



Land Use Review Application

Department of City Planning

120 Broadway, 31st Floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Cherry Street Owner LLC

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

104 Fifth Avenue
STREET ADDRESS

New York **NY** **10011**
CITY STATE ZIP

(212) 974-2844
AREA CODE TELEPHONE # FAX#

Melanie Meyers

APPLICANT'S PRIMARY REPRESENTATIVE

Fried, Frank, Harris, Shriver & Jacobson LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

One New York Plaza
STREET ADDRESS

New York **NY** **10004**
CITY STATE ZIP

(212) 859-8785
AREA CODE TELEPHONE # FAX#

* List additional applicants below:

Two Bridges Senior Apartments, L.P.

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

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

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

2. SITE DATA

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

247 Cherry Street
STREET ADDRESS

247 Cherry Street
PROJECT NAME (IF ANY)

Cherry Street to the north; Rutgers Slip to the east; South Street to the south; Lot 1 to the west
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-4 **12d**
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).

See Attached LR Item 2 - Site Data Attachment Sheet **Manhattan** **3**
TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

Two Bridges Large Scale Residential Development
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")
See Attached Description

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

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

Large Project Supplemental Fee \$ 80,000

<input checked="" type="checkbox"/> MODIFICATION	CP-21885	\$ 14,743
<input type="checkbox"/> FOLLOW-UP	APPLICATION NO.	\$ _____
<input type="checkbox"/> RENEWAL	APPLICATION NO.	\$ _____
<input type="checkbox"/> OTHER	SPECIFY	\$ _____
TOTAL FEE (For all actions)		\$ 94,743

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

If fee exemption is claimed check box below and explain

Has pre-application meeting been held? NO YES

If yes **Joel Kolkmann** **3/9/16**
DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing) LEAD AGENCY New York City Dept. of City Planning CEQR NUMBER 17DCP148M

TYPE OF CEQR ACTION:

Type II category: Date determination was made: 3/27/2017

TYPE I Has EAS been filed? Yes No

UNLISTED If yes, Date EAS filed: 3/27/2017

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration CND Positive Declaration Date determination made: 3/27/2017 (Attach Copy)

If Positive Declaration, has PDEIS been filed? Yes

Has Notice of Completion (NOC) for DEIS been issued? No 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 See Attached (Item 7)

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)

Michael Stern NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE 3/5/18

Cherry Street Owner LLC APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

Victor J. Papa NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE 3/5/2018

(Attach authorizing resolution(s), if applicable)

Two Bridges Senior Apartments, L.P. CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

275 Cherry Street New York NY 10011 (917) 881-5008 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 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.

Land Use Review Application (LR) Item 2. Site 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)
245	1	Cherry Street, Montgomery Street, South Street, and Clinton Street
246	1, 5 & 7501	Cherry Street, Clinton Street, South Street, and Rutgers Slip
247	1 & 2	Cherry Street, Clinton Street, South Street, and Rutgers Slip
248	15*, 70* & 76*	Cherry Street, Rutgers Slip, South Street, and Pike Slip

* Tax lots comprise the Development Site

247 Cherry Street
Applicant's Project Description
June 19, 2018

1. Introduction

Cherry Street Owner LLC and Two Bridges Senior Apartments, L.P. (collectively, the "Applicant") are seeking approval of a minor modification to update the site plan and zoning calculations (together, the "Site Plan Revisions") of Parcels 4A and 4B of the existing Two Bridges Large-Scale Residential Development, originally approved by the City Planning Commission (the "CPC") on May 17, 1972, application number CP-21885, and last amended on July 8, 2013, application number M 120183 ZSM (as amended, the "LSRD").¹ The LSRD consists of six parcels, each of which is a zoning lot, as follows: Parcel 4A (Block 248, Lot 70, a portion of the Development Site (as hereinafter defined)), Parcel 4B (Block 248, Lots 15 and 76, a portion of the Development Site (as hereinafter defined)), Parcel 5 (Block 247, Lots 1 and 2), Parcel 6A (Block 246, Lots 1 and 5), Parcel 6B (Block 246, Lot 7501), and Parcel 7 (Block 245, Lot 1).

The Site Plan Revisions would facilitate development of a new approximately 80-story, approximately 501,518 square foot ("sf") residential building (the "New Building") at 235-247 Cherry Street between and above portions of the existing buildings at Block 248, Lot 70 ("Existing Building 4-3") and Block 248, Lot 76 ("Existing Building 4-2"). The New Building would contain approximately 501,518 sf of floor area (approximately 7.24 FAR), approximately 660 new residential units, and 10 senior units relocated from Existing Building 4-3 (approximately 25% of the new units would be permanently affordable). Construction of the New Building would coincide with refurbishment of portions of Existing Building 4-3, enlargement thereof to include approximately 2,393 sf of new ground-floor retail, and redevelopment of existing open space (collectively, the "Proposed Development") on Block 248, Lots 15, 70, and 76 (collectively, the "Development Site"). The Development Site is zoned C6-4 and consists of LSRD Parcels 4A and 4B, which are to be combined into a new parcel, Parcel 4, pursuant to the Site Plan Revisions.

As an independent application, Two Bridges Associates, LP is seeking approval of a minor modification to the LSRD as it relates to Parcel 5 to update the site plan and zoning calculations to facilitate development of a new mixed residential and community facility building and improvements to the existing buildings and public space at Parcel 5. Additionally, as an independent application, LE1SUB LLC is seeking approval of a modification to the LSRD as it relates to Parcel 6A to update the site plan and zoning calculations to facilitate development of a new mixed residential and commercial building at Parcel 6A.

The bulk and uses proposed for the Proposed Development would comply with underlying C6-4 zoning regulations and not require any authorizations, special permits or certifications.

2. Background

The LSRD contains six parcels, and the existing buildings thereon were developed pursuant to a series of land use approvals granted by the CPC pursuant to Sections 78-311 and 78-312 of the Zoning Resolution of the City of New York (the "Zoning Resolution" or "ZR"). The existing buildings in the LSRD were developed over a 23-year period, between 1972 and 1995, and development on each parcel was approved separately from development elsewhere in the LSRD.

The Development Site has been zoned C6-4 since the Zoning Resolution was enacted on December 15, 1961. Development at the Development Site and 13 nearby blocks along the East River, bounded by Cherry Street to the north, Montgomery Street to the east, South Street to the south, and Market Street to the west was previously governed by the Two Bridges Urban Renewal Plan. The Two Bridges Urban Renewal Plan was adopted by the CPC on May 11, 1967 (CP-19779) and the Board of Estimate on June 9, 1967, and expired by its terms on May 11, 2007.

¹ Application number M 120183 ZSM is to be withdrawn upon approval of the Site Plan Revisions.

The LSRD was established by the CPC on May 17, 1972 (CP-21885) and the Board of Estimate on May 25, 1972. The LSRD is bounded by Cherry Street to the north, approximately mid-block between Clinton Street and Montgomery Street to the east, South Street to the south, and approximately the mid-block between Pike Slip and Rutgers Slip to the west.

The CPC approved the existing buildings in the LSRD in six stages, as discussed below. A full list of CPC actions relating to the LSRD is attached hereto as LR Item 7/ Related Actions by City Planning.

Stage I – Parcel 7 (Block 245, Lot 1): The CPC approved Stage I on May 17, 1972 (CP-21885), and the Board of Estimate approved the Stage I special permit on May 25, 1972. Stage I included the following actions to facilitate development of a 27-story affordable residential building at 256 Clinton Street (“Existing Building 7-1”):

1. Authorization pursuant to ZR Section 78-311(a) to allow total rooms to be distributed within the LSRD without regard for zoning lot lines and district boundary lines;
2. Authorization pursuant to ZR Section 78-311(d) to locate Existing Building 7-1 without regard for yard regulations which would otherwise apply along portions of streets or lot lines wholly within the LSRD;
3. Authorization pursuant to ZR Section 78-311(e) to locate Existing Building 7-1 without regard for height and setback regulations which would otherwise apply along Clinton Street, a street wholly within the LSRD; and
4. Special permit pursuant to ZR Section 78-312(d) to locate Existing Building 7-1 without regard for height and setback regulations which would otherwise apply along South Street, a street on the periphery of the LSRD.

Stage II – Parcel 6A (Block 246, current Lots 1 and 5): The CPC approved Stage II on June 15, 1973 (CP-22539 and CP-21885); Board of Estimate approval was not required. Stage II included the following action to allow development of a 19-story affordable residential building at 257 Clinton Street (“Existing Building 6A-1”):

1. Authorization pursuant to ZR Section 78-311(d) to locate Existing Building 6A-1 without regard for yard regulations which would otherwise apply along portions of streets or lot lines wholly within the LSRD.²

Stage III – Parcel 5 (Block 247, current Lots 1 and 2): The CPC approved Stage III on February 9, 1977 (C 760143 ZLM), and the Board of Estimate approved Stage III on March 24, 1977. Stage III included the following actions to allow development of two 26-story affordable buildings at 265-281 Cherry Street (from west to east, “Existing Building 5-1” and “Existing Building 5-2”):

1. Special permit pursuant to ZR Section 78-312(f) to modify minimum spacing requirements as applied between Existing Building 5-1 and Existing Building 5-2, and between Existing Building 5-2 and Existing Building 6A-1; and
2. Special permit pursuant to ZR Section 78-312(d) to modify height and setback regulations at Existing Building 5-1 and Existing Building 5-2, which would otherwise apply on the periphery of the LSRD.

Stage IV – Parcel 6B (Block 246, current Lot 7501): The CPC approved Stage IV on December 8, 1982 (N 830316 ZAM); Board of Estimate approval was not required. Stage IV involved the following actions to allow development of affordable residential townhouses at 291-311 Cherry Street (from west to east, “Existing Building 6B-1,” “Existing Building 6B-2,” and “Existing Building 6B-3”):

1. Authorization pursuant to ZR Section 78-311(d) to locate Existing Building 6B-1 without regard for yard regulations which would otherwise apply along portions of the rear lot line, which was wholly within the LSRD; and

² Existing Building 6A-1 provides compliant yards and the authorization granted pursuant to ZR Section 78-311(d) is not required to maintain compliance.

2. Authorization pursuant to ZR Section 78-311(d) to modify minimum spacing requirements as applied between Existing Building 6B-1 and Existing Building 6A-1, which had already been completed and was on a separate zoning lot.

Stage V – Parcel 4A (Block 248, Lot 70): The CPC approved Stage V on August 28, 1985 (N 850737 ZAM); Board of Estimate approval was not required. Stage V involved the following action to allow development of Existing Building 4-3, a 10-story affordable senior building at 80 Rutgers Slip:

1. Authorization pursuant to ZR Section 78-311(e) to locate Existing Building 4-3 without regard for height and setback regulations which would otherwise apply along Rutgers Slip, a street wholly within the LSRD.

The CPC granted an additional authorization for Parcel 4A on March 17, 1986 (N 860727 ZAM); Board of Estimate approval was not required:

1. Authorization pursuant to ZR Section 78-41 to allow four permitted accessory off-street parking spaces to be located without regard to lot lines.

Stage VI – Parcel 4B (Block 248, Lots 15 and 76): The CPC approved Stage VI on January 18, 1995 (C 950078 ZSM) and the City Council approved the Stage VI special permit on March 7, 1995. Stage VI involved the following actions to allow development of Existing Building 4-1, of a 21-story affordable residential building at 253-259 South Street, and Existing Building 4-2, a one-story commercial building along Cherry Street:

1. Special permit pursuant to ZR Section 78-312(f) to modify minimum spacing requirements as applied between Existing Building 4-1 and Existing Building 4-2;
2. Authorization pursuant to ZR Section 78-311(e) to modify height and setback requirements along Rutgers Slip, a street wholly within the LSRD, as applied to Existing Building 4-1;
3. Certification pursuant to ZR Section 26-07 to modify regulations of ZR Section 26-05 prohibiting curb cuts on wide streets to allow a 25-foot curb cut along South Street at the southwest corner of Parcel 4B; and
4. Certification pursuant to ZR Section 37-015 to waive retail continuity along South Street.

2013 Modification – Parcel 5: In 2013, the CPC modified the LSRD site plan and zoning calculations to permit construction of a new community facility building (the “Healthcare Chaplaincy”) on a portion of Parcel 5 (M 120183 ZSM), requiring the following:

1. An increase in community facility and total zoning floor area by 183,700 sf, total lot coverage by 16,972 sf, and floor area ratio (“FAR”) by 1.23;
2. The relocation of 103 existing on-grade parking spaces and the addition of 45 new accessory spaces; and
3. Corrections of minor errors and discrepancies shown on the LSRD site plan.

The Healthcare Chaplaincy has not been developed and the application therefore, ULURP No. M 120183 ZSM, is to be withdrawn.

3. Description of the Surrounding Area

The Development Site is in the Lower East Side neighborhood of Manhattan, Community District 3. Major thoroughfares in the surrounding area include Pike Street, the northern extension of Pike Slip; Cherry Street, bordering the Development Site to the north; Madison Street, two blocks north of the Development Site; East Broadway, four blocks north of the Development Site; Rutgers Street, the northern extension of Rutgers Slip; and the FDR Drive, south of the Development Site.

The Development Site is two blocks south of the East Broadway station of the F subway line. Bus routes in the surrounding area include the M9, running along Rutgers Street and East Broadway; the M15, running along Pike and Madison Streets; and the M22, running along Madison Street.

The Development Site and project area, which is conterminous with the LSRD, are in a C6-4 district bounded by Cherry Street to the north, Montgomery Street to the east, South Street to the south, and Pike Slip to the west. The LSRD is entirely within the C6-4 district.

Buildings in the LSRD contain a mix of Use Group 2 residential space, Use Group 3 community facility space, and Use Group 6 commercial/ retail space. Building heights range from one story to 27 stories. Existing and proposed development in the LSRD is discussed in Section 4 of this Project Description.

Immediately west of the LSRD but also in the C6-4 district, two buildings are under construction: 250 South Street will have a height of 78 stories and contain 815 market-rate condominium units, and 229 Cherry Street will have a height of 13 stories and contain 205 affordable units (together, "One Manhattan Square").

The blocks north of the Development Site between Cherry Street and East Broadway are zoned R7-2. The R7-2 district extends from Cherry Street at the south to East Broadway at the north and from past Pike Street, beyond the LSRD boundary to the west, to past Montgomery Street, beyond the LSRD boundary to the east. C1-5 commercial overlay districts are mapped on the south side of East Broadway between Pike Street and Clinton Street and on the west side of Clinton Street between East Broadway and Madison Street.

The R7-2 district contains two New York City Housing Authority developments. The Rutgers Houses (Block 255, Lot 1) is directly across Cherry Street from the Development Site and includes five 20-story buildings containing 721 apartments and a mental health clinic. The LaGuardia Houses (Block 256, Lots 1, 3, and p/o 14; Block 258, Lots 1 and 17) is northeast of the Development Site, across Rutgers Street and Cherry Street, and includes nine 16-story residential buildings, 1,092 apartments, and the LaGuardia Addition (Block 256, Lot 14), a 16-story, 148-unit senior residential building at 282 Cherry Street. The LaGuardia Houses contains a number of playgrounds, with the largest being the Little Flower Playground on Madison Street. A single pre-urban-renewal element, a large public bath building, is in the middle of the Little Flower Playground and vacant. There are multiple surface parking lots in the LaGuardia Houses complex.

The blocks northwest of the LSRD, bounded by Henry Street to the north, Pike Street to the east, Monroe Street to the South, and the Manhattan Bridge to the west, are zoned C8-4. These blocks are developed with a mix of public facilities, mixed residential/ commercial buildings, and hotels. Building heights range from two to 11 stories.

The block west of the LSRD, bounded by Cherry Street to the north, Pike Slip to the east, South Street to the south, and Market Slip to the west, is zoned M1-4 and occupied by the Murry Bergtraum High School softball field. The block further west, bounded by Water Street to the north, Market Slip to the east, South Street to the south, and Catherine Slip to the west, is zoned M1-6 and occupied by a six-story industrial/ manufacturing building. The East River Waterfront Esplanade and Pier 36, south and southeast of the Development Site, are also zoned M1-4, in an area bordered by South Street to the north, the prolongation of Jackson Street to the east, the pierhead line to the south, and the prolongation of Pike Slip to the west. A C2-8 district is southwest of the LSRD, bounded by South Street to the north, the prolongation of Pike Slip to the east, the pierhead line to the south, and the Brooklyn Bridge to the west.

There are no Inclusionary Housing designated areas, individual landmarks, or historic districts in the surrounding area.

The surrounding area is primarily residential with some commercial, transportation, and utility uses, and open space. Residential buildings are generally mid- to high-rise buildings: One Manhattan Square has a height of 78 stories and numerous four- to 27-story buildings are located in the surrounding area.

Two utility sites are located in the surrounding area, one at 261-265 Clinton Street/ 285 South Street (Block 246, Lot 13), and the other at 230-244 Cherry Street (Block 255, Lot 12).

East of the Development Site, within the LSRD, are Parcels 5, 6A, 6B, and 7. East of the LSRD are the Cherry Street Playground and P.S. 184, the Shuang Wen School.

South of the Development Site, across South Street, are the elevated FDR Drive, the East River Waterfront Esplanade, and the East River. Pier 36, currently used by the New York City Department of Sanitation, is south of the FDR Drive.

4. Description of the Project Area

The project area is comprised of the LSRD. The LSRD extends east from the Development Site to mid-block between Clinton and Montgomery Streets. The LSRD parcels have a total lot area of 371,076 sf. Underlying zoning regulations permit within the LSRD a maximum floor area of 3,710,760 sf (10.0 FAR); up to 4,452,912 sf of floor area (12.0 FAR) is permitted pursuant to the Inclusionary Housing program. The LSRD currently allocates 1,789,942 sf (4.82 FAR) to the parcels within the LSRD.

Parcel 4A, consisting of Block 248, Lot 70 (a portion of the Development Site), has a lot area of 20,094 sf. Underlying zoning regulations permit a maximum floor area of 200,940 sf (10.0 FAR); up to 241,128 sf of floor area (12.0 FAR) is permitted pursuant to the Inclusionary Housing program. The LSRD currently permits a maximum floor area of 81,809 sf (4.07 FAR) at Parcel 4A, all for residential use, and up to 109 dwelling units. Parcel 4A received approval for four accessory parking spaces, located in the development without regard to zoning lot lines. Parcel 4A is improved with Existing Building 4-3 consistent with the LSRD.

Parcel 4B, consisting of Block 248, Lots 15 and 76 (a portion of the Development Site), has a lot area of 49,116 sf. Underlying zoning regulations permit a maximum floor area of 491,160 sf (10.0 FAR); up to 589,392 sf of floor area (12.0 FAR) is permitted pursuant to the Inclusionary Housing program. The LSRD currently permits a maximum of 264,000 sf of floor area (5.38 FAR) at Parcel 4B, including 223,600 sf for residential use (4.55 FAR), 14,300 sf for commercial use (0.29 FAR), and 26,100 sf for community facility use (0.53 FAR). Parcel 4B is permitted 198 dwelling units and 11 accessory parking spaces. Parcel 4B is improved with Existing Building 4-1 and Existing Building 4-2, consistent with the LSRD.

Parcel 5 occupies the western portion of the block bounded by Cherry Street to the north, Clinton Street to the east, South Street to the south, and Rutgers Slip to the west and consists of Block 247, Lots 1 and 2. Parcel 5 has a lot area of 145,031 sf. Underlying zoning regulations permit a maximum floor area of 1,450,310 sf (10.0 FAR); up to 1,740,372 sf of floor area (12.0 FAR) is permitted pursuant to the Inclusionary Housing program. The LSRD currently permits a maximum floor area of 831,963 sf (5.74 FAR) at Parcel 5, of which 648,263 sf (4.47 FAR) is incorporated into the existing buildings on Parcel 5 and 183,700 sf (1.27 FAR) is permitted for the Healthcare Chaplaincy. Pursuant to the LSRD, Parcel 5 is permitted 490 dwelling units and 148 accessory parking spaces (103 in the existing buildings and 45 approved for the Healthcare Chaplaincy). The Healthcare Chaplaincy has not been built and the application therefore, ULURP No. M 120183 ZSM, is to be withdrawn upon approval of the Site Plan Revisions.

As an independent application, Two Bridges Associates, LP is seeking approval of a minor modification to the LSRD as it relates to Parcel 5 to update the site plan and zoning calculations to facilitate development of a new approximately 69-story, approximately 1,125,301 sf mixed residential and community facility building at 260 South Street (the "New Parcel 5 Building"), the addition of ground floor retail space to Existing Building 5-1 and Existing Building 5-2, improvements to the existing courtyard between Existing Building 5-1 and Existing Building 5-2 and the adjacent Rutgers Park, and the relocation of the 103 exiting surface parking spaces into the New Parcel 5 Building.

Parcel 6A is immediately east of Parcel 5, at the southeastern portion of the block bounded by Cherry Street to the north, Clinton Street to the east, South Street to the south, and Rutgers Slip to the west, and consists of Block 246, Lots 1 and 5. Parcel 6A has a lot area of 71,357 sf. Underlying zoning regulations permit a maximum floor area of 713,570 sf (10.0 FAR); up to 856,284 sf of floor area (12.0 FAR) is permitted pursuant to the Inclusionary

Housing program. The LSRD currently permits a maximum floor area of 262,877 sf (3.68 FAR) at Parcel 6A, all of which is for residential use. Pursuant to the LSRD, Parcel 6A is permitted up to 256 dwelling units and 35 accessory parking spaces. The existing building at Parcel 6A, Existing Building 6A-1, was developed in 1973 pursuant to Stage II of the LSRD and is a 19-story building containing 256 rental units. Parcel 6A is improved with Existing Building 6A-1, consistent with the LSRD.

As an independent application, LE1SUB LLC is seeking approval of a minor modification to the LSRD as it relates to Parcel 6A to update the LSRD site plan and zoning calculations to facilitate development of a new mixed-use building (the "Parcel 6A Development"). LE1SUB LLC is also seeking a certification pursuant to ZR Section 32-435 to modify the ground-floor commercial use requirement along Clinton Street at the Parcel 6A Development. If approved, the Parcel 6A Development would contain approximately 593,407 sf of floor area (approximately 8.32 FAR), including approximately 590,992 sf of residential floor area (approximately 8.28 FAR) and approximately 2,415 sf of commercial floor area (approximately 0.03 FAR). The Parcel 6A Development would contain up to approximately 765 residential units (approximately 25% of which would be permanently affordable) and have a maximum envelope height of 730 feet (approximately 63 stories).

