply to pre-existing 1961 plazas. These provisions regulate the size, dimensions, frontage, and permitted obstructions within the plaza. A limited palette of amenities are permitted within 1961 plazas, including: arbors and trellises, awnings and canopies, railings, flagpoles, terraces and porches, steps,

subway station entrances, fountains, statues, and balconies. Basic plaza amenities such as trees, seating, and lighting are not permitted within 1961 plazas.

Regulations governing bonused arcades are described in ZR Section 37-80, which regulates the size, dimensions, and frontage, and prohibits any obstructions except building columns. Currently, amenities are only permitted in arcades in the Special Water Street Subdistrict of the Special Lower Manhattan District, which allows publicly accessible movable furniture in them and specifies locational and design requirements.

The Department believes seating is an important amenity in inviting the public to enter and use public spaces, and thus proposes new provisions to permit owners to place publicly accessible movable tables and chairs in arcades and the plazas that are still governed by the 1961 plaza regulations.

## **5. Action(s) Necessary to Facilitate the Project**

The Department is proposing a zoning text amendment to to update certain provisions of the Zoning Resolution related to signage and amenities in privately owned public spaces, as discussed above.

# Privately Owned Public Spaces (POPS) Signage and Amenities Text Amendment

May 16<sup>th</sup>, 2019

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

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

## ARTICLE III – COMMERCIAL DISTRICT REGULATIONS

### Chapter 7 – Special Urban Design Regulations

\* \* \*

#### 37-50

#### Requirements for Pedestrian Circulation Space

\* \* \*

#### 37-53

#### Design Standards for Pedestrian Circulation Spaces

\* \* \*

(h) Through #block# connection

\* \* \*

A through #block# connection shall meet the following requirements:

\* \* \*

(2) Design standards for a through #block# connection

\* \* \*

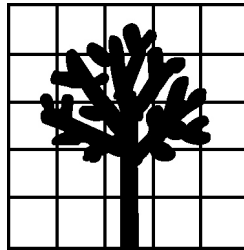
(viii) A through #block# connection shall provide the following information for public access at each public entry to the through #block# connection:

(a) For an unenclosed through #block# connection, the public access information shall be an entry plaque located at the entrance to the

through #block# connection at each #street# frontage. The entry plaque shall contain:

- (1) ~~a public space symbol, provided in the Required Signage Symbols file at the Department of City Planning website. And, which is at least 14 inches square in dimension, has a white background, has a grid of four straight lines no greater than one-eighth inch wide and green in color, and has a tree-shaped symbol as shown:~~ a public space symbol and supplemental text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols on the Department of City Planning website. Such symbol and text shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York; and

[IMAGE TO BE REMOVED]



- ~~(2) — lettering at least two inches in height stating "OPEN TO PUBLIC." This lettering shall be located within nine inches of the public space symbol; and~~
- ~~(3)~~ (2) an international Symbol of Access for people with disabilities that is at least three inches square.

The entry plaque shall be mounted with its center five feet above the elevation of the nearest walkable pavement on a wall or a permanent freestanding post. It shall be placed so that the entire entry plaque is obvious and directly visible without any obstruction, along every line of sight from all paths of pedestrian access to the through #block# connection, in a position that clearly identifies the entry to the connection.

- (b) For an enclosed through #block# connection or a portion thereof:

- (1) a public space symbol and supplemental text as described in paragraph (h)(2)(viii)(a) of this Section, ~~not less than six inches square~~, shall be mounted with its center five feet above the elevation of the nearest walkable pavement;
- (2) lettering stating "PUBLIC ACCESS TO \_\_\_\_ STREET," indicating the opposite #street# to which the through #block# connection passes and which lettering shall not be less than three inches in height and located not more than three inches away from the public space symbol and supplemental text; and
- (3) lettering not more than two inches or less than one and a half inches in height stating "Open: OPEN TO PUBLIC" with the hours and days of operation of the through #block# connection. This lettering shall be located not more than three inches from the public space symbol and supplemental text.