Parcel 6B is immediately north of Parcel 6A at the northeastern portion of the block bounded by Cherry Street to the north, Clinton Street to the east, South Street to the south, and Rutgers Slip to the west and consists of Block 246, Lot 7501. Parcel 6B has a lot area of 53,821 sf. Underlying zoning regulations permit a maximum floor area of 538,210 sf (10.0 FAR); up to 645,852 sf of floor area (12.0 FAR) is permitted pursuant to the Inclusionary Housing program. The LSRD currently permits a maximum floor area of 65,793 sf (1.22 FAR) at Parcel 6B, all of which is for residential use. Pursuant to the LSRD, Parcel 6B is permitted up to 57 dwelling units and 12 accessory parking spaces. There are three existing townhouse buildings on Parcel 6B, Existing Building 6B-1 (291-295 Cherry Street), Existing Building 6B-2 (305-311 Cherry Street), and Existing Building 6B-3 (353-357 Clinton Street). Parcel 6B is improved consistent with the LSRD.

Parcel 7, east of Parcels 6A and 6B, at the southwestern portion of the block bounded by Cherry Street to the north, Montgomery Street to the east, South Street to the south, and Clinton Street to the west, consists of Block 245, Lot 1. Parcel 7 has a lot area of 31,657 sf. Underlying zoning permits a maximum floor area of 316,570 sf (10.0 FAR); up to 379,884 sf of floor area (12.0 FAR) is permitted pursuant to the Inclusionary Housing program. The LSRD currently permits a maximum floor area of 283,500 sf (8.96 FAR) at Parcel 7, including 278,000 sf (8.78 FAR) for residential use and 5,500 sf (0.17 FAR) for community facility use. Pursuant to the LSRD, Parcel 7 is permitted up to 250 dwelling units and 30 accessory parking spaces. Parcel 7 contains one 27-story building with 250 units and 30 parking spaces. Parcel 7 is improved with Existing Building 7-1, consistent with the LSRD.

5. Description of the Development Site

The Development Site consists of LSRD Parcels 4A and 4B, and is on the eastern portion of the block bounded by Cherry Street to the north, Rutgers Slip to the east, South Street to the south, and Pike Slip to the west. The Development Site has a lot area of 69,210 sf, a frontage of 211.12 feet along Cherry Street, a frontage of 330.56 feet along Rutgers Slip, and a frontage of 208.68 feet along South Street. Lot 15 is L-shaped and has a frontage of 40.16 feet along Cherry Street, a frontage of 138.18 feet along Rutgers Slip, and a frontage of 208.68 feet along South Street. Lot 70 has a frontage of 112 feet along Cherry Street and a frontage of 192.38 feet along Rutgers Slip. Lot 76 has a frontage of 58.96 feet along Cherry Street and a depth of 176.5 feet. Lots 15 and 76 were merged into one zoning lot pursuant to a Declaration of Zoning Lot Restrictions dated December 12, 2008 (recorded at CRFN 2009000004289 on January 7, 2009), and Lots 15, 70, and 76 will be merged into a single zoning lot to facilitate the Proposed Development.

The Development Site is zoned C6-4 (a R10 equivalent). C6 commercial districts are high density districts permitting a wide range of residential, community facility, and commercial uses. The maximum overall, residential, commercial, and community facility FAR is 10.0 FAR; up to 12.0 FAR is permitted for residential and mixed buildings through the Inclusionary Housing program.

The Development Site has a lot area of 69,210 sf and is currently developed with three buildings (the “Existing Buildings”). The Existing Buildings have a total floor area of 334,585 sf (4.83 FAR), a residential floor area of 297,537 sf (4.30 FAR), a commercial floor area of 10,726 sf (0.16 FAR), and a community facility floor area of 26,322 sf (0.38 FAR). The Development Site has 15 accessory parking spaces and 43,920 sf of open space.

Lot 15 has a lot area of 37,482 sf and the existing building thereon, Existing Building 4-1, has a total floor area of 242,050 sf, a residential floor area of 215,728 sf, and a community facility floor area of 26,322 sf. Existing Building 4-1 has a total height of 21 stories (192.9 feet) and contains 198 apartments.

Lot 70 has a lot area of 20,094 sf and the existing building thereon, Existing Building 4-3, has a total floor area of 81,809 sf, all of which is in residential use. Existing Building 4-3 has a total height of 10 stories (89.79 feet) and contains 109 apartments for elderly and disabled residents as well as accessory recreation and support spaces.

Lot 76 has a lot area of 11,634 sf and the existing building thereon, Existing Building 4-2, has a total floor area of 10,726 sf, all of which is in commercial use. Existing Building 4-2 has a total height of one story (12.31 feet) and contains retail space which is currently partially occupied by a construction office for One Manhattan Square and partially vacant.

6. Description of the Proposed Development

The Applicant is proposing to construct the New Building, an approximately 80-story mixed residential/ commercial building above and between Existing Building 4-2 and Existing Building 4-3. The New Building would have a maximum envelope height of 1,008 feet. Overall, the New Building would contain approximately 660 new dwelling units and 10 relocated senior dwelling units from Existing Building 4-3, and would have a total floor area of approximately 501,518 sf. All relocated units and approximately 25% of new units would be affordable units, distributed throughout the building.

A portion of the affordable units would be made permanently affordable pursuant to the R10 Inclusionary Housing program, as set forth in ZR Sections 23-154(a) and 23-90. The remainder of affordable units would be made permanently affordable pursuant to a regulatory agreement with the New York City Department of Housing Preservation and Development as established in consultation with the Applicant.

The Proposed Development also involves renovations and flood resiliency upgrades to Existing Building 4-3, and portions of Existing Building 4-3 would be integrated into the New Building. At the ground floor, lobby space, storage, and a compactor for the New Building would replace existing community space, and approximately 2,393 sf of new retail space would be constructed along Rutgers Slip and Cherry Street. A new approximately 4,600 sf community space, open-air terrace, and 10 new senior units to replace units eliminated for the New Building would be constructed in the New Building for the benefit of Existing Building 4-3. There would also be significant upgrades to flood resiliency and fire protection systems, installation of emergency generators, and installation of laundry facilities for Existing Building 4-3.

Upon completion of the Proposed Development, the Development Site would contain approximately 967 dwelling units, have a total floor area of approximately 830,520 sf, a residential floor area of approximately 791,079 sf, a commercial floor area of approximately 13,119 sf, and a community facility floor area of approximately 26,322 sf.

The existing open space at the Development Site would be redeveloped. The current design concept includes “the grove” along Rutgers Slip to the southeast, a water feature to the southwest, and an “urban ravine” along the western edge of the project area. The renovated open space would have approximately 65 trees (approximately 51 on Lot 15 and approximately 14 on Lot 70), approximately 32 benches (approximately 29 on Lot 15 and approximately 3 on Lot 70), and approximately 281 linear feet (“lf”) of seating (approximately 236 lf on Lot 15 and approximately 46 lf on Lot 70).

7. Actions Necessary to Facilitate the Project

The Proposed Development complies with all applicable requirements of the Zoning Resolution. Accordingly, the Applicant requests approval of the Site Plan Revisions to update the site plan and zoning calculations of the LSRD. The LSRD, which was originally approved by the CPC on May 17, 1972, application number CP-21885, and last amended July 8, 2013, application number M 120183 ZSM, consists of six parcels, each of which is a zoning lot, as follows: Parcel 4A (Block 248, Lot 70, a portion of the Development Site), Parcel 4B (Block 248, Lots 15 and 76, a portion of the Development Site), Parcel 5 (Block 247, Lots 1 and 2), Parcel 6A (Block 246, Lots 1 and 5), Parcel 6B (Block 246, Lot 7501), and Parcel 7 (Block 245, Lot 1).

The Site Plan Revisions would combine Parcels 4A and 4B into new Parcel 4, allow the location and envelope of the Proposed Development, allow additional floor area at the Development Site, allow additional lot coverage at the Development Site, and modify landscaping at the Development Site. The Proposed Development would add new housing at a variety of income levels, renovate the common spaces in Existing Building 4-3, and improve open space at the Development Site. The previously granted modifications at Parcels 4A and 4B of the height and setback regulations and the required minimum distance between buildings would not be affected. No new waivers relating to the LSRD are requested.

8. Conclusion

As discussed herein, the Applicant requests approval of a minor modification to update the LSRD site plan and zoning calculations for Parcels 4A and 4B to facilitate the Proposed Development. The New Building would be an approximately 80-story mixed residential/commercial building to be constructed above and between Existing Building 4-2 and Existing Building 4-3. The New Building would have a maximum envelope height of 1,008 feet, contain approximately 660 new dwelling units and 10 relocated senior dwelling units from Existing Building 4-3; approximately 25% of new dwelling units would be permanently affordable. The New Building would have a total floor area of approximately 501,518 sf. The Proposed Development would also involve renovations and flood resiliency upgrades to Existing Building 4-3, and portions of Existing Building 4-3 would be integrated into the New Building. A new approximately 4,600 sf community space and open-air terrace would be constructed in the New Building for the benefit of residents of Existing Building 4-3, and approximately 2,393 sf of new retail space would be constructed along Rutgers Slip and Cherry Street. There would also be significant upgrades to flood resiliency and fire protection systems, installation of emergency generators, and installation of laundry facilities for Existing Building 4-3.

The New Building would be consistent with the existing mixed residential/commercial/community facility character in the surrounding area. Although the New Building's approximately 80-story and maximum envelope height of 1,008 feet is taller than the Existing Buildings, it is consistent with and permitted by the underlying C6-4 zoning, and there are very tall buildings in the surrounding area, including One Manhattan Square, which includes a 78-story, approximately 831.25-foot-high building under construction at Block 248, Lot 1, west of the LSRD. The Proposed Development would improve existing conditions at the Development Site by renovating Existing Building 4-3 and the open space.

For the reasons stated herein, the Applicant respectfully requests approval of the minor modification to the LSRD site plan and zoning calculations.

247 Cherry Street

APPLICATION NO.	DESCRIPTION/ DISPOSITION/ STATUS	CAL. NO.	DATE
CP-16479	Designation of the Two Bridges Urban Renewal Area (the "URA"); bounded by Cherry Street, Montgomery Street, South Street, and Pike Slip.	3	6/28/1961
CP-18161 CP-18160	Expansion of the URA; now bounded by Cherry Street, Montgomery Street, South Street, and Market Slip.	41 40	11/13/1963
CP-19779	Approval of the Two Bridges Urban Renewal Plan (the "URP") covering area bounded by Cherry Street, Montgomery Street, South Street, and Market Slip. Project Area designated Parcel 2A and Parcel 2B; to be developed for residential and commercial use.	2	5/11/1967
CP-21750A	Amended the URP.	1	3/6/1972
CP-21753	Approval of 250-unit NYCHA development on Parcel 7 of the URA.	2	3/6/1972
CP-21882	City map change relating to streets within the URA.	3	3/6/1972
CP-21879	Zoning map change from C6-4 to M1-4 for blocks bounded by Cherry Street, Pike Slip, South Street, and Market Street.	4	3/6/1972
CP-21885	Special permit pursuant to ZR Sections 78-311(a), 78-311(d), 78-311(e), and 78-312(d) for development related to a large-scale residential development within the URA.	43	5/17/1972
CP-22359	Approval of a City-aided limited-profit rental housing project to be known as Land's End on Parcel 6A.	5	6/15/1973
CP-21885	Additional authorization pursuant to ZR Section 78-312(d).	6	6/15/1973
C 760141 HOM	Approval of rental housing project on Parcel 5.	6	2/9/1977
C 760142 HOM	Disposition of City-owned property to facilitate development on Parcel 5.	7	2/9/1977
C 760143 ZLM	Special permit pursuant to ZR Sections 78-312(d) and 78-312(f) to facilitate development on Parcel 5.	8	2/9/1977
N 760144 HCM	Minor change to the URP, Site 5, Land's End, 11A (490 DU's); increase in FAR for Site 5 & in FAR for Sites 6A & 7		2/9/1977
C 800449 HUM	Second Amendment to the URP; creating new Sites 2 & 8A; combining part of former Site 8 with former Site 4 to create Site 4A; changing land use of Site 4 from park to residential.	40	9/24/1980
N 800452 HLM	Lease of Area "A" adjacent to Manhattan Bridge for open space.	41	9/24/1980
N 800450 HDM	Disposition of Site 2 for construction of playing fields.	42	9/24/1980
N 800451 HDM	Disposition of Site 8A for supermarket.	43	9/24/1980
C 800455 ZSM	Special permit pursuant to ZR Section 74-72 regarding recreation area for Murray Bergtraum High School at Site 2.	44	9/24/1980
C 830316 ZAM	Special permit pursuant to ZR Sections 78-311(d) and 78-311(h) to facilitate development on Parcel 6B.	102	12/8/1982
C 850043 HUM	Third Amendment to the URP subdividing Site 4A into Sites 4A, 4B, and 4C, incorporating the remapped Rutgers Slip, and changing the land use of Site 9 (previously reserved for bridge reinforcement).	57	8/28/1985
C 840044 HDM	Disposition of Parcel 4A for the development of 108 units of elderly housing.	58	8/28/1985
C 850045 MMM	Remapping of Rutgers Slip between Cherry Street and South Street.	59	8/28/1985
N 850737 ZAM	Authorization under ZR Section 78-311(e) for the large-scale residential development within the URA.	60	8/28/1985
N 860727 ZAM	Authorization pursuant to ZR Section 78-41 to facilitate development of Site 4A	1	3/17/1986
C 950077 HUM	Fourth amendment to the URP; combined Sites 4B and 4C into new Site 4C; revising land use designation for new Site 4B to residential/commercial; establishing maximum FAR of 10.0 for Site 4B.	12	1/18/1995
C 950078 ZSM	Special permit pursuant to ZR Section 78-312(f), authorization pursuant to ZR Section 78-311(e), and certifications pursuant to ZR Sections 26-07 and 37-015 to facilitate development on Site 4B.	13	1/18/1995
C 950079 HAM	Designation of urban development action area and disposition of new Site 4B.	14	1/18/1995
I 070263 HUM	Fifth Amendment to the URP to extend the URP for an additional 5 years for Sites 4B, 6A, and 8A. – WITHDRAWN		1/5/2007
M 120183 ZSM	Modification to the LSRD to revise and update calculations in the LSRD documents to facilitate development of a 17-story community facility building on Parcel 5. – TO BE WITHDRAWN UPON APPROVAL OF THE PROPOSED MODIFICATION		7/8/2013

**Minor Modification of the Two Bridges Large-Scale Residential Development
Applicant's Response to Findings
June 19, 2018**

**78-313
Findings**

The Prior Actions:

The Two Bridges Large-Scale Residential Development (the "LSRD") contains six parcels, and the existing buildings thereon (the "Existing LSRD Buildings") were developed pursuant to a series of special permits and authorizations (collectively, the "Prior Actions") granted by the City Planning Commission (the "CPC") pursuant to Sections 78-311 and 78-312 of the Zoning Resolution of the City of New York (the "Zoning Resolution" or "ZR").

The Existing LSRD Buildings were developed over a 23-year period between 1972 and 1995 and development on each parcel was approved separately from development elsewhere in the LSRD.

- Parcel 4A (Block 248, Lot 70) was developed pursuant to an authorization pursuant to ZR Section 78-311(e) to locate the building thereon ("Existing Building 4-3") without regard for height and setback regulations which would otherwise apply along Rutgers Slip, a street wholly within the LSRD (ULURP No. N 850737 ZAM; approved by the CPC on August 28, 1985).
- Parcel 4B (Block 248, Lots 15 and 76) was developed pursuant to (i) a special permit pursuant to ZR Section 78-312(f) to modify minimum spacing requirements as applied between the buildings thereon ("Existing Building 4-1" and "Existing Building 4-2") and (ii) an authorization pursuant to ZR Section 78-311(e) to modify height and setback requirements along Rutgers Slip, a street wholly within the LSRD, as applied to Existing Building 4-1 (ULURP No. C 950078 ZSM; approved by the CPC on January 18, 1995; special permit approved by the City Council on March 7, 1995).
- Parcel 5 (Block 247, Lots 1 and 2) was developed pursuant to (i) a special permit pursuant to ZR Section 78-312(f) to modify minimum spacing requirements as applied between the buildings thereon ("Existing Building 5-1" and "Existing Building 5-2") and (ii) a special permit pursuant to ZR Section 78-312(d) to modify height and setback regulations at Existing Building 5-1 and Existing Building 5-2, which would otherwise apply on the periphery of the LSRD (ULURP No. C 760143 ZLM; approved by the CPC on February 9, 1977 and the Board of Estimate on March 24, 1977).
- Parcel 6A (Block 246, Lots 1 and 5) received an authorization pursuant to ZR Section 78-311(d) to locate the existing building thereon ("Existing Building 6A-1") without regard for yard regulations which would otherwise apply along portions of streets or lot lines wholly within the LSRD (CP-22359 and CP-21885; approved by the CPC on June 15, 1973).
- Parcel 6B (Block 246, Lot 7501) was developed pursuant to (i) an authorization pursuant to ZR Section 78-311(d) to locate the western building thereon ("Existing Building 6B-1") without regard for yard regulations which would otherwise apply along portions of the rear lot line, which was wholly within the LSRD, and (ii) an authorization pursuant to ZR Section 78-311(d) to modify minimum spacing requirements as applied between Existing Building 6B-1 and Existing Building 6A-1, which had already been completed and was on a separate zoning lot (ULURP No. N 830316 ZAM; approved by the CPC on December 8, 1982).
- Parcel 7 (Block 245, Lot 1) was developed pursuant to (i) an authorization pursuant to ZR Section 78-311(a) to allow total rooms to be distributed within the LSRD without regard for zoning lot lines and district boundary lines, (ii) an authorization pursuant to ZR Section 78-311(d) to locate the building thereon ("Existing Building 7-1") without regard for yard regulations which would otherwise apply along portions of streets or lot lines wholly within the LSRD, (iii) an authorization pursuant to ZR Section 78-311(e) to locate Existing Building 7-1 without regard for height and setback regulations which would otherwise apply along Clinton Street, a street wholly within the LSRD, and (iv) a special

permit pursuant to ZR Section 78-312(d) to locate Existing Building 7-1 without regard for height and setback regulations which would otherwise apply along South Street, a street on the periphery of the LSRD (CP-21885; approved by the CPC on May 17, 1972; special permit approved by the Board of Estimate on May 25, 1972).

The Site Plan Revisions: Cherry Street Owner LLC and Two Bridges Senior Apartments, L.P. (collectively, the "Applicant") are seeking approval of a minor modification to the LSRD as it relates to Parcels 4A and 4B to update the site plan and zoning calculations (together, the "Site Plan Revisions") to combine Parcels 4A and 4B into a new parcel, Parcel 4, to facilitate development of a new approximately 80-story, approximately 501,518 square foot ("sf") residential building at 235-247 Cherry Street between and above portions of Existing Building 4-2 and Existing Building 4-3 (the "Proposed Development"). If approved, the Proposed Development would contain approximately 501,518 sf of floor area, approximately 660 new residential units, and 10 senior units relocated from Existing Building 4-3. The Proposed Development would have a maximum envelope height of 1,008 feet, or approximately 80 stories. Additionally, approximately 2,393 sf of commercial floor area would be added to Existing Building 4-3. A portion of the affordable units at the Proposed Development would be made permanently affordable pursuant to the R10 inclusionary housing program, as set forth in ZR Sections 23-154(a) and 23-90. The remainder of the affordable units would be made permanently affordable pursuant to a regulatory agreement with the New York City Department of Housing Preservation and Development as established in consultation with the Applicant.

Concurrent Application – Parcel 5: As an independent application, Two Bridges Associates, LP is seeking approval of a minor modification to the LSRD as it relates to Parcel 5 to update the site plan and zoning calculations (the "Parcel 5 Application") to facilitate development of a new approximately 69-story, approximately 1,125,301 sf mixed residential and community facility building at 260 South Street (the "New Parcel 5 Building"), the addition of ground floor retail space to Existing Building 5-1 and Existing Building 5-2, improvements to the existing courtyard between Existing Building 5-1 and Existing Building 5-2 and the adjacent Rutgers Park, and the relocation of the 103 existing surface parking spaces into the New Parcel 5 Building (collectively, the "Parcel 5 Development"). A portion of the affordable units at the New Parcel 5 Building would be made permanently affordable pursuant to the R10 inclusionary housing program, as set forth in ZR Sections 23-154(a) and 23-90. The remainder of the affordable units would be made permanently affordable pursuant to a regulatory agreement with the New York City Department of Housing Preservation and Development as established in consultation with the developer of the New Parcel 5 Building.

Concurrent Application – Parcel 6A: As an independent application, LE1SUB LLC has applied for a minor modification to the LSRD as it relates to Parcel 6A to update the LSRD site plan and zoning calculations (the "Parcel 6A Revisions") to facilitate development of a new mixed-use building (the "Parcel 6A Development" and, together with the Parcel 5 Development, the "Concurrent Development"). LE1SUB LLC has also applied for a certification pursuant to ZR Section 32-435 to modify the ground-floor commercial use requirement along Clinton Street at Parcel 6A (the "Parcel 6A Certification" and, together with the Parcel 6A Revisions, the "Parcel 6A Application"; the Parcel 6A Application, together with the Parcel 5 Application, the "Concurrent Applications"). If approved, the Parcel 6A Development would contain approximately 593,407 sf of floor area, including approximately 590,992 sf of residential floor area and approximately 2,415 sf of commercial floor area. The Parcel 6A Development would contain up to approximately 765 residential units and have a maximum envelope height of 730 feet (approximately 63 stories). A portion of the affordable units at the Parcel 6A Development would be made permanently affordable pursuant to the R10 inclusionary housing program, as set forth in ZR Sections 23-154(a) and 23-90. The remainder of the affordable units would be made permanently affordable pursuant to a regulatory agreement with the New York City Department of Housing Preservation and Development as established in consultation with the developer of the Parcel 6A Development.

As set forth below, neither the Site Plan Revisions alone nor the Site Plan Revisions in conjunction with the Concurrent Applications would alter the basis upon which the CPC previously made any finding in connection with the Prior Actions.

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 general purposes and intent of Article VII, Chapter 8 of the Zoning Resolution, as set forth in ZR Section 78-01, are to allow greater flexibility for the purpose of securing better site planning for development and 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, and to encourage harmonious designs incorporating a variety of building types and variations in the siting of buildings.

In approving the Prior Actions to facilitate development of the Existing LSRD Buildings, the CPC found that modifications of regulations relating to height and setback, yards, minimum distance between buildings, and zoning rooms aided in achieving the general purposes and intent of ZR Article VII, Chapter 8, as set forth in ZR Section 78-01.

Specifically, in approving the Prior Actions, the CPC found that the Prior Actions (i) resulted in a better site plan and encouraged a harmonious design by incorporating variation in heights and orientation of buildings and (ii) allowed for a location of buildings in the LSRD that provided open spaces to meet the needs of the residents. Neither the Site Plan Revisions nor the Concurrent Applications would change the location or degree of waivers granted pursuant to the Prior Actions. The Concurrent Applications would result in the maintenance and enhancement of existing open spaces, which would continue to serve the needs of residents. Accordingly, the Site Plan Revisions and the Concurrent Applications would maintain and build on the preservation of open space facilitated by the Prior Actions.

The modifications approved by the Prior Actions facilitated construction of lower income and senior housing units, thereby providing for a diversity of ages and families in the area and fostering a more stable community. The Site Plan Revisions and Concurrent Applications would maintain the total number of existing senior and affordable housing units within the LSRD while providing up to approximately 694 new affordable housing units and approximately 2,081 new market rate housing units. In addition, existing senior and affordable housing units within the LSRD would benefit from new open space amenities and upgrades to flood resiliency systems. At existing senior building 4-3, upgrades to the fire protection systems, new laundry facilities and emergency generators would be constructed, and a new approximately 4,300 sf community space and open-air terrace would be provided. Therefore, with the Site Plan Revisions and Concurrent Applications, the previously granted modifications would continue to foster a stable community by providing for a population of balanced family sizes.

Accordingly, as the previously granted modifications approved pursuant to the Prior Actions would not change and no new modifications are required, the previously granted modifications would continue to aid in achieving the general purposes and intent of Article VII, Chapter 8 of the Zoning Resolution, as set forth in ZR Section 78-01.

- (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 Prior Actions modified height and setback, yard, minimum distance between buildings, and zoning room regulations at the Existing LSRD Buildings. In granting these waivers, the CPC determined that that the resulting distribution of zoning rooms and open spaces and the location of buildings would permit better site planning and thus benefit both the residents of the LSRD and the City as a whole.

The bulk and uses proposed for the Proposed Development and Concurrent Development would comply with underlying C6-4 zoning regulations and not require any authorizations (ZR Section 78-311) or special permits (ZR Section 78-312) with regard to distribution or location of buildings. The Site Plan Revisions would result in development of a new building adjacent to and above Existing Building 4-2 and Existing Building 4-3, but would not change the location or degree of waivers of height and setback, yard, zoning rooms, and minimum distance between buildings regulations previously granted to facilitate development of the Existing LSRD Buildings.¹

Specifically with respect to Parcels 4A and 4B, the distance between Existing Building 4-1 and Existing Building 4-2 and the height and setbacks provided for Existing Building 4-1 and Existing Building 4-3 along Rutgers Slip were determined to be appropriate in context of the LSRD and allow for an efficient site plan. The CPC found that the distance between the non-residential ground-floor uses in Existing Building 4-1 and Existing Building 4-2 enhanced the relationship between buildings. In addition, the CPC found that the height and setback waivers previously granted to facilitate construction of Existing Building 4-3 allowed the building to have an appropriate and efficient east-west alignment. As part of the Proposed Development, the south façade of the new building would be approximately 104 feet away from Existing Building 4-1, which well exceeds zoning requirements and would not affect or diminish the relationship between non-residential ground floor uses in Existing Building 4-1 and Existing Building 4-2. The distance between Existing Building 4-1 and Existing Building 4-2 would not be reduced and the east-west alignment of Existing Building 4-3 would similarly not be altered.

Similarly, the Concurrent Applications would result in development of new buildings at Parcels 5 and 6A. Whether considered alone or in conjunction with the Concurrent Applications, the Site Plan Revisions would not change the location or degree of waivers of height and setback, yard, and minimum distance between buildings regulations previously granted with respect to the Existing LSRD Buildings.

As the location of buildings facilitated by the previously granted modifications of height and setback, yard, and minimum spacing regulations would not change and no new modifications are required, the previously granted modifications would continue to be appropriate in the context of the LSRD, allowing better site planning and benefitting residents of the LSRD and City as a whole.

- (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 Prior Actions modified height and setback, yard, minimum distance between buildings, and zoning room regulations at the Existing LSRD Buildings. In granting these waivers, the CPC determined that the approved location of buildings on Parcels 4A, 4B, 5, 6A, 6B, and 7 did not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of occupants of buildings in the block or nearby blocks.

The bulk and uses proposed for the Proposed Development and Concurrent Development would comply with underlying C6-4 zoning regulations and do not require any authorizations (ZR Section 78-311) or special permits (ZR Section 78-312) with regard to the distribution or location of buildings. The Site Plan Revisions would result in development of a new building adjacent to and above Existing Building 4-2 and Existing Building 4-3, but would not change the location or degree of waivers of height and setback, yard, zoning rooms, and minimum distance between buildings regulations previously granted to facilitate development of the Existing LSRD Buildings.² Similarly, the Concurrent Applications would result in development of new buildings at Parcels 5 and 6A. Whether considered alone or in conjunction with the Concurrent Applications, the Site Plan Revisions would not change the location or degree of waivers of height and setback, yard, and minimum distance between buildings regulations previously granted with respect to the Existing LSRD Buildings.

¹ Regulations pertaining to zoning rooms are no longer applicable.

² Regulations pertaining to zoning rooms are no longer applicable.

As the location of buildings facilitated by the previously granted modifications of height and setback, yard, and minimum spacing regulations would not change and no new modifications are required, the previously granted modifications would continue to not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of occupants of buildings in the block or nearby blocks.

- (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;***

The Prior Actions modified height and setback, yard, minimum distance between buildings, and zoning room regulations with regard to Existing LSRD Buildings. In granting these waivers, the CPC determined that the approved locations of the Existing LSRD Buildings did not adversely affect any zoning lot outside the LSRD by restricting access to light and air or creating traffic congestion.

The bulk and uses proposed for the Proposed Development and Concurrent Development would comply with underlying C6-4 zoning regulations and not require any authorizations (ZR Section 78-311) or special permits (ZR Section 78-312) with regard to the distribution or location of buildings. The Site Plan Revisions would result in development of a new building adjacent to and above the Existing Building 4-2 and Existing Building 4-3, but would not change the location or degree of waivers of height and setback, yard, zoning rooms, and minimum distance between buildings regulations previously granted with regard to the Existing LSRD Buildings.³ Similarly, the Concurrent Applications would result in development of new buildings at Parcels 5 and 6A. Whether considered alone or in conjunction with the Concurrent Applications, the Site Plan Revisions would not change the location or degree of waivers of height and setback, yard, and minimum distance between buildings regulations previously granted with respect to the Existing LSRD Buildings.

As the location of buildings facilitated by the previously granted modifications of height and setback, yard, and minimum spacing regulations would not change and no new modifications are required, the previously granted modifications would continue to not adversely affect any zoning lots outside the LSRD by restricting access to light and air or by creating traffic congestion.

- (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;***

This finding was not applicable to the Prior Actions.

- (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***

This finding was not applicable to the Prior Actions.

- (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 Prior Actions modified the height and setback regulations with regard to buildings at Parcels 4A, 4B, 5, and 7. In granting these height and setback modifications, the CPC determined that the approved arrangement of buildings at Parcels 4A, 4B, 5, and 7 did not impair the essential character of the surrounding area or have adverse effects upon the access to light, air and privacy of adjacent properties.

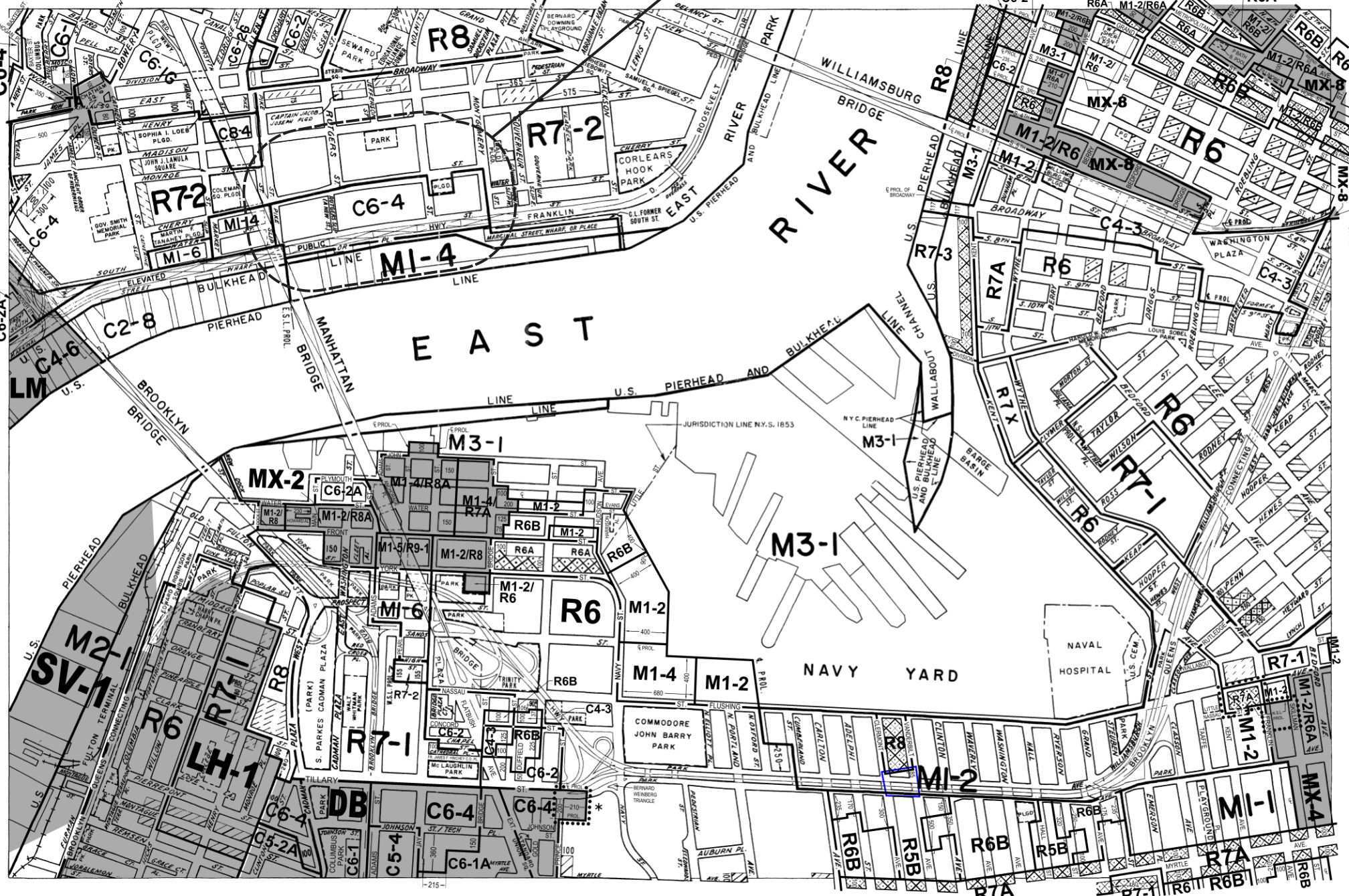
³ Regulations pertaining to zoning rooms are no longer applicable.

The bulk proposed for the Proposed Development and Concurrent Development would comply with underlying C6-4 zoning regulations and not require modification of height and setback regulations. The Site Plan Revisions would result in development of a new building adjacent to and above Existing Building 4-2 and Existing Building 4-3, but would not change the location or degree of height and setback waivers previously granted with regard to the Existing LSRD Buildings. Similarly, the Concurrent Applications would result in development of new buildings at Parcels 5 and 6A. Whether considered alone or in conjunction with the Concurrent Applications, the Site Plan Revisions would not change the location or degree of waivers of height and setback regulations previously granted with respect to the Existing LSRD Buildings.

As the location and degree of previously granted height and setback waivers would not change and no new modifications are required, the previously granted modifications of height and setback regulations would continue to (i) not impair the essential character of the surrounding area or (ii) have adverse effects upon the access to light, air, and privacy of adjacent properties.



Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

*10–31–2017 C 170400 ZMK
05–10–2017 C 160221 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.

MAP KEY

12a	12c	13a
12b	12d	13b
16a	16c	17a

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ZONING MAP **12d**

600 0 600 1200 1800 FEET

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

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

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



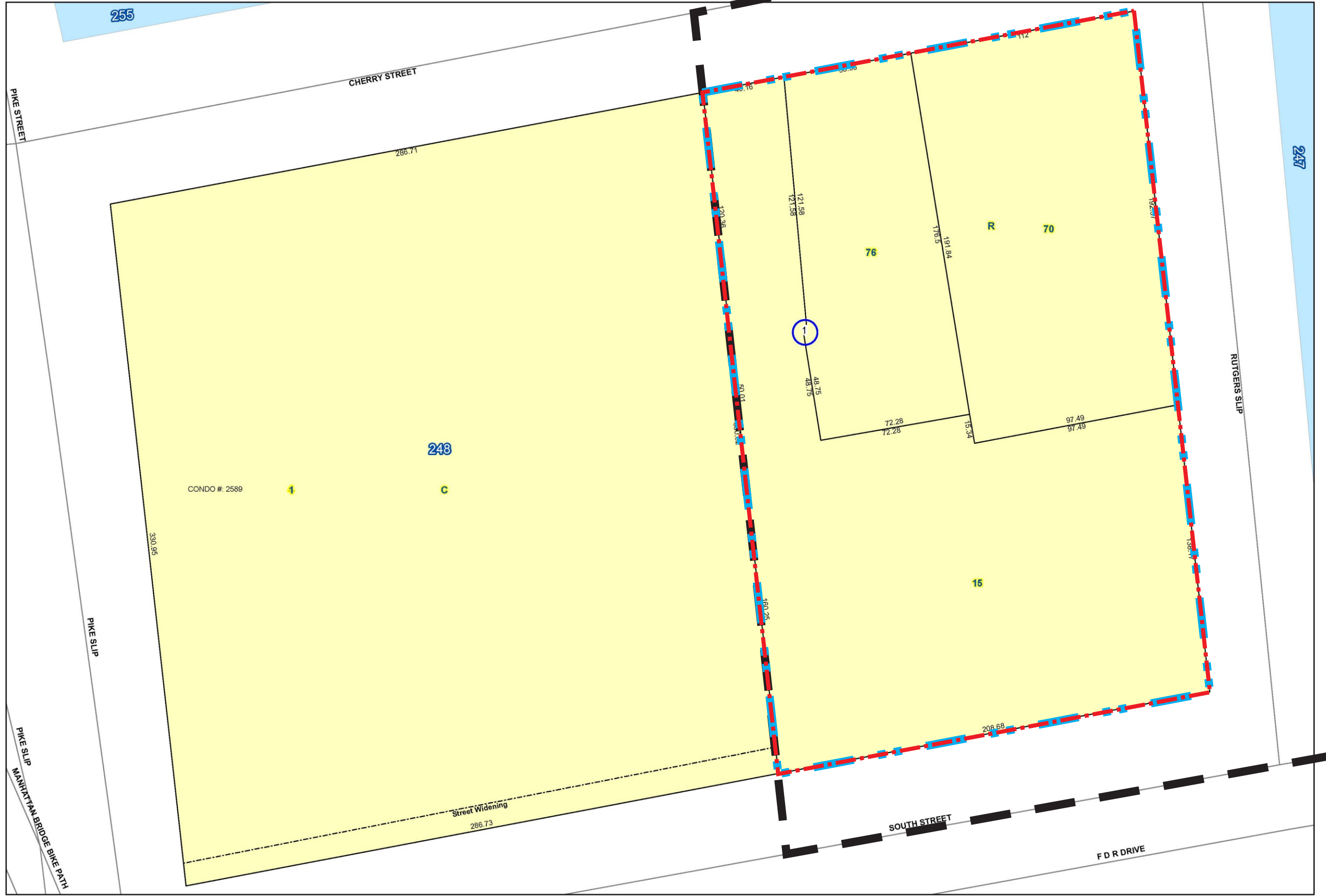
NYC Digital Tax Map

Effective Date : 06-30-2015 12:16:10
End Date : Current
Manhattan Block: 248



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- LSRD Boundary
- Zoning Lot Boundaries
- Development Site





NYC Digital Tax Map

Effective Date : 11-23-2010 11:44:05

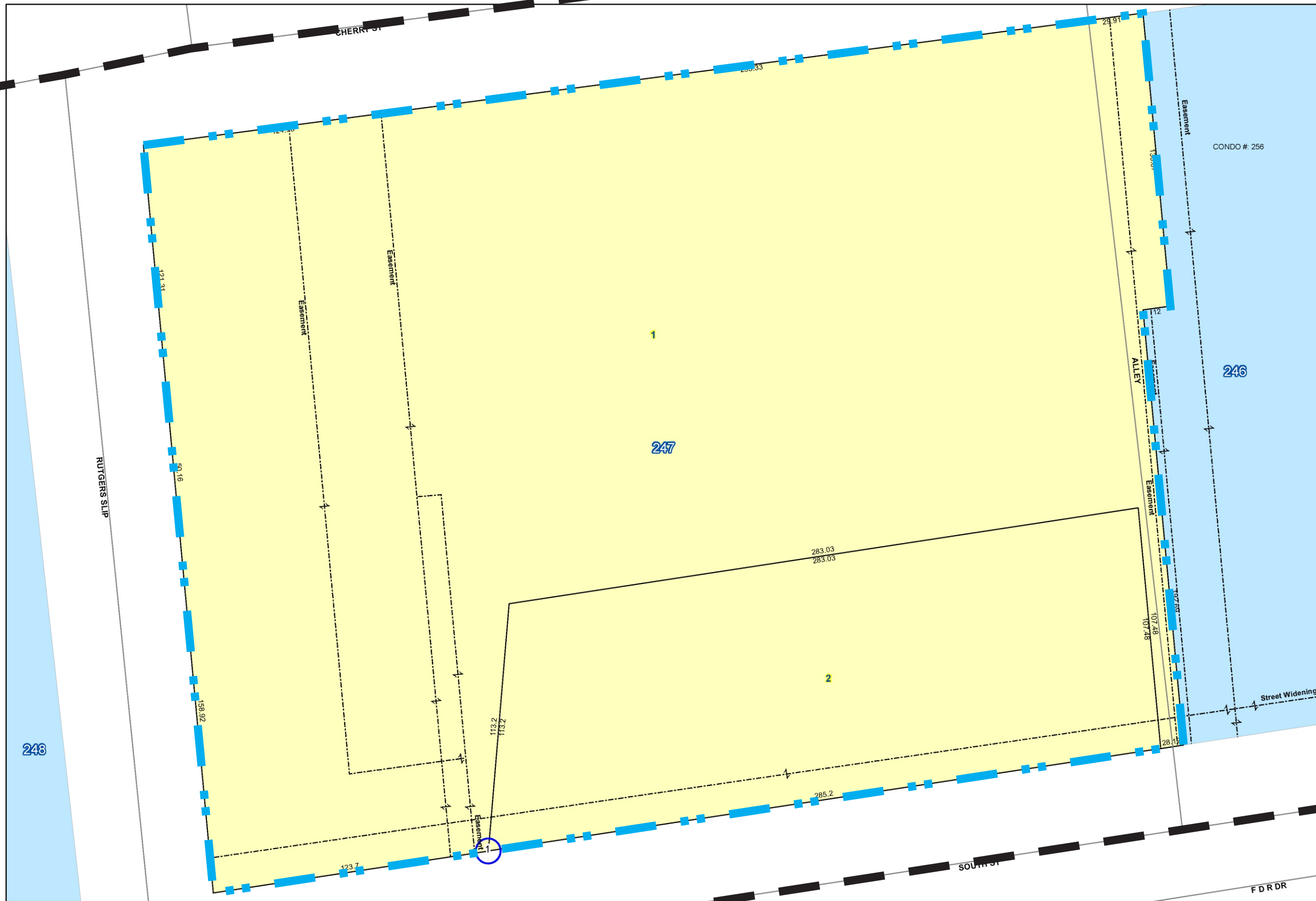
End Date : Current

Manhattan Block: 247



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- LSRD Boundary
- Zoning Lot Boundaries
- Development Site





NYC Digital Tax Map

Effective Date : 09-23-2010 11:40:04

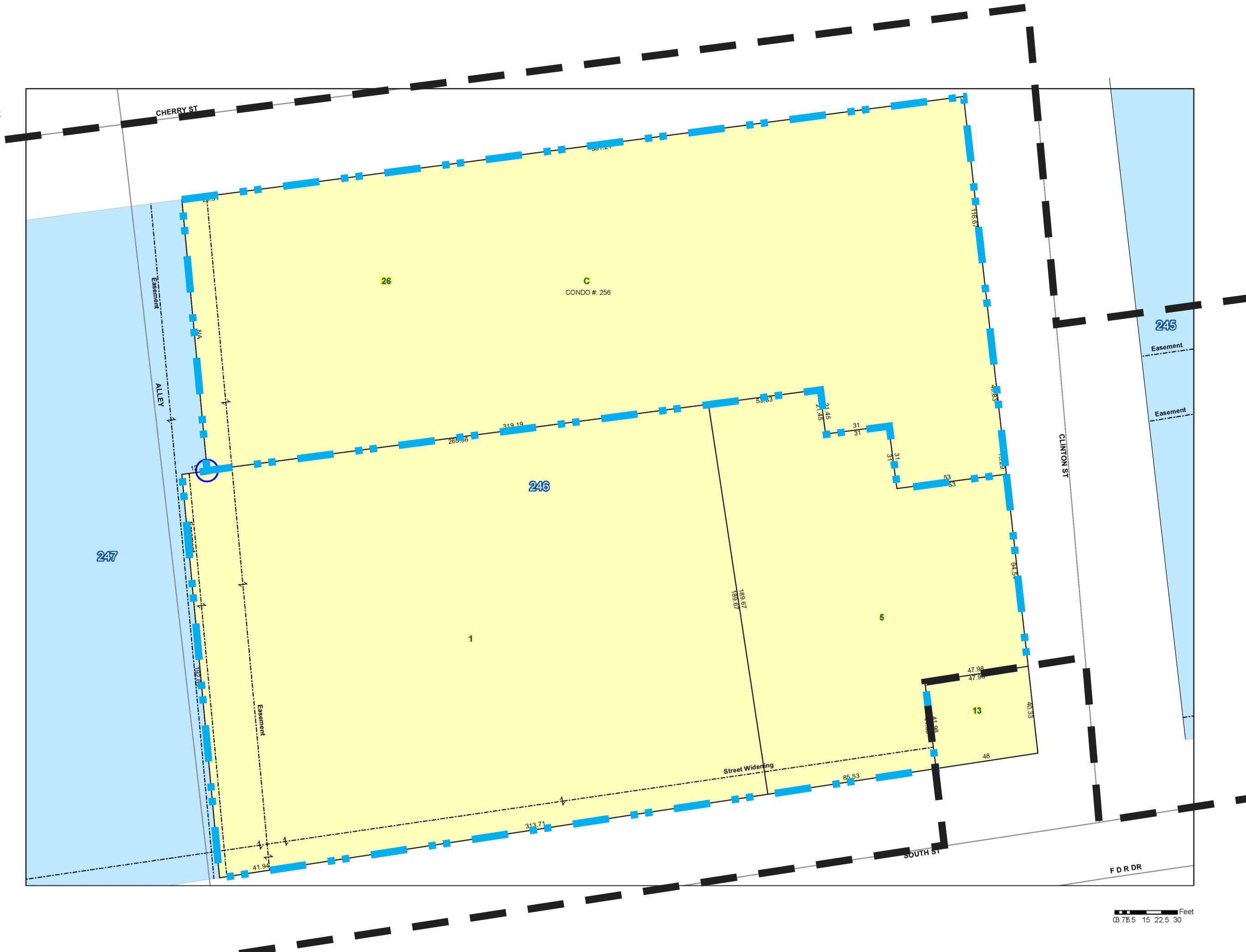
End Date : Current

Manhattan Block: 246



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- LSRD Boundary
- Zoning Lot Boundaries
- Development Site