The above required information shall be permanently affixed on the glass panel of the entry doors of the through #block# connection clearly facing the direction of pedestrian flow. The information shall be located not higher than six feet or lower than three feet above the level of the pedestrian path at the entry, ~~and shall be in a format and color which will ensure legibility.~~

\* \* \*

### **37-60**

#### **PUBLICLY ACCESSIBLE OPEN AREAS EXISTING PRIOR TO OCTOBER 17, 2007**

### **37-61**

#### **Design Standards**

Design standards for #plazas#, #residential plazas# and #urban plazas developed# prior to October 17, 2007, are located in APPENDIX E of this Resolution.

Notwithstanding the foregoing, the applicable provisions of APPENDIX E shall be superseded as follows:

- (a) all #plazas#, #residential plazas# and #urban plazas# shall provide an information plaque that contains a public space symbol and supplemental text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols on the Department of City Planning website. Such symbol and text shall be provided

with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York;

- (b) the introduction of moveable tables and chairs pursuant to Section 37-626 (Moveable tables and chairs) shall be permitted within #plazas#, and shall not constitute a design change pursuant to Section 37-625 (Design changes).

\* \* \*

**37-625**  
**Design changes**

\* \* \*

**37-626**  
**Moveable tables and chairs**

Publicly accessible tables and chairs shall be considered permitted obstructions within #plazas# that have not received a certification by the Chairperson of the City Planning Commission pursuant to Section 37-625 (Design changes), provided that such obstructions comply with the provisions of this Section.

The following provisions shall apply to all tables and chairs permitted by this Section.

- (a) General requirements

Tables and chairs provided pursuant to this Section may be used by the public without restriction. All furnishings shall be moveable and made of high quality and durable materials. Tables and chairs shall not be chained, fixed, or otherwise secured between the hours of 7:00 a.m. and 9:00 p.m., and may be stored or secured between the hours of 9:00 p.m. and 7:00 a.m.

- (b) Circulation requirements for tables and chairs

No furnishings, including storage of furnishings, shall be permitted within five feet of any #building# entrance, nor shall they be permitted within any required circulation paths. For #plazas# with a depth of 10 feet or less, as measured perpendicular from the #street line#, an unobstructed path of not less than three feet wide shall be provided, and for those with a depth greater than 10 feet, the width of such unobstructed path shall be increased to at least six feet.

\* \* \*

**37-70**  
**PUBLIC PLAZAS**



**37-75  
Signs**

**37-751  
Public space signage systems**

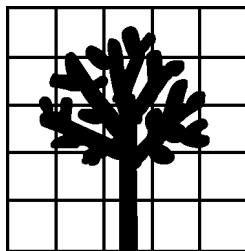
The following public space signage systems shall be required for all #public plazas#:

(a) Entry plaque

The entry plaque shall be located at each #street# frontage or point of pedestrian entry to the #public plaza#. On each #street# frontage occupied by the #public plaza#, a minimum of one entry plaque shall be provided for every 40 feet of linear #street# frontage occupied by the #public plaza#. The entry plaque shall contain:

- (1) ~~a public space symbol which is 12 inches square in dimension and dark green or black in color with a highly contrasting background, a grid and tree-shaped symbol, as shown in this paragraph, (a)(1). The symbol shall match exactly the symbol provided in the Required Signage Symbols file at the Department of City Planning website; a public space symbol and supplemental text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols on the Department of City Planning website. Such symbol and text shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York;~~

[IMAGE TO BE REMOVED]



- (2) ~~lettering at least two inches in height stating "OPEN TO PUBLIC." This lettering shall be located immediately adjacent to the public space symbol;~~
- (3)(2) lettering at least one inch in height stating the words "Open 24 hours" or, if a nighttime closing has been authorized, pursuant to Section 37-727, shall contain the words "Open to the public:" followed by the approved hours of operation; and

- ~~(4)~~(3) an International Symbol of Access for persons with disabilities that is at least three inches square.