NYC Digital Tax Map

Effective Date : 12-09-2008 11:41:38

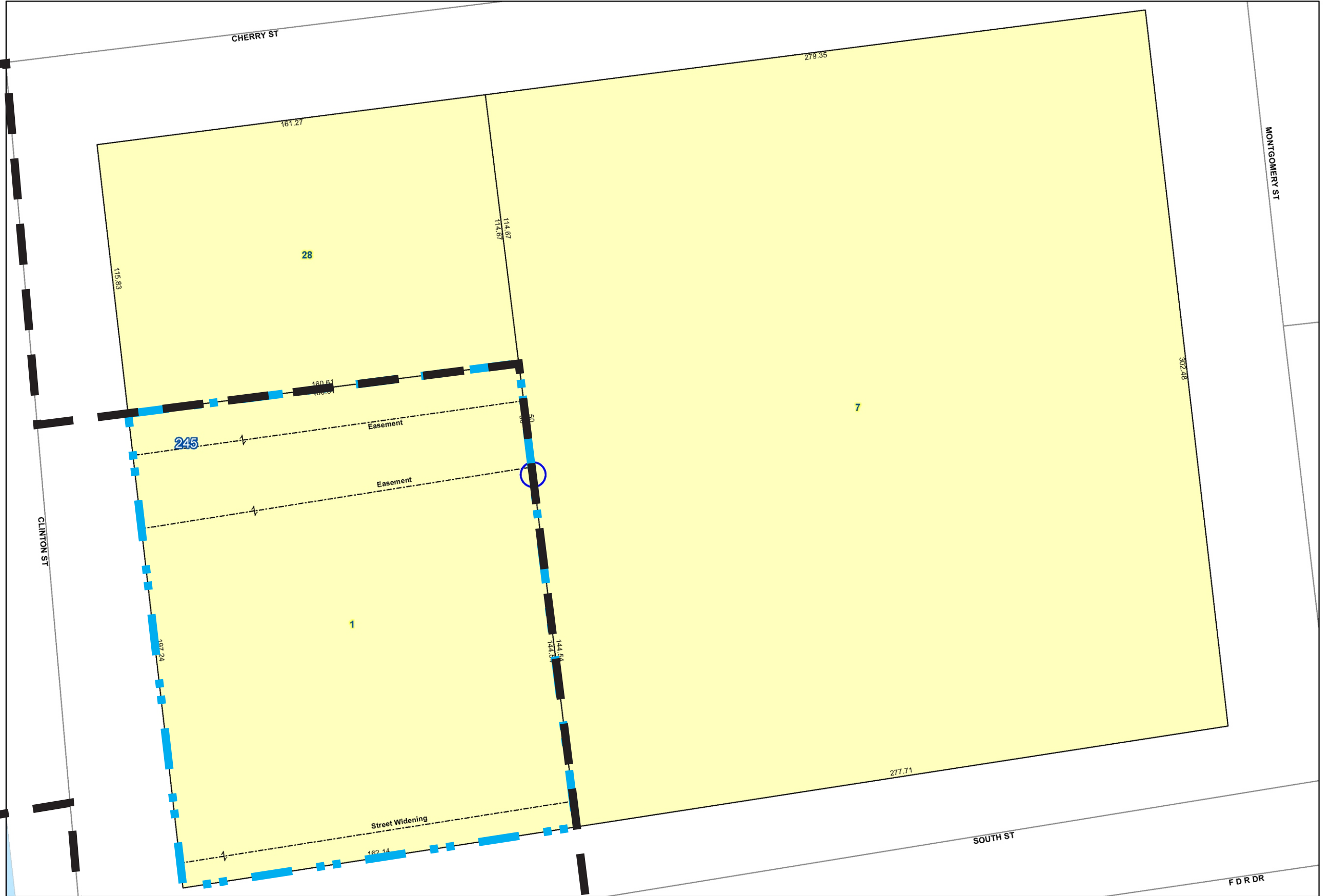
End Date : Current

Manhattan Block: 245



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- LSRD Boundary
- Zoning Lot Boundaries
- Development Site



Area Map
Cherry Street, Manhattan
Block 248, Lots 15, 70 & 76

Project Information

- LSRD Boundary
- Zoning Lot Boundaries
- Development Site
- 600' Radius
- Zoning Districts

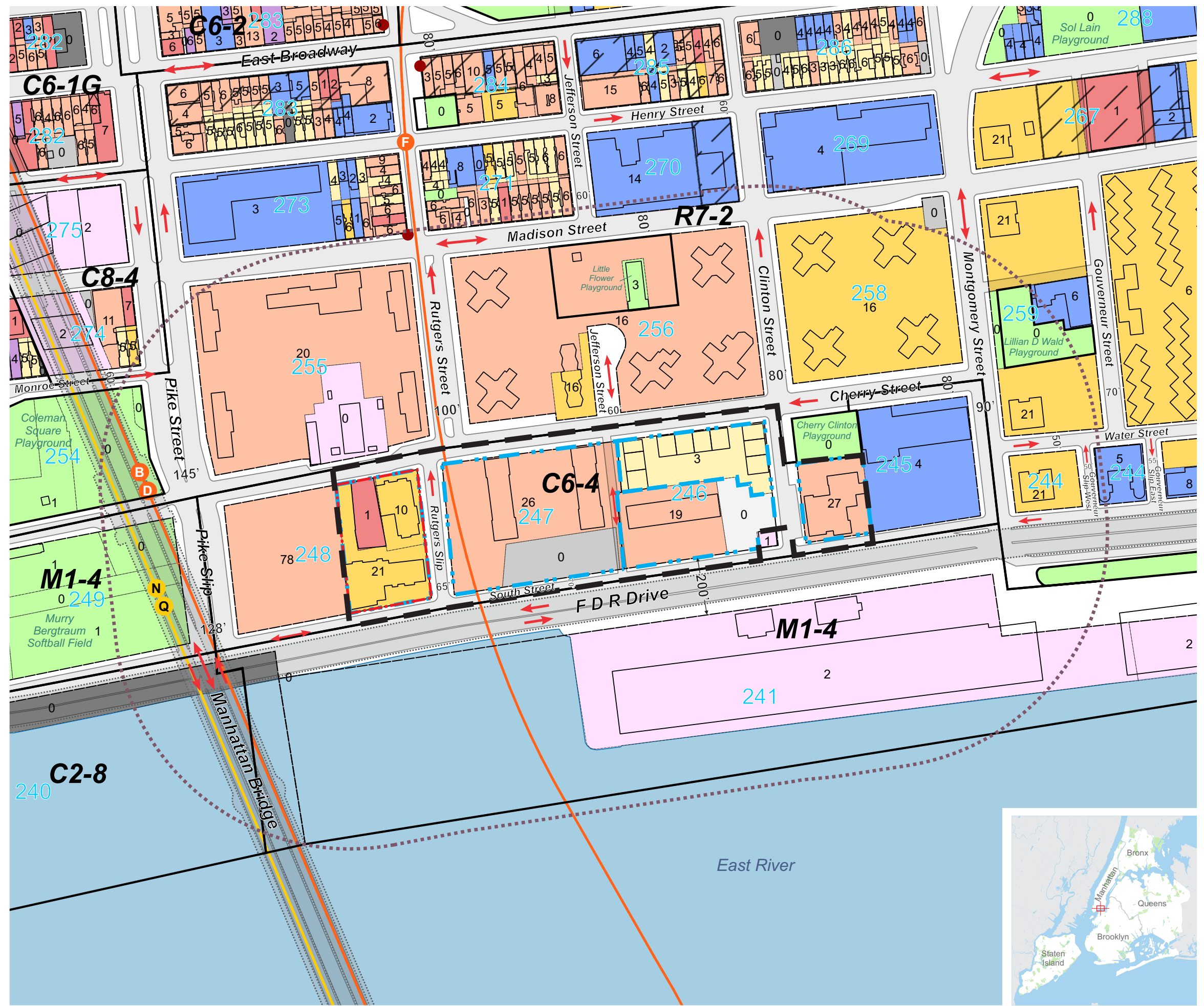
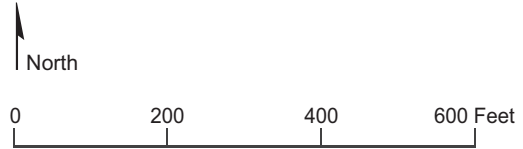
Existing Commercial Overlays

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

- Direction of Traffic
- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure
- Tax Lot Boundary
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other





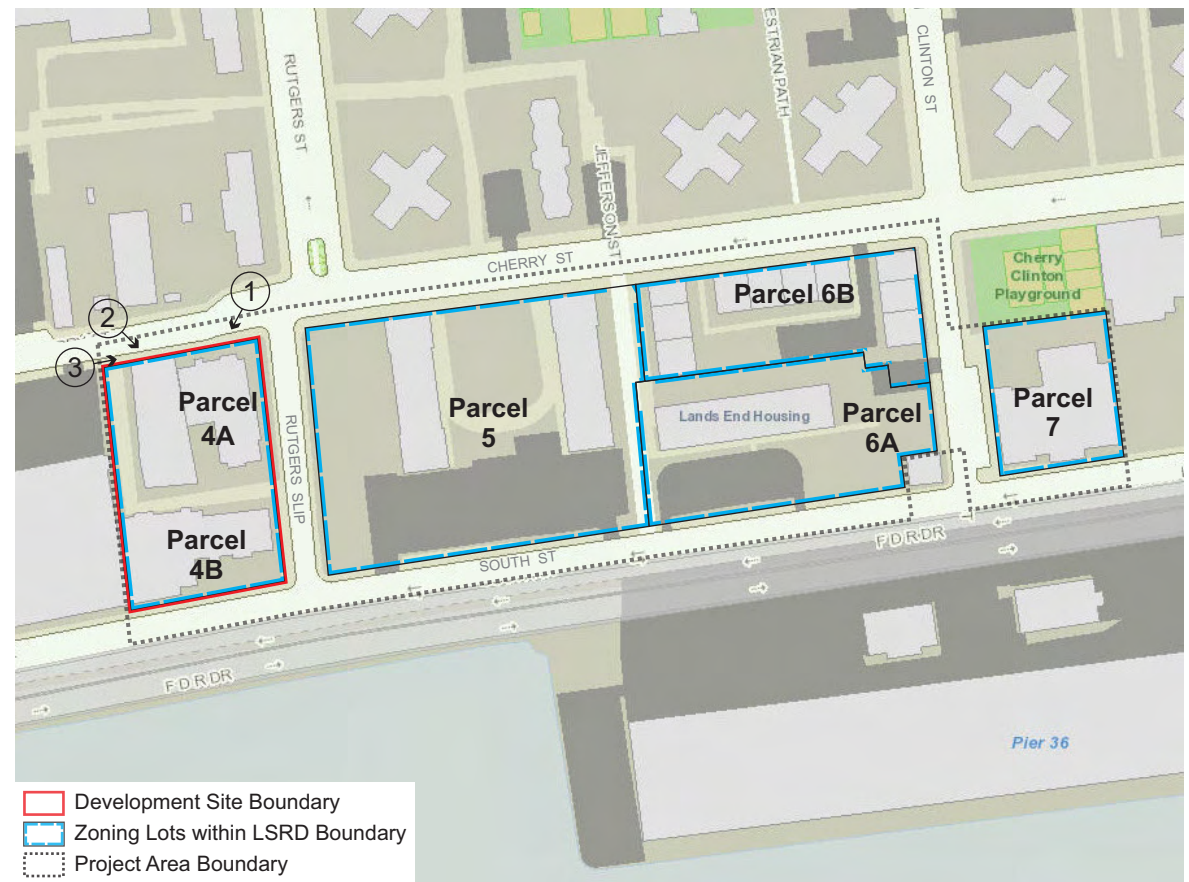
1. View of the Development Site facing southwest from Cherry Street.



2. View of the Development Site facing southeast from Cherry Street.



3. View of the sidewalk along the south side of Cherry Street facing east (Development Site at right).





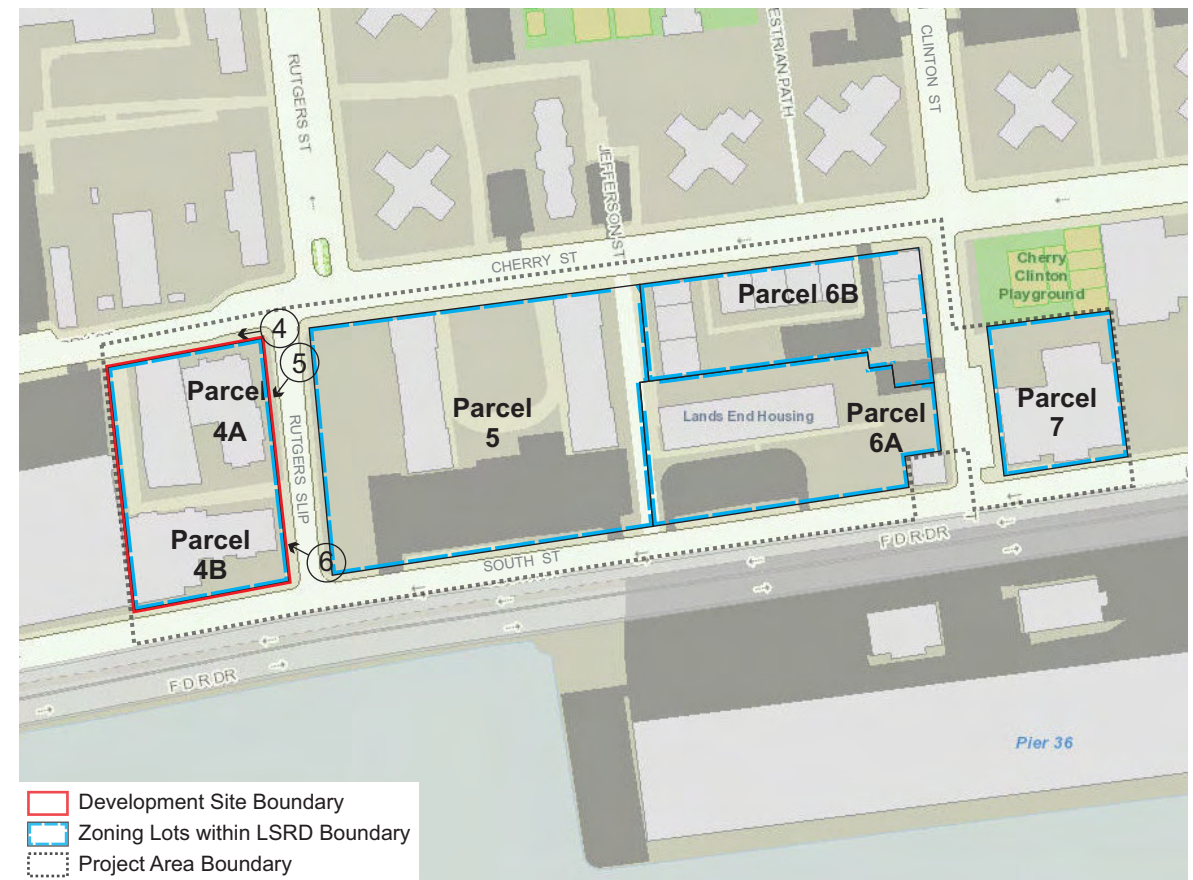
4. View of the sidewalk along the south side of Cherry Street facing west from Rutgers Slip (Development Site at left).



5. View of the Development Site facing southwest from Rutgers Slip.



6. View of the Development Site facing northwest from Rutgers Slip.





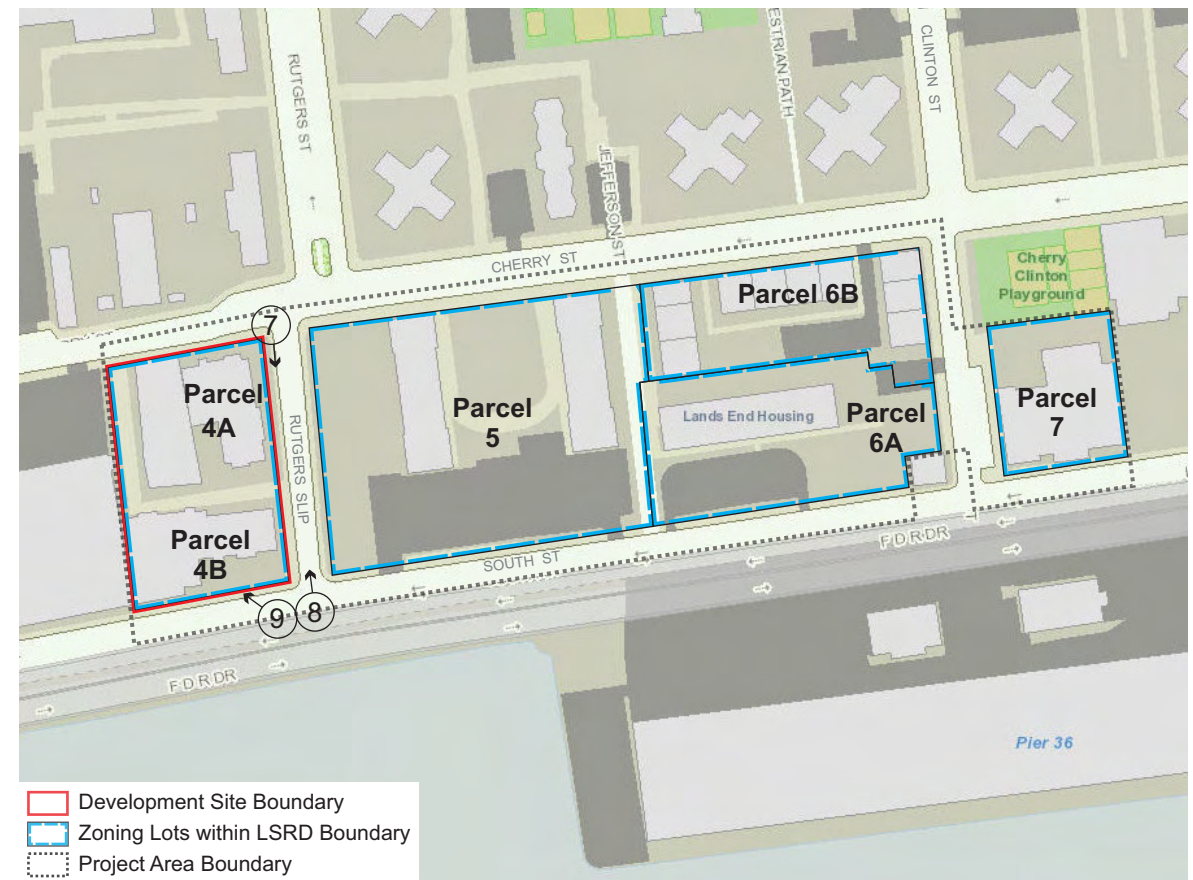
7. View of the sidewalk along the west side of Rutgers Slip facing south from Cherry Street (Development Site at right).



8. View of Rutgers Slip facing north from South Street (Development Site at left).



9. View of the Development Site facing northwest from South Street.





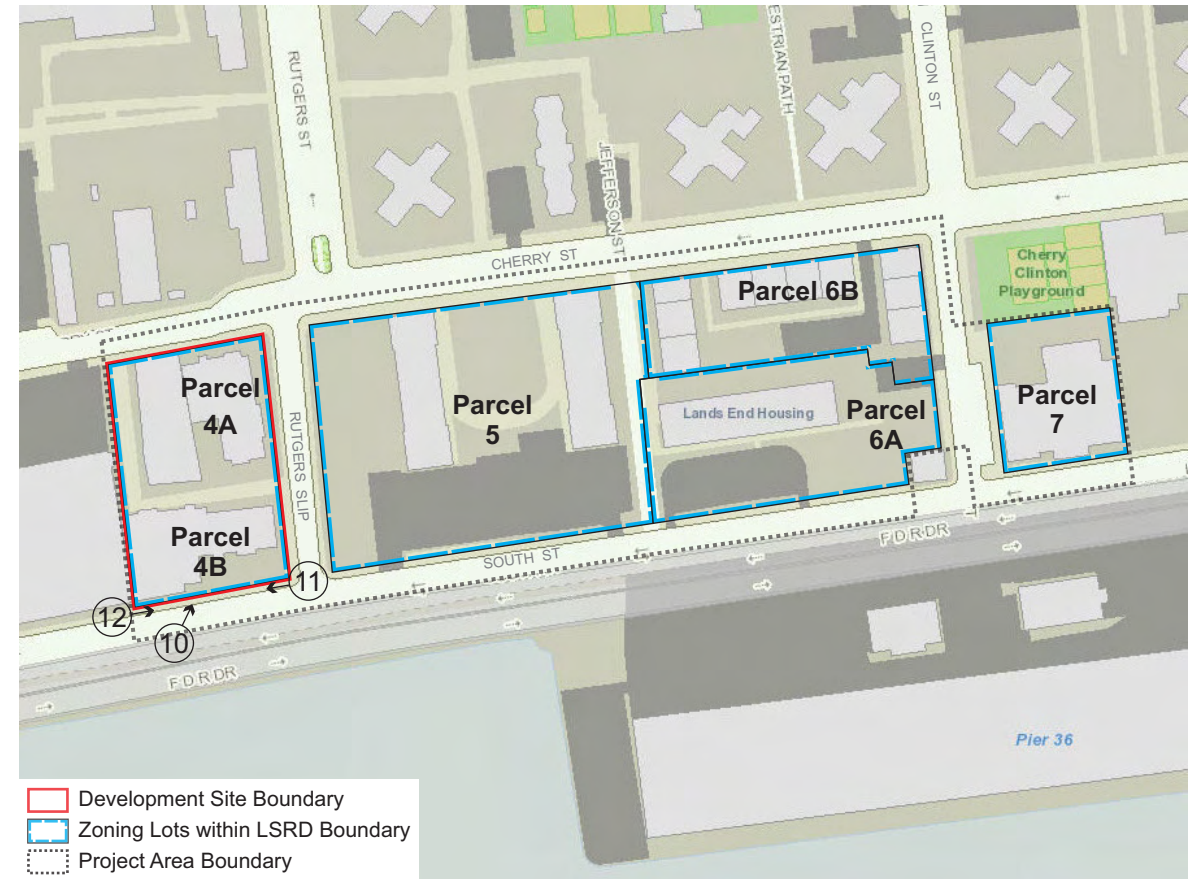
10. View of the Development Site facing northeast from South Street.



11. View of the sidewalk along the north side of South Street facing west from Rutgers Slip (Development Site at right).



12. View of the sidewalk along the north side of South Street facing east (Development Site at left).





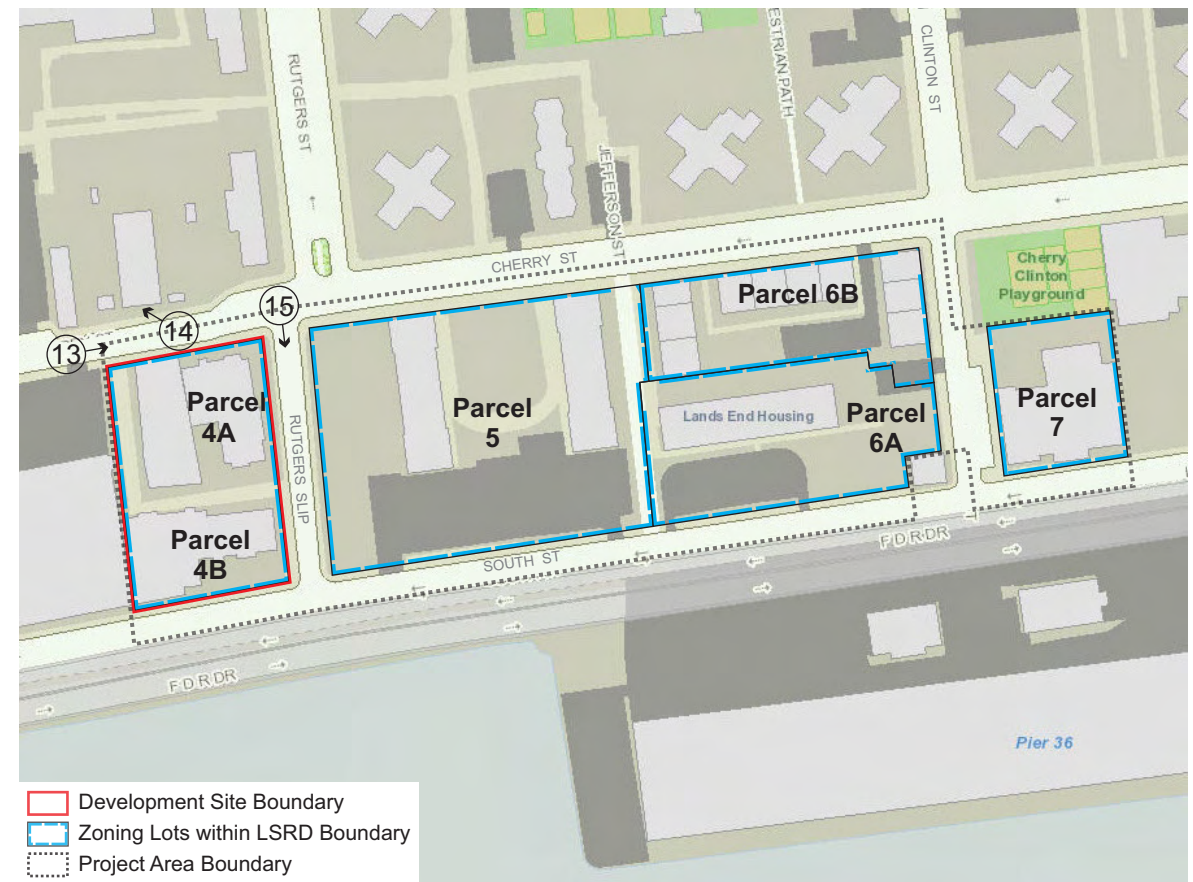
13. View of Cherry Street facing east towards Rutgers Slip.



14. View of the north side of Cherry Street between Rutgers Slip and Pike Slip facing northwest.



15. View of Rutgers Slip facing south from Cherry Street.





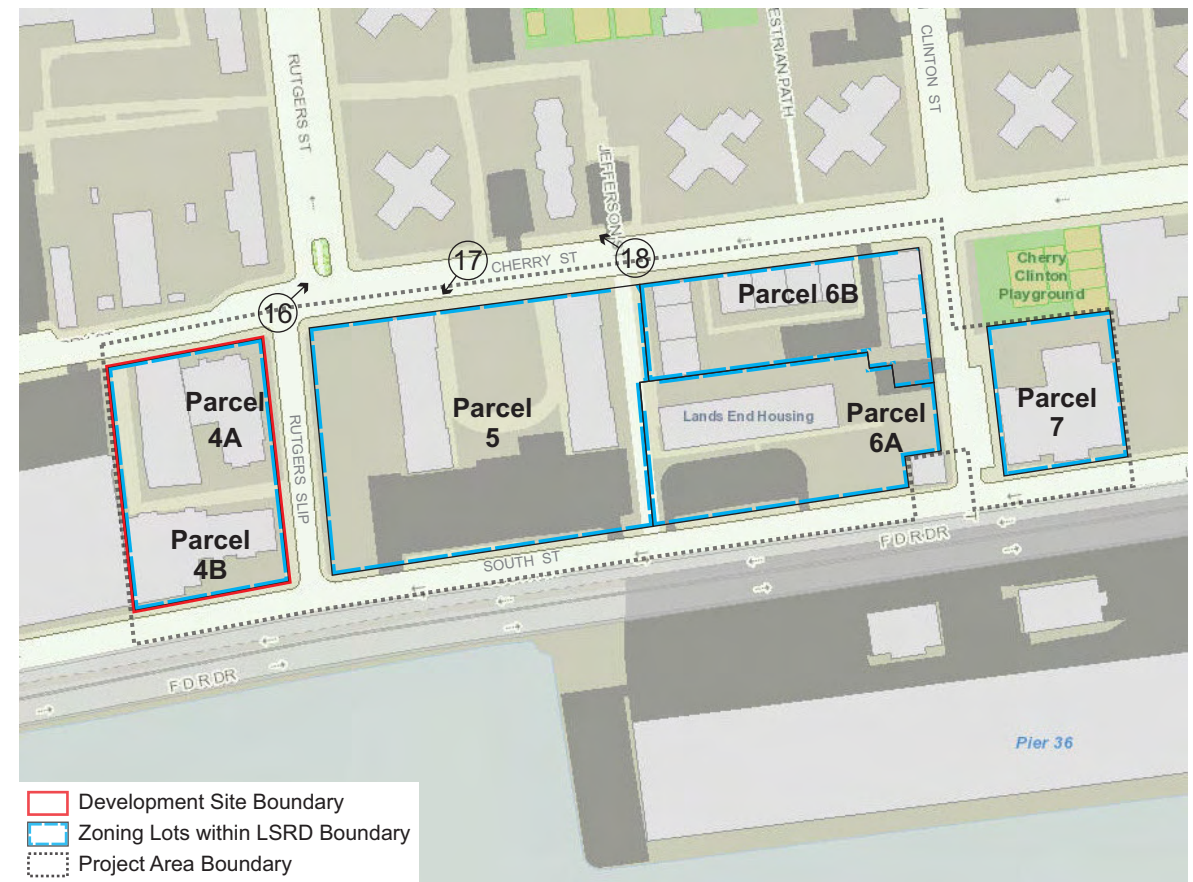
16. View of the intersection of Cherry Street and Rutgers Slip facing northeast.



17. View of Parcel 5 on the south side of Cherry Street between Rutgers Street and Jefferson Street facing southwest.



18. View of the north side of Cherry Street between Rutgers Street and Jefferson Street facing northwest.





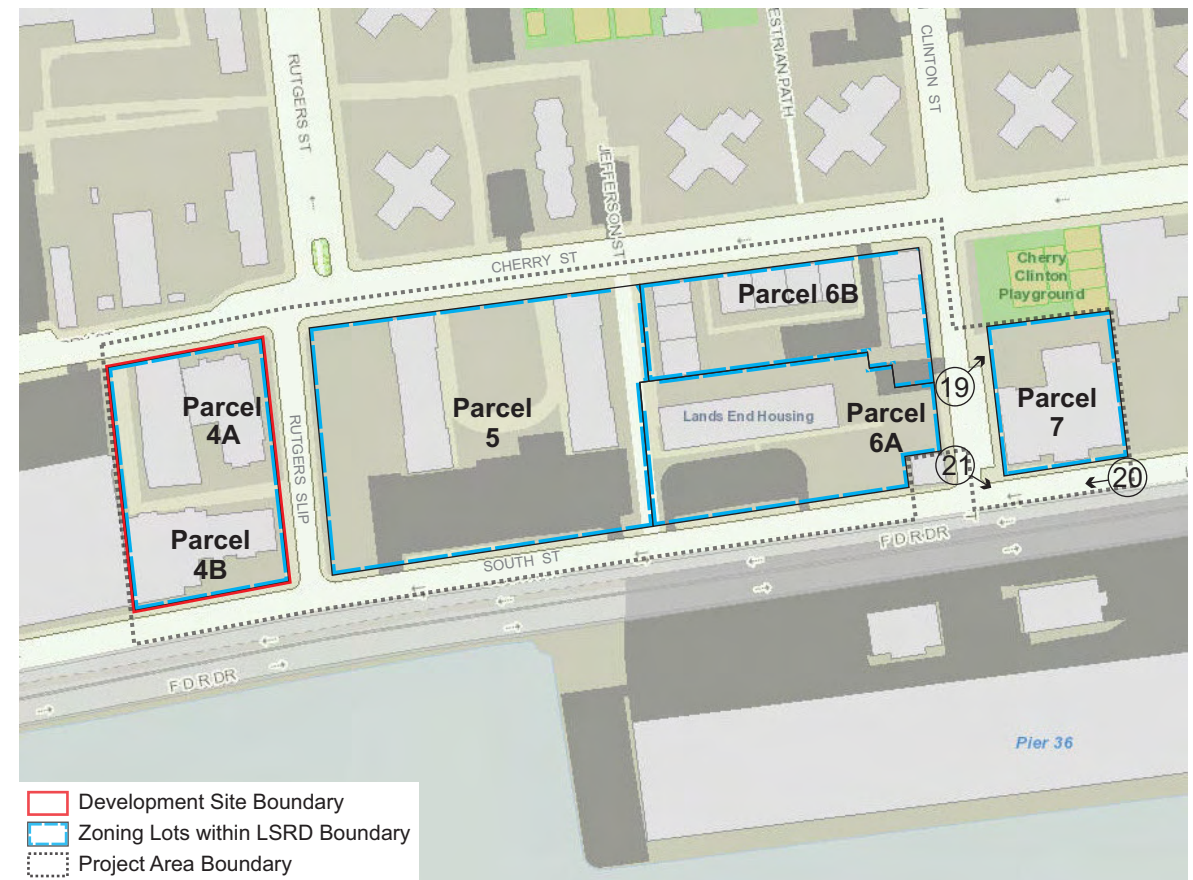
19. View of the east side of Clinton Street between Cherry Street and South Street facing northeast (Parcel 7 at far right).



20. View of South Street facing west towards Clinton Street (Parcel 7 at far right).

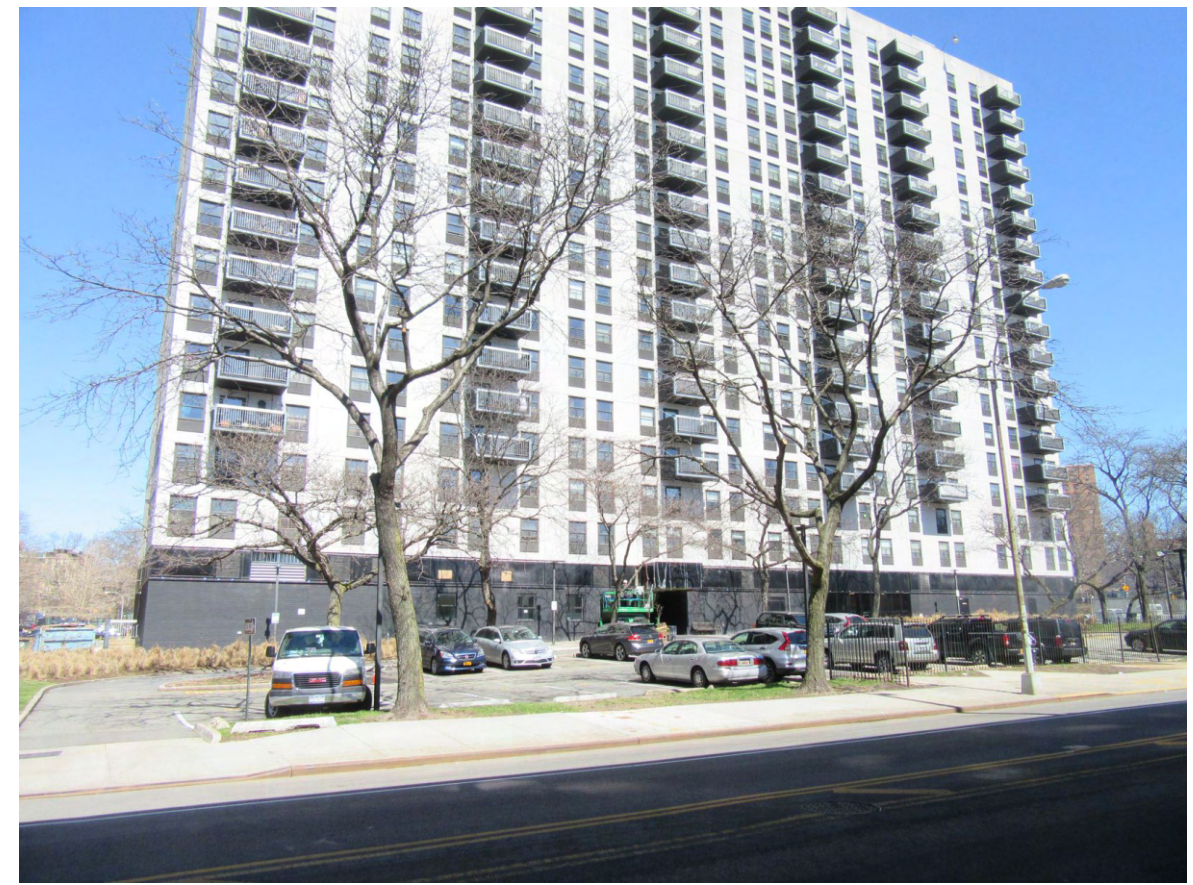


21. View of the intersection of Clinton Street and South Street facing southeast (Parcel 7 at far left).





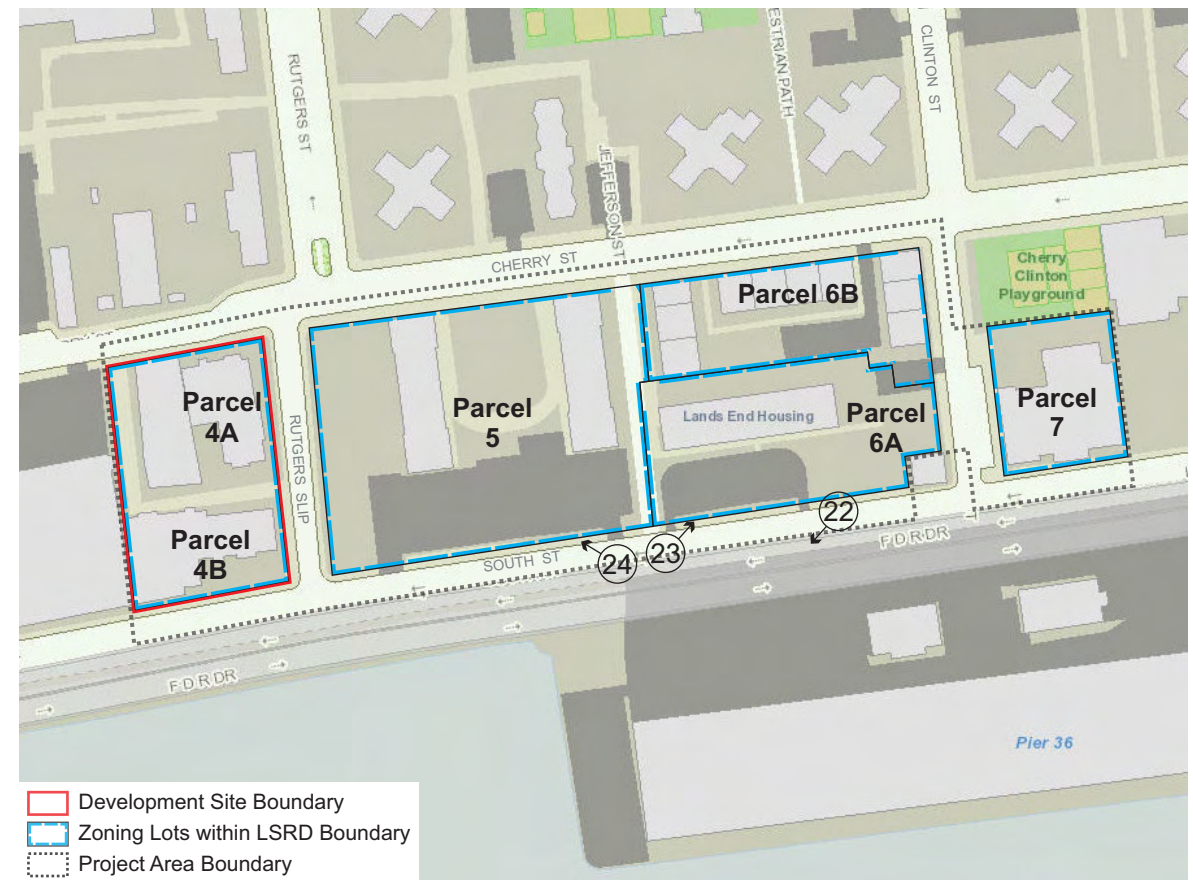
22. View of the south side of South Street and the FDR Drive facing southwest.



23. View of Parcel 6A on the north side of South Street between Rutgers Slip and Clinton Street facing northeast.



24. View of Parcel 5 from the intersection of Jefferson Street and South Street facing northwest.



Development Site Boundary
 Zoning Lots within LSRD Boundary
 Project Area Boundary



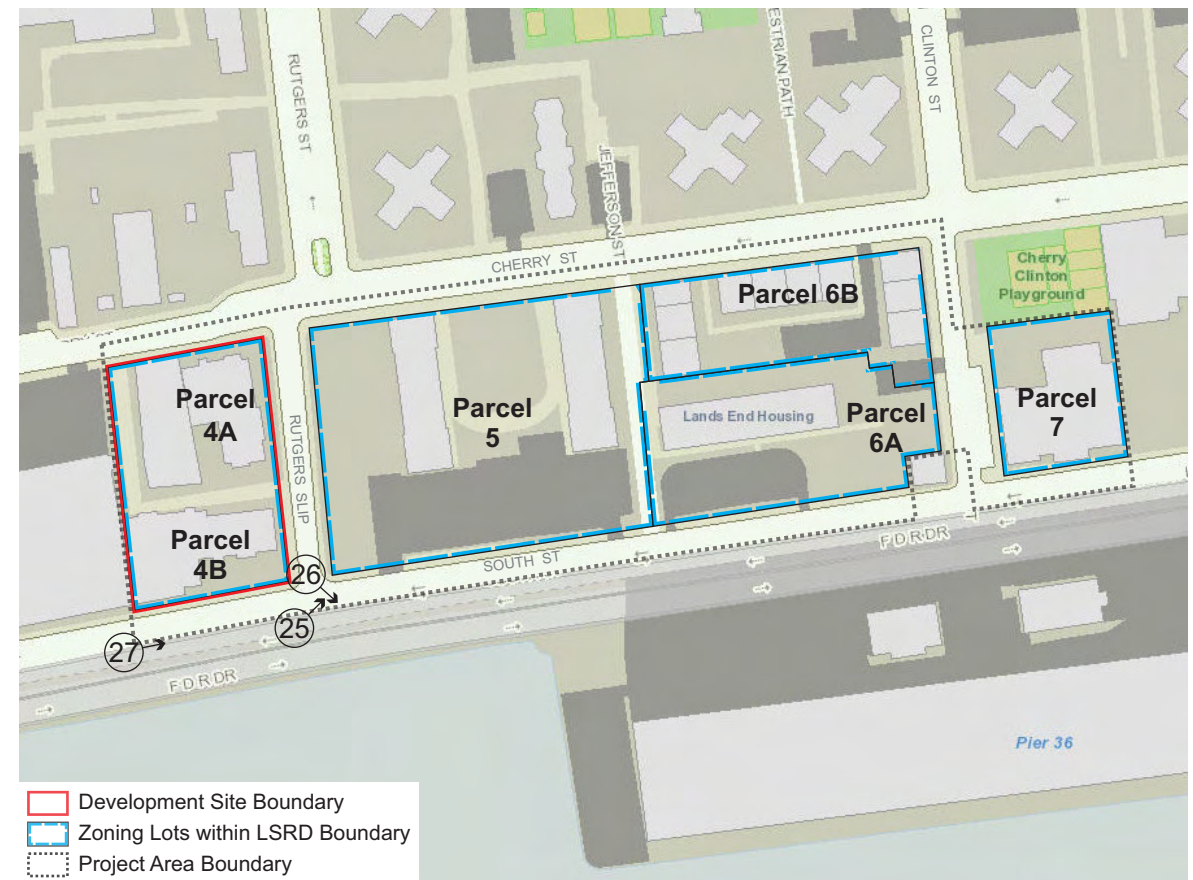
25. View of Parcel 6 at the intersection of Rutgers Slip and South Street facing northeast.