The entry plaque shall be mounted on a wall or a permanent free-standing post within five feet of the sidewalk with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches. It shall be in a position that clearly identifies the entry into the #public plaza#, and placed so that the entire entry plaque is obvious and directly visible, without any obstruction, along every line of sight from all paths of pedestrian access to the #public plaza#.

(b) Information plaque

An information plaque constructed from the same permanent materials as the entry plaque or combined with one or more of the required entry plaques shall be provided. Information plaques shall be mounted on a wall or a permanent free-standing post within five feet of the sidewalk and shall have all required lettering located three feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches. The information plaque shall consist of:

- (1) ~~if provided on a separate plaque from a required entry plaque, a public space symbol and supplemental text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols on the Department of City Planning website. Such symbol and text shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York; which is at least six inches square in dimension and dark green or black in color with a highly contrasting background, a grid and tree shaped symbol, as shown in paragraph (a)(1) of this Section. The symbol shall match exactly the symbol provided in Required Signage Symbols file at the Department of City Planning website.~~
- (2) ~~if provided on a separate plaque from a required entry plaque, the words, in lettering one-half inch in height, "Open 24 hours" or, if a nighttime closing has been authorized pursuant to Section 37-727, the words, in lettering one-half inch in height, "Open to the public;" followed by the approved hours of operation;~~

\* \* \*

(c) Hours of access plaque

On each #street# frontage occupied by the #public plaza# and where the City Planning Commission has authorized a limitation on the hours of access for a #public plaza#, pursuant to the provisions of Section 37-727, a minimum of one hours of access plaque shall be provided for

every 40 linear feet of approved barrier that limits public access. The hours of access plaque shall be located on the barrier that limits public access to the #public plaza# and shall consist of:

\* \* \*

- (1) A public space symbol and supplemental text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols on the Department of City Planning website. Such symbol and text shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York; and which is two inches square in dimension and dark green or black in color with a highly contrasting background, a grid and tree-shaped symbol, as shown in paragraph (a)(1) of this Section. The symbol shall match exactly the symbol provided in the Required Signage Symbols file at the Department of City Planning website.
- (2) the statement: “Open to the Public:” followed by the approved hours of operation.

[CORRECTING TAB LOCATION OF THE NEXT TWO PARAGRAPHS]

All required public space signage shall be fully opaque, non-reflective and constructed of permanent, highly durable materials such as steel or stone.

All lettering provided on required public space signage shall be in a clear, bold, sans-serif, non-narrow font such as Arial, Helvetica or Verdana, solid in color with a minimum height of three-quarters of an inch, unless otherwise specified above, and shall highly contrast with the background color of the #sign#.

\* \* \*

### 37-80

#### ARCADES

The provisions of this Section shall apply to all #developments# an #enlargements# containing an #arcade# that qualifies for a #floor area# bonus pursuant to Sections 24-15, 33-14 or 43-14.

(a) General provisions

An #arcade# shall be #developed# as a continuous covered space extending along a #street line#, or #publicly accessible open area#. An #arcade# shall be open for its entire length to the #street line# or #publicly accessible open area#, except for #building# columns and tables and chairs provided pursuant to Section 37-81 (Moveable Tables and Chairs). Such #arcade# shall be, ~~and~~ unobstructed to a height of not less than 12 feet, and either:

- ~~(a)~~(1) have a depth not less than 10 feet nor more than 30 feet measured perpendicular to the #street line# or boundary of the #publicly accessible open area# on which it fronts, and

extend for at least 50 feet, or the full length of the #street line# or boundary of the #publicly accessible open area# on which it fronts, whichever is the lesser distance; or

(b)(2) on a #corner lot#, is bounded on two sides by the two intersecting #street lines#, and has an area of not less than 500 square feet and a minimum dimension of 10 feet.