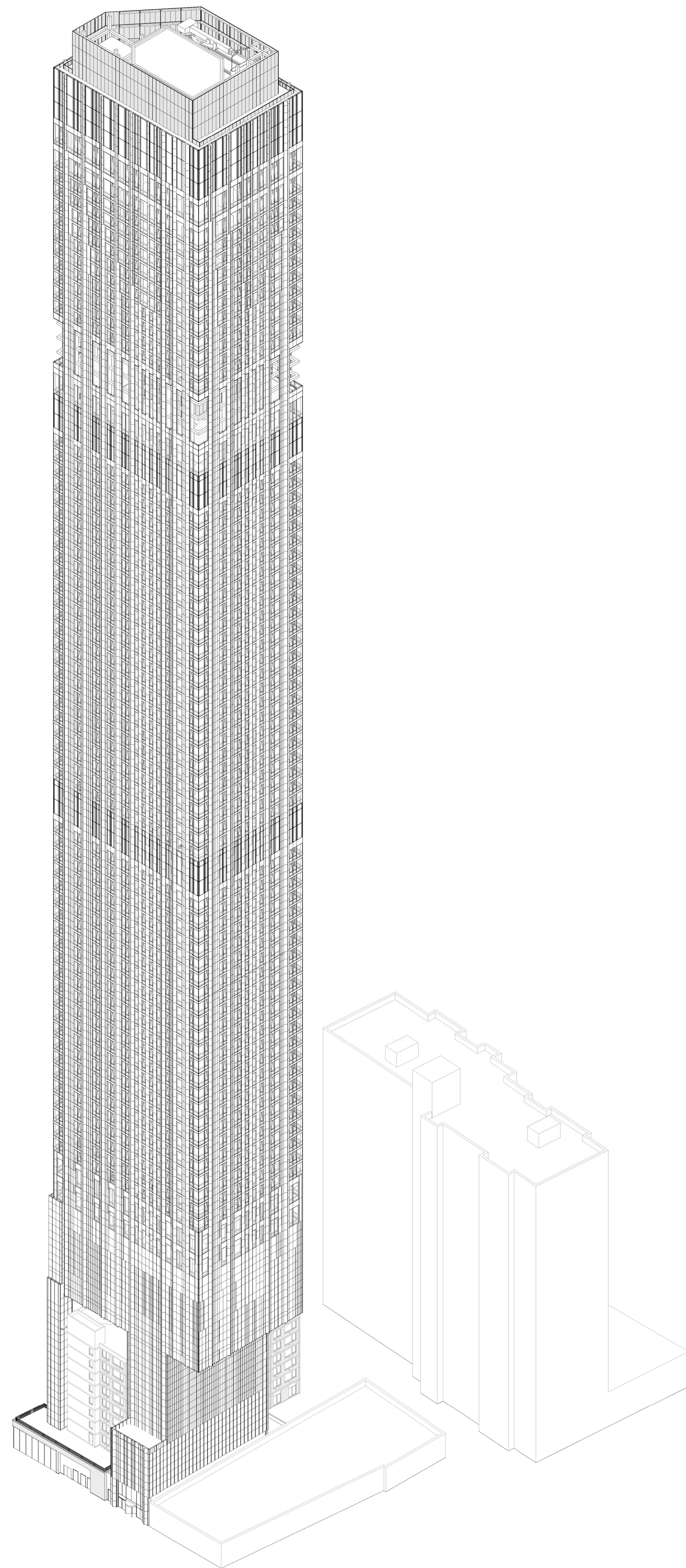


26. View of the intersection of Rutgers Slip and South Street facing southeast.



27. View of South Street facing east toward Rutgers Slip (Development Site at left).





CPC FILING

247 CHERRY STREET

NEW YORK, NY 10002

SHEET LIST - ZONING	
SHEET NUMBER	SHEET NAME
Z-001.00	LSRD ZONING ANALYSIS
Z-002.00	LSRD SITE PLAN
Z-003.00	ZONING LOT ANALYSIS
Z-004.00	ZONING LOT SITE PLAN
Z-005.00	GROUND FLOOR SITE PLAN
Z-006.00	EXISTING WAIVERS PLAN DIAGRAM
Z-007.00	ZONING SECTIONS
Z-008.00	ZONING SECTION B-B AND C-C
Z-009.00	ZONING SECTION D-D
Z-030.00	NEIGHBORHOOD CHARACTER DIAGRAM
Z-031.00	NEIGHBORHOOD CHARACTER DIAGRAM
Z-032.00	ZONING LOT ELEVATIONS

JDS DEVELOPMENT GROUP

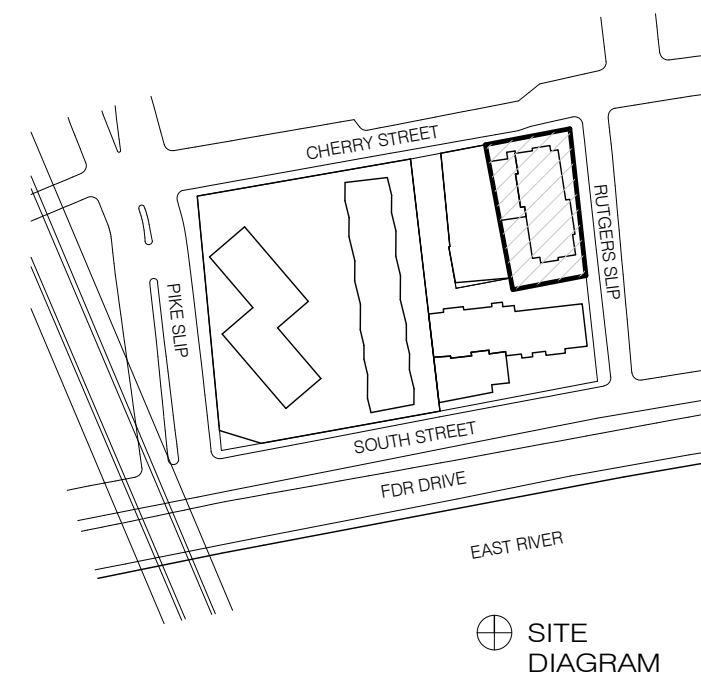
CLIENT
JDS DEVELOPMENT GROUP
134 5TH AVENUE, 17TH FLOOR
NEW YORK, NY 10011
TEL: 646 623 2600

sh p

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WSP 228 WEST 14TH STREET, 2ND FLOOR NEW YORK, NY 10011 TEL: 212 547 2888	GEOTECHNICAL ENGINEER LANGAN 300 WEST STREET, 4TH FLOOR NEW YORK, NY 10007 TEL: 917 266 4650
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ACOUSTICS 404 PETER AVENUE, 4TH FLOOR NEW YORK, NY 10018 TEL: 212 320 1776	CODE CONSULTANT HOLMES KEOGH ASSOCIATES 100 WEST 25TH STREET, 8TH F NEW YORK, NY 10001 TEL: 646 693 8140

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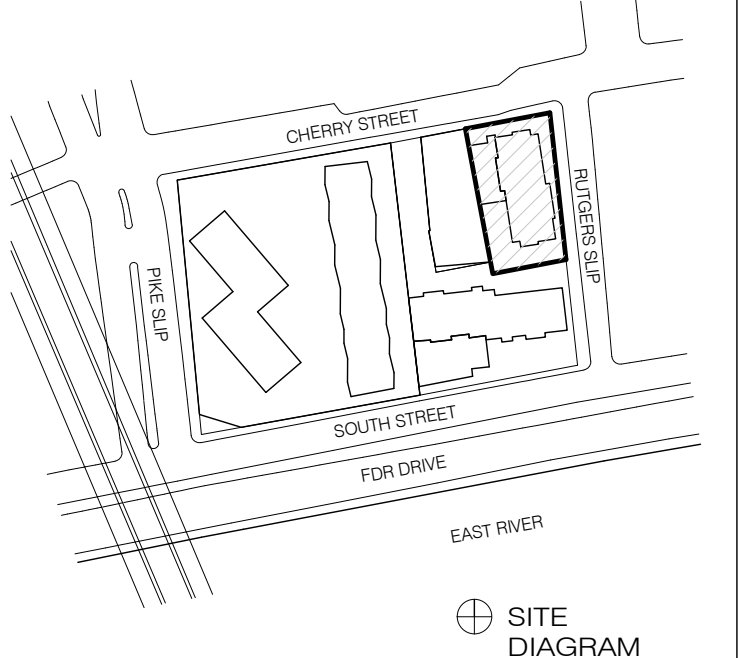
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247 CHERRY ST.
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LEGEND

- ZONING DISTRICT BOUNDARY
- - - LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- - - ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4** ZONING DISTRICT
- ◇ LSRD PARCEL NUMBER
- [43] BUILDING NUMBER
- 26 NUMBER OF STORIES
229' BUILDING HEIGHT
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- EXISTING BUILDING
- NEW BUILDING
- ▨ HARDSCAPE AREA
- ▤ LANDSCAPE AREA
- ▥ WATER FEATURE
- ▧ LSRD NON-COMPLIANCE
- BOLLARD
- TRAFFIC SIGNAL POLE
- SIGN POST
- ◇ STAND PIPE
- ◇ LIGHT POLE
- ◇ FIRE HYDRANT
- ▷ COMMERCIAL BUILDING ENTRANCE
- ▷ COMMUNITY FACILITY BUILDING ENTRANCE
- ▷ RESIDENTIAL BUILDING ENTRANCE
- ◇ VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- PROPOSED TREE
- EXISTING TREE
- MOVEABLE TABLES
- ▭ FIXED BENCH WITH BACK
- ▭ FIXED CONCRETE SEATING BLOCK
- ▭ 10' SIDEWALK EASEMENT
- ▭ PROPOSED SIDEWALK WIDENING
- HT +458.50' ← RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT
● (HT +418.50)' ← ILLUSTRATIVE BUILDING HEIGHT

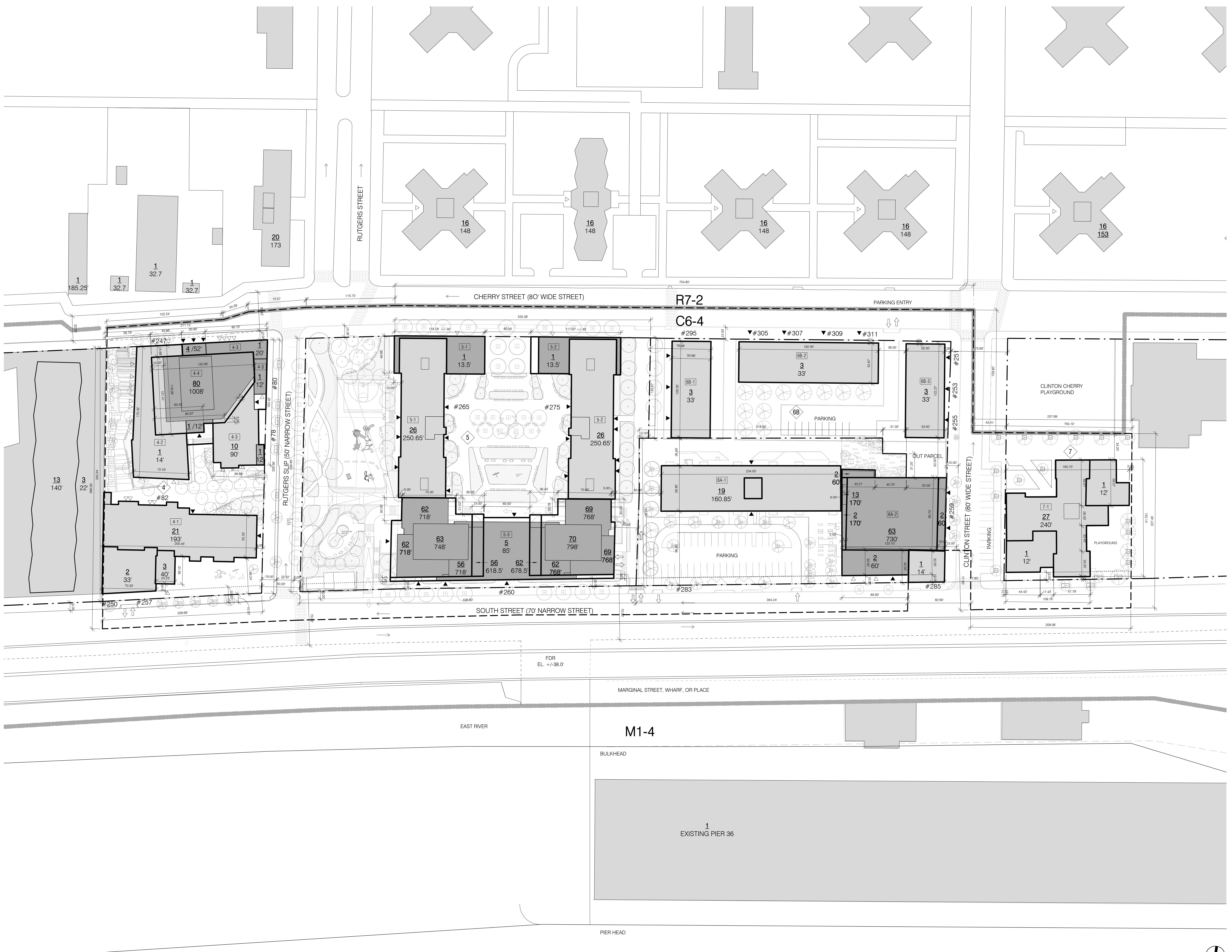
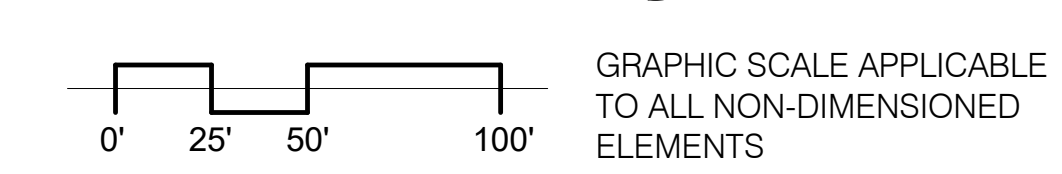
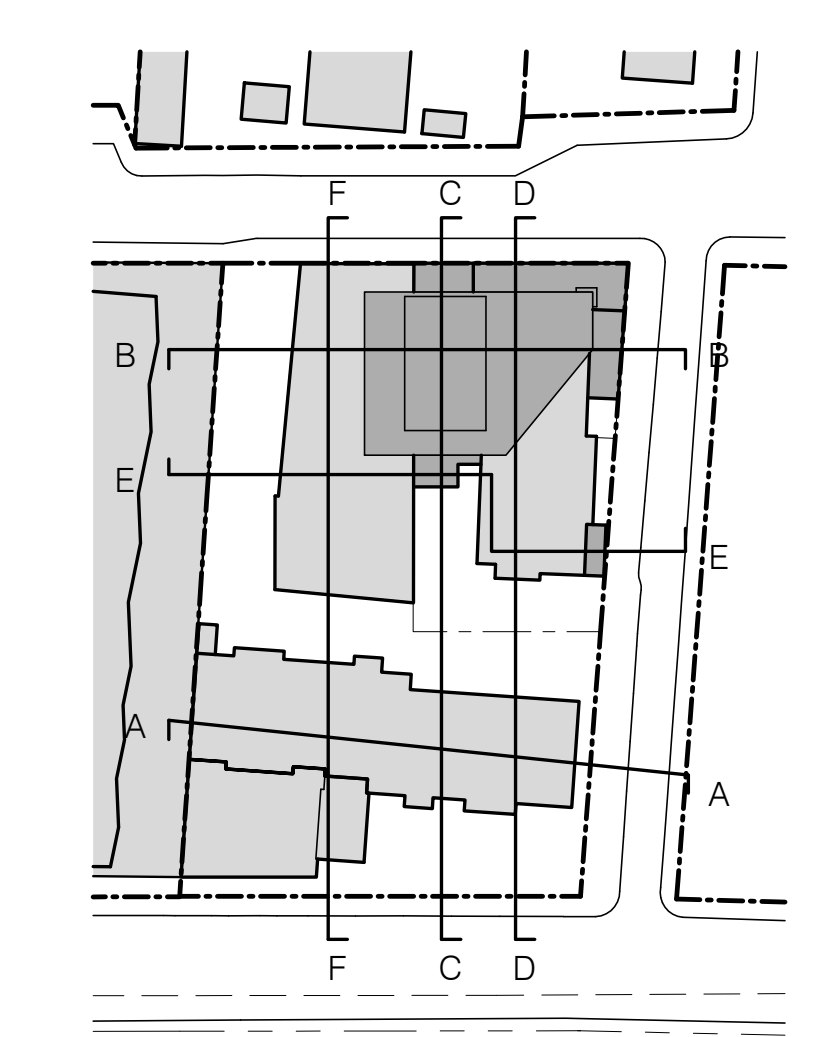
GENERAL NOTES

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

WITHIN DEVELOPMENT ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, INTERIOR ARRANGEMENT OF PARTITIONS, FLOOR TO FLOOR HEIGHTS AND NOTATIONS ARE SUBJECT TO CHANGE.

INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

ALL ELEVATIONS REFERENCE NAVD 88 DATUM.
ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION (DFE) PER ZR 64-131.
DFE = +12.0' ABOVE SEA LEVEL (0.0') IN NAVD 88 DATUM.



LSRD SITE PLAN

KEY PLAN

1 6/18/2018 0PC PLING

NO. DATE REVISION

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VERTICAL TRANSPORTATION

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LONG BEACH, NY 11501
NY 212 529 2000

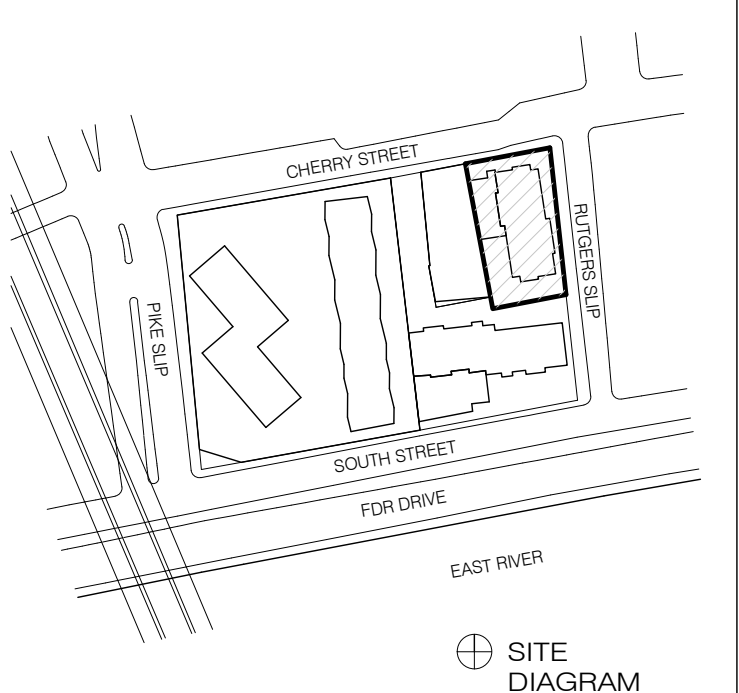
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NY 646 682 8140

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247 CHERRY ST.
NEW YORK, NY 10002



LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
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- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
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- BOLLARD
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- SIGN POST
- STAND PIPE
- LIGHT POLE
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- COMMERCIAL BUILDING ENTRANCE
- COMMUNITY FACILITY BUILDING ENTRANCE
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- TRAFFIC DIRECTION
- PROPOSED TREE
- EXISTING TREE
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- PROPOSED SIDEWALK WIDENING
- RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT (HT + 458.50')
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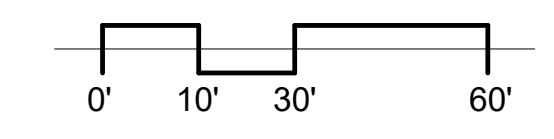
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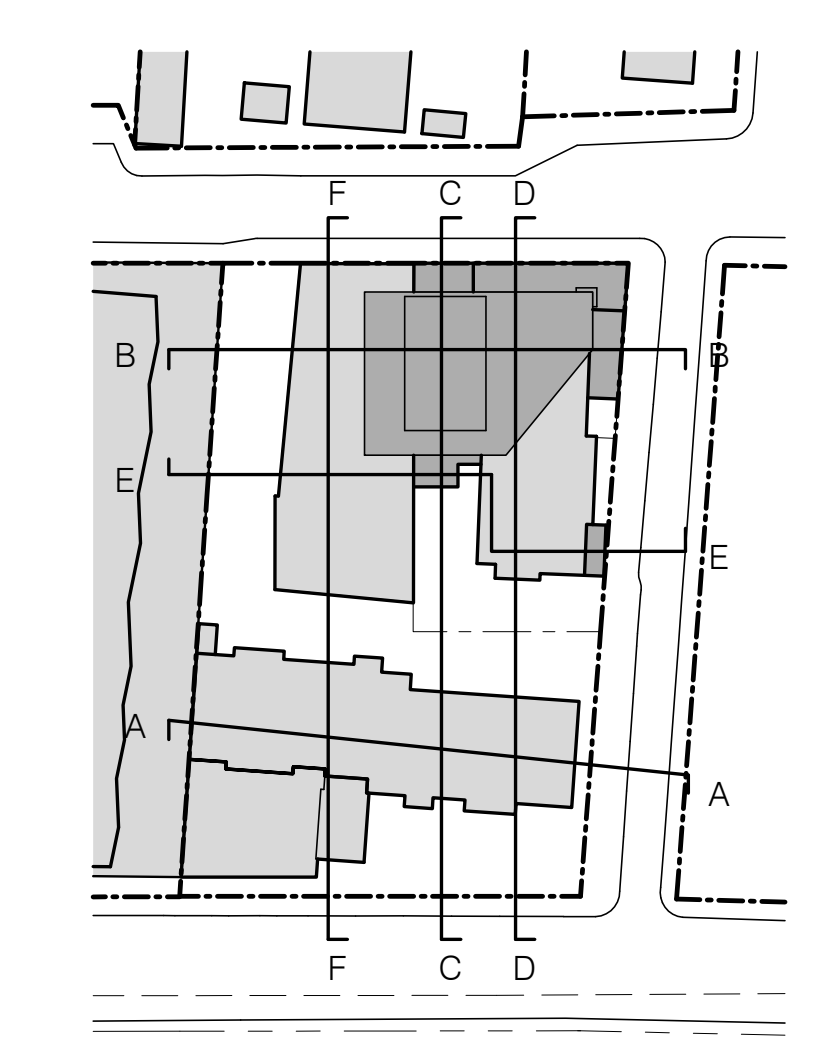
WITHIN DEVELOPMENT ENVELOPE: SHAPE AND FOOTPRINT OF BUILDING, LOCATIONS OF ENTRANCES, INTERIOR ARRANGEMENT OF PARTITIONS, FLOOR TO FLOOR HEIGHTS AND NOTATIONS ARE SUBJECT TO CHANGE.

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ALL ELEVATIONS REFERENCE NAVD 88 DATUM.
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DFE = +12.0' ABOVE SEA LEVEL (0.0') IN NAVD 88 DATUM.



GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



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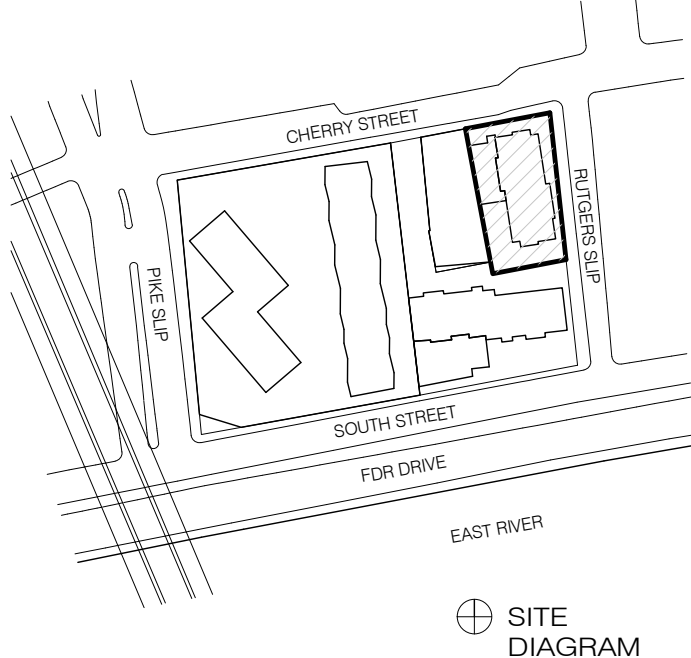
DRAWING TITLE
ZONING LOT SITE PLAN

SEAL & SIGNATURE	DATE	6/19/2018
PROJECT NO.	141120	
DRAWN BY	BWG	
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DOB NO.		
DRAWING NUMBER		

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CLIENT	
JDS DEVELOPMENT GROUP 134 87TH AVENUE, 17TH FLOOR NEW YORK, NY 10011 TEL: 646 623 2600	
ARCHITECT	
SNHP ARCHITECTS, P.C. 235 BROADWAY, 17TH FLOOR NEW YORK, NY 10038 TEL: 212 693 8000	
INTERIORS	LANDSCAPE ARCHITECT
JARVIS STUDIO 305 SPENCER AVENUE, 19TH FLOOR NEW YORK, NY 10001 TEL: 646 689 2020	SCAPE 277 BROADWAY, SUITE 505 NEW YORK, NY 10007 TEL: 212 492 7828
STRUCTURAL ENGINEER	GEOTECHNICAL ENGINEER
WSP 228 WEST 42ND STREET, 2ND FLOOR NEW YORK, NY 10018 TEL: 212 647 2688	LANGAN 300 WEST 57TH STREET, 4TH FLOOR NEW YORK, NY 10019 TEL: 877 686 4450
MEP ENGINEER	VERTICAL TRANSPORTATION
JAROS, BAUM & BOLLES 87 FINE STREET NEW YORK, NY 10003 TEL: 212 512 8000	VAN DEUSEN & ASSOCIATES 1 REGENT STREET, SUITE 514 LIMINGTON, NJ 07036 TEL: 973 644 4200
CIVIL ENGINEER	FACADE ENGINEER
ANKR ENGINEERING, P.C. 440 PARK AVE SOUTH, 7TH FLOOR NEW YORK, NY 10018 TEL: 646 388 9009	LAUFS ENGINEERING DESIGN 460 5TH STREET, 2ND FLOOR LONG BEACH, CA 90801 TEL: 213 521 2600
LIGHTING	FACADE MAINTENANCE
DOT DASH 132 WALKER STREET, SUITE 4E NEW YORK, NY 10013 TEL: 646 388 9009	LEITCH BATES 1400 BROADWAY, SUITE 608 NEW YORK, NY 10018 TEL: 212 586 4500
ACOUSTICS	CODE CONSULTANT
CERAMI 404 PETER AVENUE, 4TH FLOOR NEW YORK, NY 10018 TEL: 212 320 1776	HOLMES KEOGH ASSOCIATES 108 WEST 29TH STREET, 8TH F NEW YORK, NY 10001 TEL: 646 692 8140

247 CHERRY ST.
247 CHERRY ST.
NEW YORK, NY 10002



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DRAWING TITLE		
GROUND FLOOR SITE PLAN		
SEAL & SIGNATURE	DATE	6/19/2018
	PROJECT NO.	141120
	DRAWN BY	BWG
	CHECKED BY	Checker
	DRAWING NUMBER	Z-005.00

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4** ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- NUMBER OF STORIES
BUILDING HEIGHT
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- EXISTING BUILDING
- NEW BUILDING
- HARDSCAPE AREA
- LANDSCAPE AREA
- WATER FEATURE
- LSRD NON-COMPLIANCE
- BOLLARD
- TRAFFIC SIGNAL POLE
- SIGN POST
- STAND PIPE
- LIGHT POLE
- FIRE HYDRANT
- COMMERCIAL BUILDING ENTRANCE
- COMMUNITY FACILITY BUILDING ENTRANCE
- RESIDENTIAL BUILDING ENTRANCE
- VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- PROPOSED TREE
- EXISTING TREE
- MOVEABLE TABLES
- FIXED BENCH WITH BACK
- FIXED CONCRETE SEATING BLOCK
- 10' SIDEWALK EASEMENT
- PROPOSED SIDEWALK WIDENING
- RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT (HT +458.50')
- ILLUSTRATIVE BUILDING HEIGHT (HT +418.50')

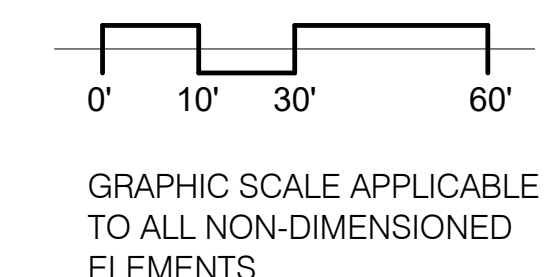
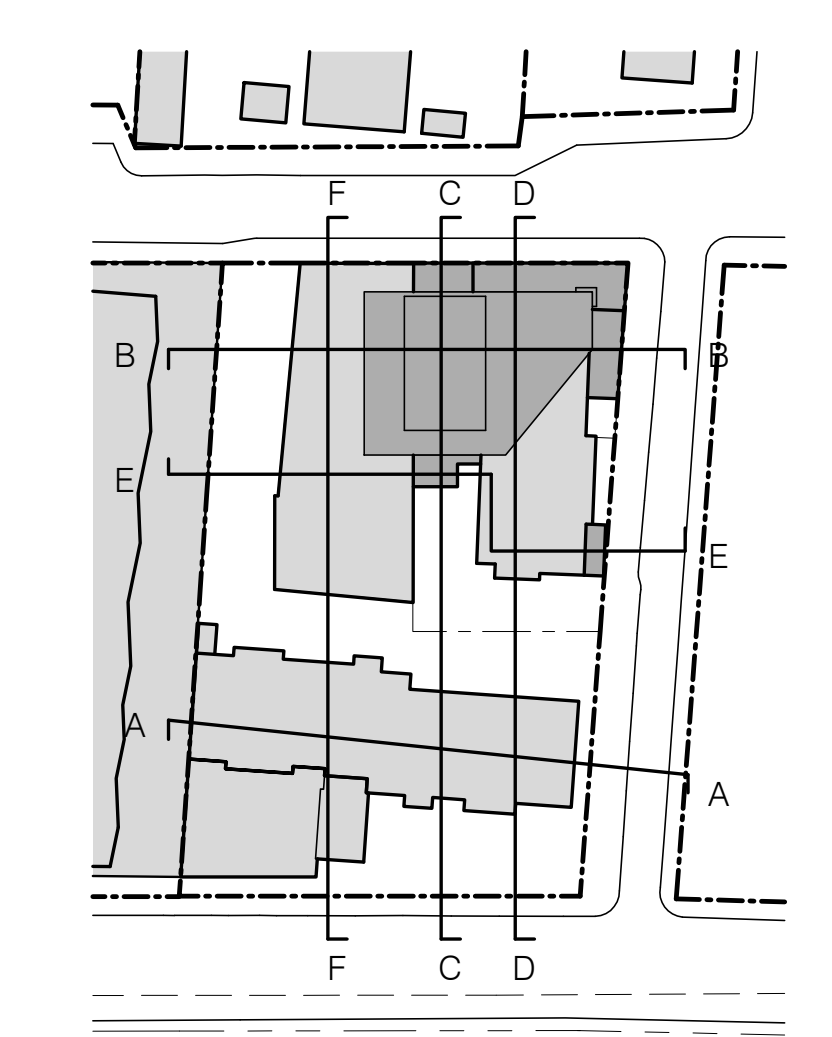
GENERAL NOTES

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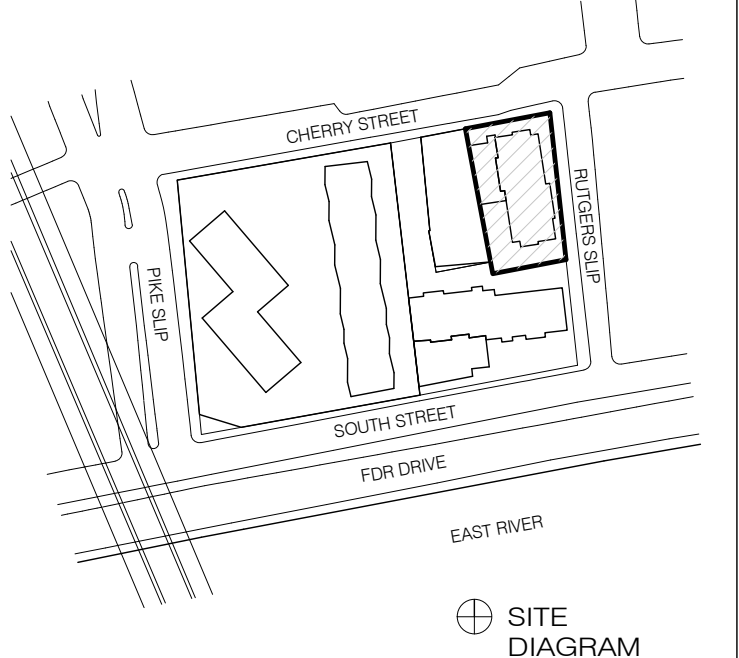


CLIENT
JDS DEVELOPMENT GROUP
100 WEST 47TH AVENUE, 15TH FLOOR
NEW YORK, NY 10019
TEL: 646 623 2000

ARCHITECT
SHUP ARCHITECTS, P.C.
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NEW YORK, NY 10038
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INTERIORS	LANDSCAPE ARCHITECT
JARVIS STUDIO 305 SOUTH AVENUE, 15TH FLOOR NEW YORK, NY 10001 TEL: 646 689 2022	SCAPE 277 BROADWAY, SUITE 505 NEW YORK, NY 10007 TEL: 212 492 7828
WSP 228 WEST 47TH STREET, 2ND FLOOR NEW YORK, NY 10119 TEL: 212 647 2888	GEOTECHNICAL ENGINEER LANGAN 300 WEST 125TH STREET, 4TH FLOOR NEW YORK, NY 10027 TEL: 917 368 4450
MEP ENGINEER JAROS, BAUM & BOLLES 85 FINE STREET NEW YORK, NY 10003 TEL: 212 512 8000	VERTICAL TRANSPORTATION VAN DEUSEN & ASSOCIATES 1 REGENT STREET, SUITE 514 LIMESTONE, NJ 07038 TEL: 973 944 0200
CIVIL ENGINEER ANKR ENGINEERING, P.C. 440 PARK AVENUE SOUTH, 7TH FLOOR NEW YORK, NY 10018 TEL: 646 388 9009	FACADE ENGINEER LAUFS ENGINEERING DESIGN 460 5TH STREET, 2ND FLOOR LONG BEACH, CA 90801 TEL: 213 521 2600
DOT CASH 132 WALKER STREET, SUITE 4E NEW YORK, NY 10013 TEL: 646 388 9009	FACADE MAINTENANCE LEITCH BATES 1400 BROADWAY, SUITE 508 NEW YORK, NY 10018 TEL: 212 586 4520
ACOUSTICS CERAMI 404 WEST AVENUE, 4TH FLOOR NEW YORK, NY 10018 TEL: 212 320 1776	CODE CONSULTANT HOLMES KEOGH ASSOCIATES 100 WEST 25TH STREET, 9TH FLOOR NEW YORK, NY 10001 TEL: 646 682 8140

247 CHERRY ST.
247 CHERRY ST.
NEW YORK, NY 10002



LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4** ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- 26** NUMBER OF STORIES BUILDING HEIGHT
- 229** BUILDING HEIGHT
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- EXISTING BUILDING
- NEW BUILDING
- HARDSCAPE AREA
- LANDSCAPE AREA
- WATER FEATURE
- LSRD NON-COMPLIANCE
- BOLLARD
- TRAFFIC SIGNAL POLE
- SIGN POST
- STAND PIPE
- LIGHT POLE
- FIRE HYDRANT
- COMMERCIAL BUILDING ENTRANCE
- COMMUNITY FACILITY BUILDING ENTRANCE
- RESIDENTIAL BUILDING ENTRANCE
- VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- PROPOSED TREE
- EXISTING TREE
- MOVEABLE TABLES
- FIXED BENCH WITH BACK
- FIXED CONCRETE SEATING BLOCK
- 10' SIDEWALK EASEMENT
- PROPOSED SIDEWALK WIDENING
- RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT (HT +458.50)
- ILLUSTRATIVE BUILDING HEIGHT (HT +418.50)

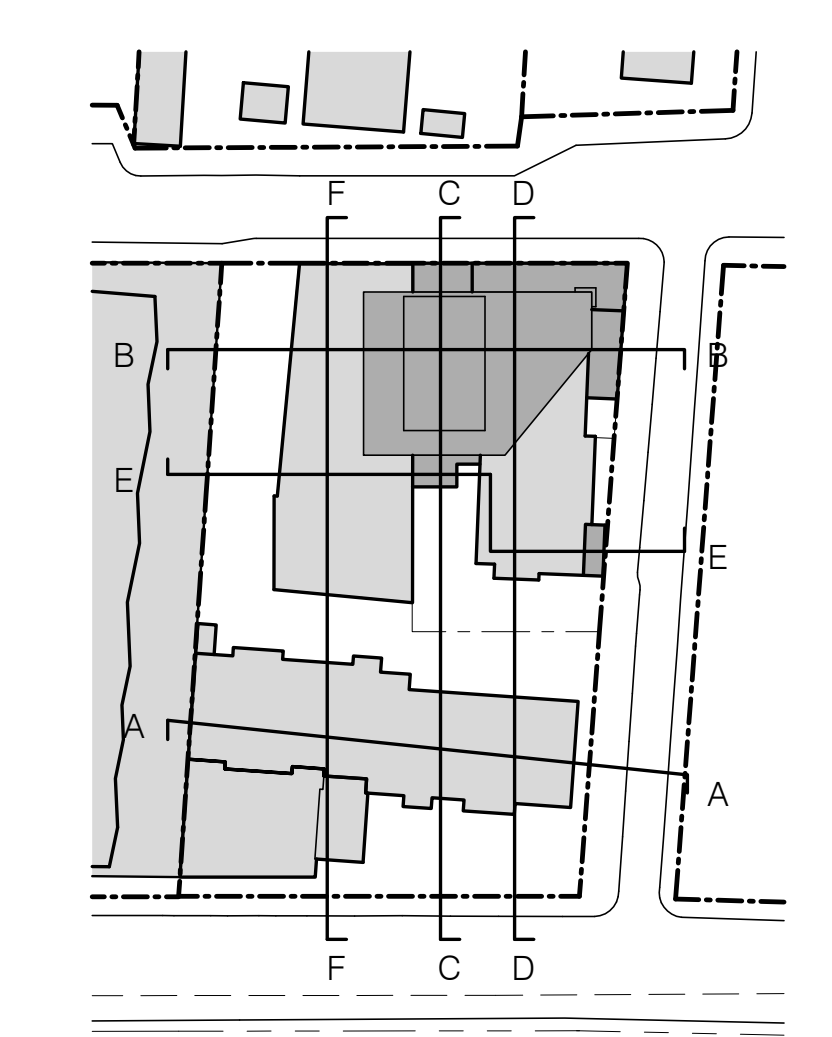
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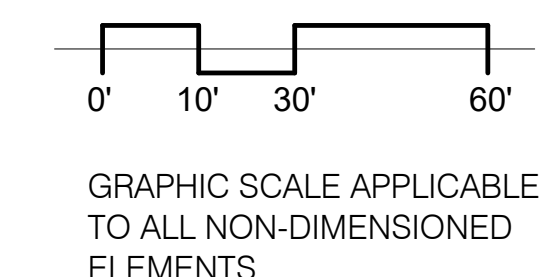
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KEY PLAN



GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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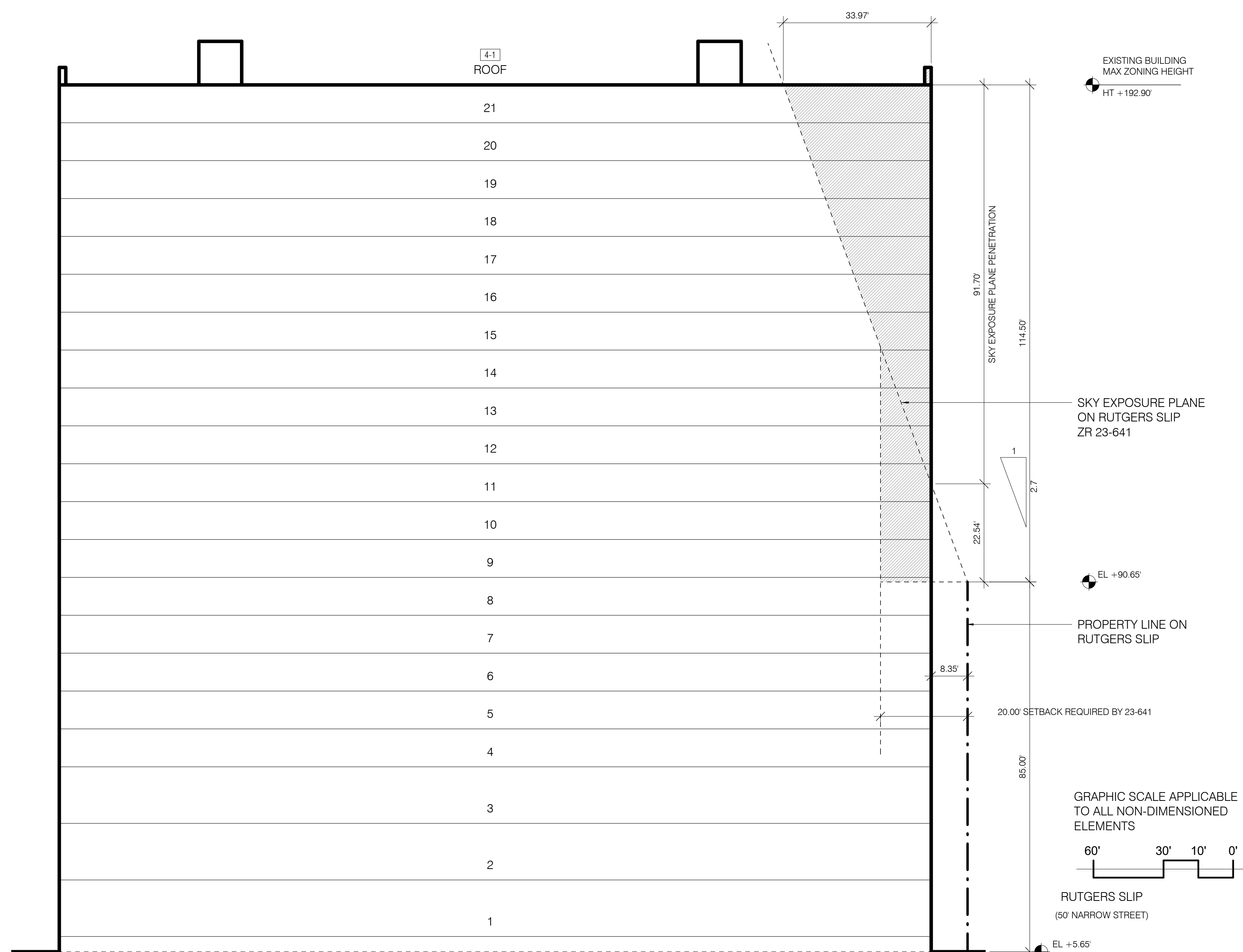
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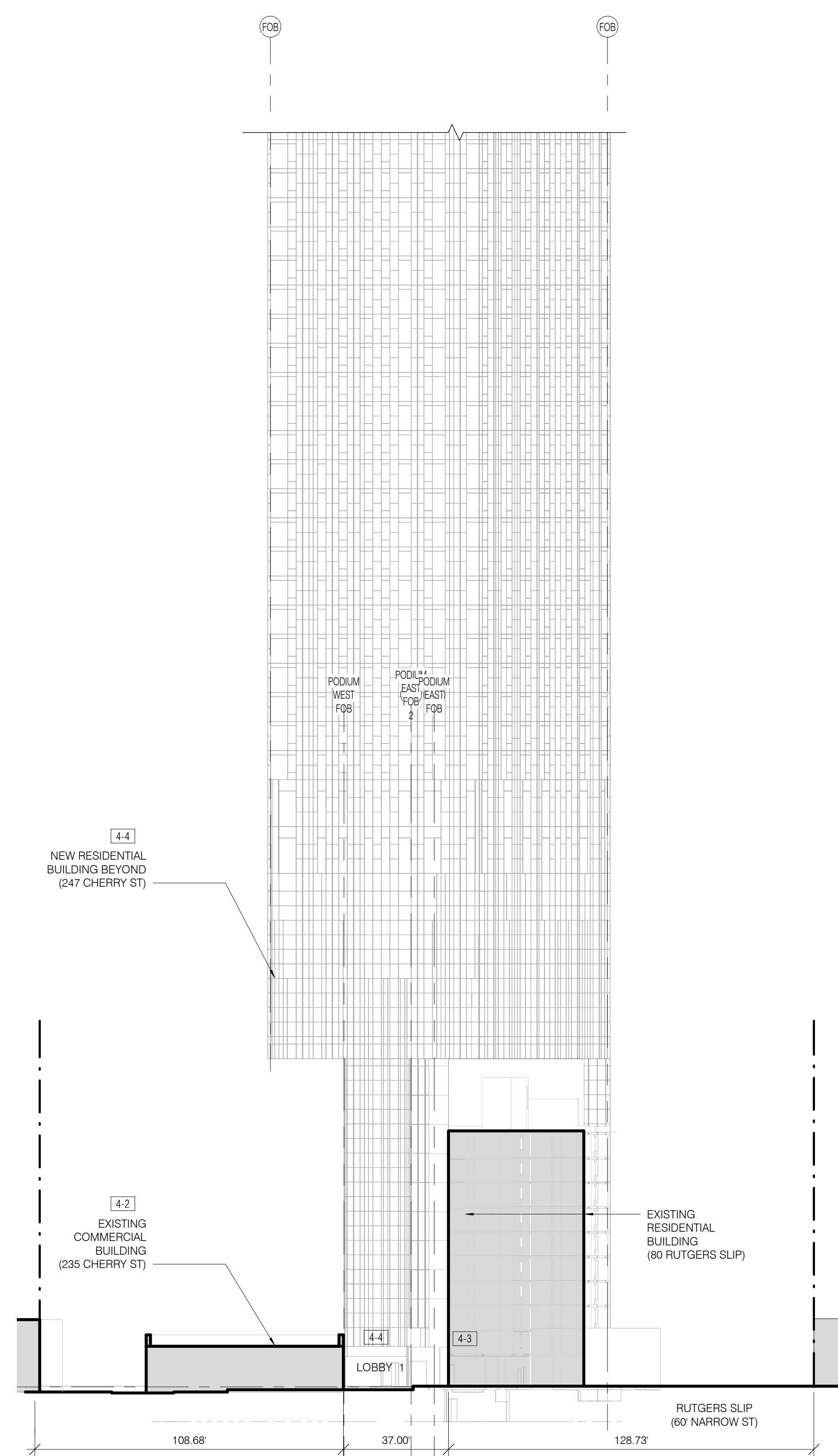
DRAWING TITLE
EXISTING WAIVERS PLAN DIAGRAM