(b) Permitted elevation

Such an #arcade# shall not at any point be above the level of the #street#, or #publicly accessible open area# that it adjoins, whichever is higher. Any portion of an #arcade# occupied by #building# columns shall be considered to be part of the area of the #arcade# for the purposes of computing a #floor area# bonus.

(c) Permitted parking, drop offs or loading berths

No off-street parking spaces, passenger drop offs, driveways or off-street loading berths are permitted anywhere within an #arcade# or within 10 feet of any bonusable portion thereof. By certification, the Commission may permit such activity in the immediate vicinity of an #arcade# provided such activity will not adversely affect the functioning of the #arcade#. In no event shall such vehicular areas be eligible for an #arcade# bonus.

(d) Hours of operation

#Arcades# shall be accessible to the public at all times.

(e) Signage

An information plaque shall be provided that contains a public space symbol and supplemental text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols on the Department of City Planning website. Such symbol and text shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York.

**37-81**

**Moveable Tables and Chairs**

Publicly accessible tables and chairs shall be considered permitted obstructions within an #arcade#, provided that such obstructions comply with the provisions of this Section.

The following provisions shall apply to all tables and chairs permitted by this Section.

(a) General requirements

Tables and chairs provided pursuant to this Section may be used by the public without restriction. All furnishings shall be moveable and made of high quality and durable materials. Tables and chairs shall not be chained, fixed, or otherwise secured between the hours of 7:00 a.m. and 9:00 p.m., and may be stored or secured between the hours of 9:00 p.m. and 7:00 a.m.

(b) Circulation requirements for tables and chairs

No furnishings, including storage of furnishings, shall be permitted within five feet of any #building# entrance, nor shall they be permitted within any required circulation paths. For #arcades# with a depth of 10 feet or less, an unobstructed path of not less than three feet wide shall be provided, and for those with a depth greater than 10 feet, the width of such unobstructed path shall be increased to at least six feet. For the purpose of such calculation, the depth of an #arcade# shall be measured from the column face furthest from the #street line# or #publicly accessible open area# to the #building# wall fronting on such #street line# or #publicly accessible open area#.

\* \* \*

**ARTICLE VII - ADMINISTRATION**

**Chapter 4 – Special Permits by the City Planning Commission**

\* \* \*

**74-87**

**Covered Pedestrian Space**

\* \* \*

**74-872**

**Design requirements for covered pedestrian spaces**

\* \* \*

For the purpose of ensuring prominent public attention to the #covered pedestrian space#, the openings at the face of the #building# for entrances to the #covered pedestrian space# shall be at least 20 feet wide, 30 feet high and unobstructed for a depth of 30 feet, except, where the #covered pedestrian space# is air-conditioned, the openings at the entrances may be partially enclosed. Such enclosure at the entrances shall be transparent in nature, commence at a height not less than eight feet above the floor level at the entrances, and be set back from the face of the #building# at least 12 feet. Air curtains are permitted but shall be located at a height not less than eight feet. Such entrances are permitted to be fully enclosed only for that portion of the year between October 15 and April 15, provided, however, that such space is

readily accessible to the public between 7:00 a.m. and 12 midnight or on a schedule suitable to meet the public need.

An information plaque shall be provided that contains a public space symbol and supplemental text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols on the Department of City Planning website. Such symbol and text shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York.

\* \* \*

## **APPENDIX E**

### **Design Requirements for Plazas, Residential Plazas and Urban Plazas Developed Prior to October 17, 2007**

The following text has been relocated from Article II, Chapter 7, and Section 37-04 (Requirements for Urban Plazas). APPENDIX E is intended **for reference purposes only** and contains design requirements for #plazas#, #residential plazas# and #urban plazas# developed prior to October 17, 2007.

[THE FOLLOWING TEXT IS ADDED FOR FURTHER CLARITY]

The provisions of Section 37-60 (PUBLICLY ACCESSIBLE OPEN AREAS EXISTING PRIOR TO OCTOBER 17, 2007) sets forth instances where the provisions of this APPENDIX E are superseded.

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