SEAL & SIGNATURE	DATE	6/19/2018
PROJECT NO.	141120	
DRAWN BY	BWG	
CHECKED BY	Checker	
DOB NO.		
DRAWING NUMBER		

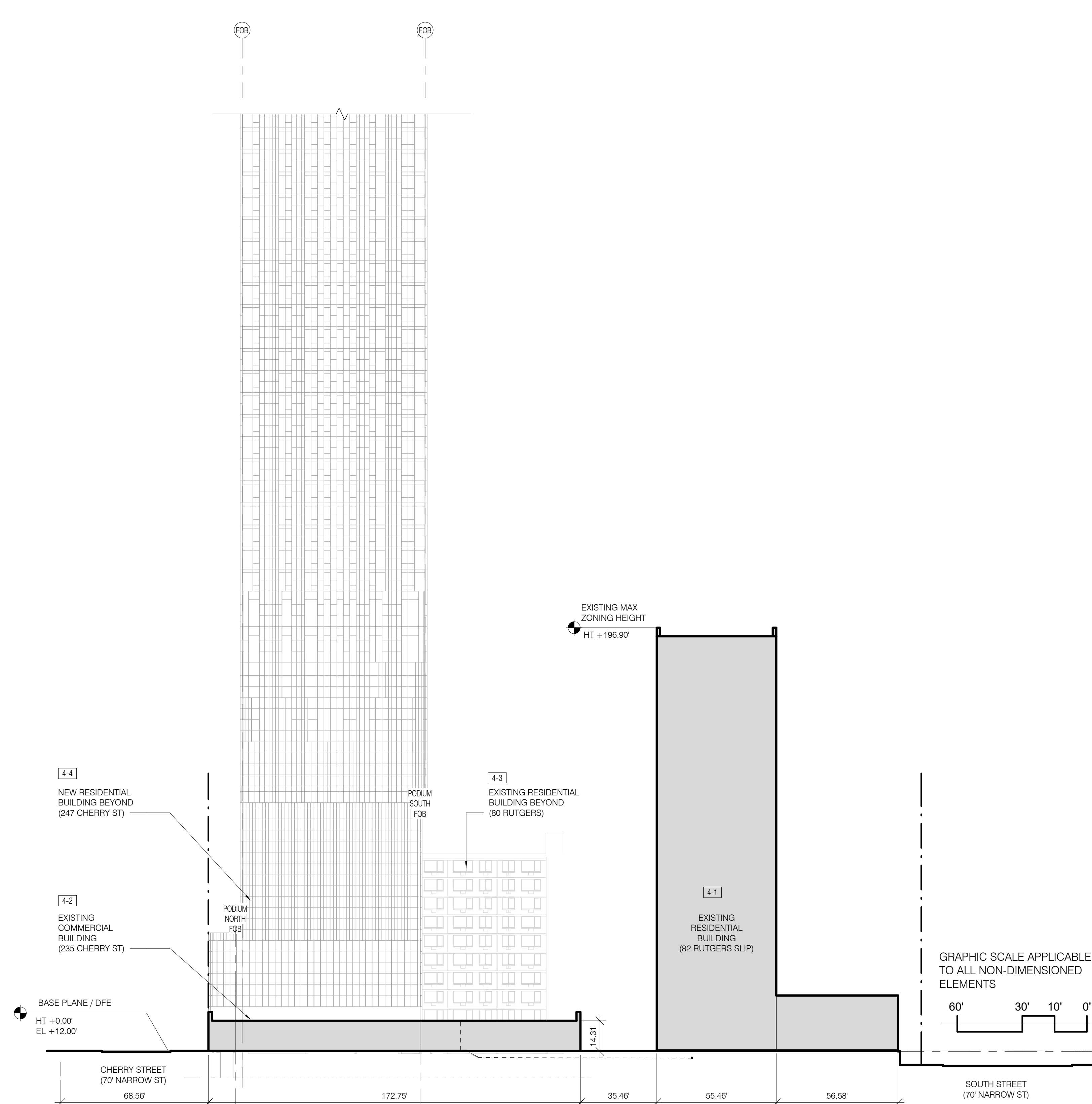
Z-006.00



SECTION A-A - 82 RUTGERS SLIP SECTION DIAGRAM 1/16" = 1'-0" 3 2/07



SECTION E-E 1" = 30'-0" 1 2/07



SECTION F-F 1" = 30'-0" 2 2/07

LEGEND

- ZONING DISTRICT BOUNDARY
- - - LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- - - ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4** ZONING DISTRICT
- 7** LSRD PARCEL NUMBER
- [43]** BUILDING NUMBER
- 26** NUMBER OF STORIES
- 229'** BUILDING HEIGHT
- O** OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- █ EXISTING BUILDING
- █ NEW BUILDING
- ▨ HARDSCAPE AREA
- ▨ LANDSCAPE AREA
- ▨ WATER FEATURE
- ▨ LSRD NON-COMPLIANCE
- BOLLARD
- TRAFFIC SIGNAL POLE
- SIGN POST
- STAND PIPE
- LIGHT POLE
- FIRE HYDRANT
- ▶ COMMERCIAL BUILDING ENTRANCE
- ▶ COMMUNITY FACILITY BUILDING ENTRANCE
- ▶ RESIDENTIAL BUILDING ENTRANCE
- ↔ VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- PROPOSED TREE
- EXISTING TREE
- ⊗ MOVEABLE TABLES
- ▭ FIXED BENCH WITH BACK
- ▭ FIXED CONCRETE SEATING BLOCK
- ▭ 10' SIDEWALK EASEMENT
- ▭ PROPOSED SIDEWALK WIDENING
- ⊙ HT +458.50' ← RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT
- ⊙ HT +418.50' ← ILLUSTRATIVE BUILDING HEIGHT

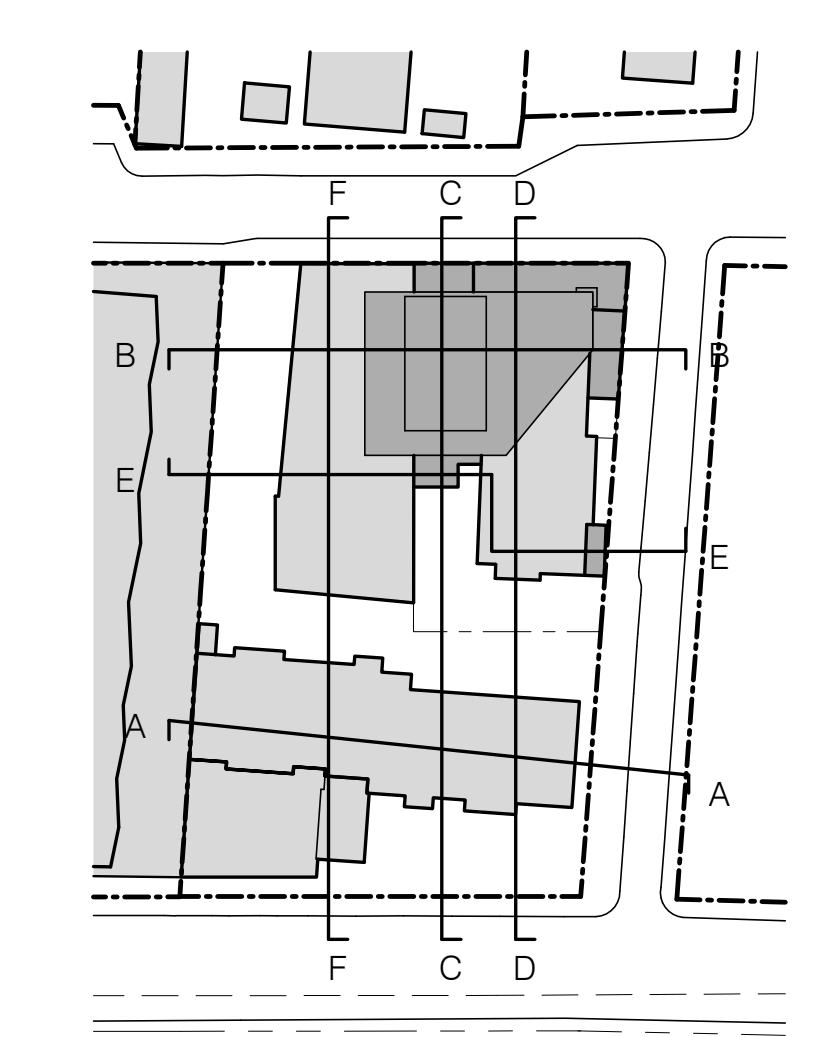
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KEY PLAN



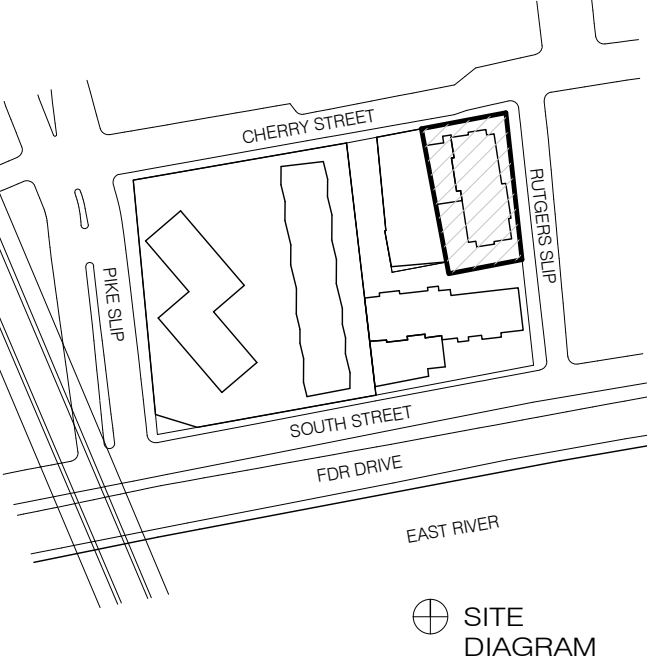
CLIENT
JDS DEVELOPMENT GROUP
154 87TH AVENUE, 15TH FLOOR
NEW YORK, NY 10011
NY 646 623 2000



ARCHITECT
SHUP ARCHITECTS, P.C.
235 BRUCKMAN 11TH FLOOR
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NY 212 688 8000

INTERIORS	LANDSCAPE ARCHITECT
JARVIS STUDIO 305 SEVENTH AVENUE, 15TH FLOOR NEW YORK, NY 10001 NY 646 689 2000	SCAPE 217 BRUCKMAN SUITE 1005 NEW YORK, NY 10011 NY 212 482 7028
STRUCTURAL ENGINEER	GEOTECHNICAL ENGINEER
WSP 228 WEST 47TH STREET, 2ND FLOOR NEW YORK, NY 10119 NY 212 647 2888	LANGAN 300 WEST 125TH STREET, 4TH FLOOR NEW YORK, NY 10031 NY 917 368 4400
MEP ENGINEER	VERTICAL TRANSPORTATION
JAROS, BAUM & BOLLES 87 FINE STREET NEW YORK, NY 10003 NY 212 510 8000	VAN DEUSEN & ASSOCIATES 1 REGENT STREET, SUITE 514 LANSINGTON, NJ 07033 NY 973 944 0200
CIVIL ENGINEER	FACADE ENGINEER
ANKR ENGINEERING, P.C. 440 PARK AVE SOUTH, 7TH FLOOR NEW YORK, NY 10018 NY 646 388 9009	LAUFS ENGINEERING DESIGN 4605 25TH STREET, 2ND FLOOR LONG BEACH, CA 90801 NY 212 529 2800
LIGHTING	FACADE MAINTENANCE
DOT DASH 130 WALKER STREET, SUITE 4E NEW YORK, NY 10013 NY 646 388 9009	LEITCH BATES 1400 BRUCKMAN SUITE 608 NEW YORK, NY 10019 NY 212 586 4500
ACOUSTICS	CODE CONSULTANT
CERAMI 404 PETER AVENUE, 4TH FLOOR NEW YORK, NY 10018 NY 212 320 1776	HOLMES HECHT ASSOCIATES 108 WEST 25TH STREET, 4TH F NEW YORK, NY 10009 NY 646 650 8140

247 CHERRY ST.
247 CHERRY ST.
NEW YORK, NY 10002



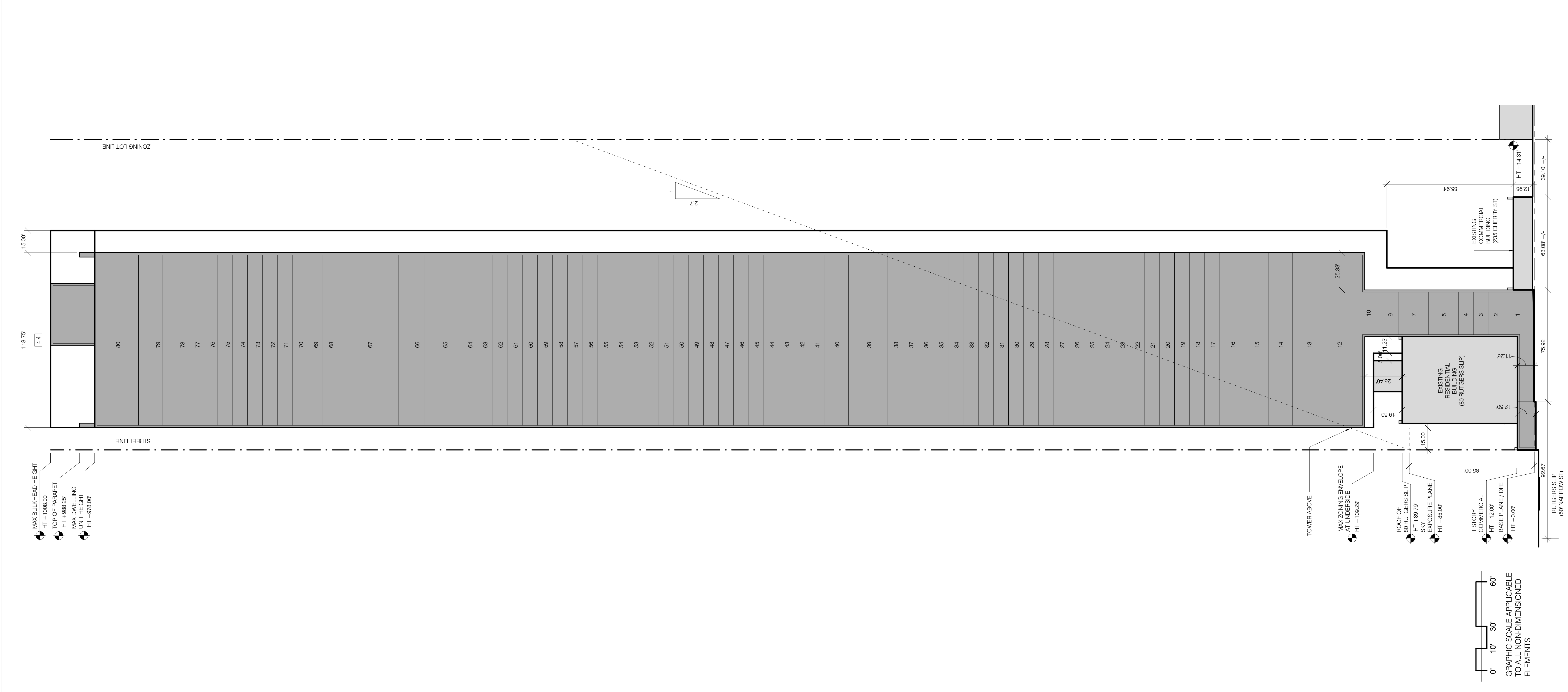
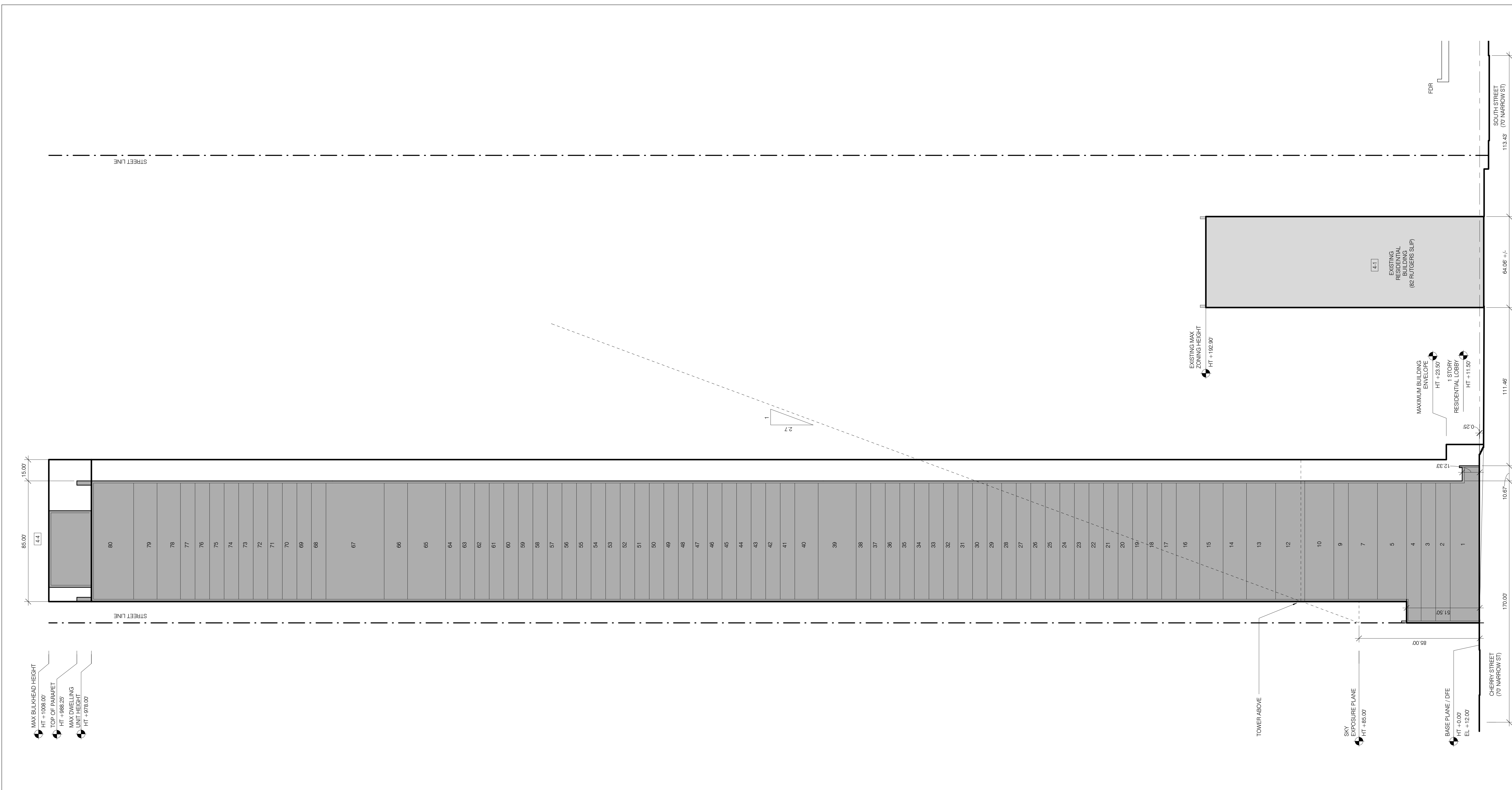
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1	6/19/2018	DCP FILING

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DRAWING TITLE
ZONING SECTIONS

SEAL & SIGNATURE	DATE	6/19/2018
PROJECT NO.	141120	
DRAWN BY	Author	
CHECKED BY	Checker	
DOB NO.		
DRAWING NUMBER		

Z-007.00



LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4** ZONING DISTRICT
- 7 LSRD PARCEL NUMBER
- 43 BUILDING NUMBER
- 26 NUMBER OF STORIES
- 229' BUILDING HEIGHT
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- EXISTING BUILDING
- NEW BUILDING
- HARDSCAPE AREA
- LANDSCAPE AREA
- WATER FEATURE
- LSRD NON-COMPLIANCE
- BOLLARD
- TRAFFIC SIGNAL POLE
- SIGN POST
- STAND PIPE
- LIGHT POLE
- FIRE HYDRANT
- COMMERCIAL BUILDING ENTRANCE
- COMMUNITY FACILITY BUILDING ENTRANCE
- RESIDENTIAL BUILDING ENTRANCE
- VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- PROPOSED TREE
- EXISTING TREE
- MOVEABLE TABLES
- FIXED BENCH WITH BACK
- FIXED CONCRETE SEATING BLOCK
- 10' SIDEWALK EASEMENT
- PROPOSED SIDEWALK WIDENING
- RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT (HT = 458.50')
- ILLUSTRATIVE BUILDING HEIGHT

GENERAL NOTES

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KEY PLAN

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TEL: 212 688 9025

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STRUCTURAL ENGINEER WSP 200 WEST 47TH STREET, 2ND FLOOR NEW YORK, NY 10119 TEL: 212 547 2688	GEOTECHNICAL ENGINEER LANGAN 300 WEST 125TH STREET, 4TH FLOOR NEW YORK, NY 10031 TEL: 877 686 4650
MEP ENGINEER JANOS, BAUM & BOLLES 80 FINE STREET NEW YORK, NY 10003 TEL: 212 510 8000	VERTICAL TRANSPORTATION VAN DEUSEN & ASSOCIATES 180 WEST STREET, SUITE 104 LANSINGTON, NJ 07033 TEL: 973 984 0200
CIVIL ENGINEER ANR ENGINEERING, P.C. 440 PARK AVE SOUTH, 7TH FLOOR LONG BEACH, CT, NY 11501 TEL: 646 388 9009	FACADE ENGINEER LAUFS ENGINEERING DESIGN 4605 25TH STREET, 2ND FLOOR LONG BEACH, CT, NY 11501 TEL: 212 573 2600
LIGHTING DOT DASH 130 WALKER STREET, SUITE 4E ROCKY HILL, NY 10818 TEL: 646 388 9009	FACADE MAINTENANCE LEITCH BATES 1400 BROOKWAY SUITE 508 ROCKY HILL, NY 10818 TEL: 212 586 4650
ACOUSTICS CERAM 404 PETER AVENUE, 4TH FLOOR NEW YORK, NY 10018 TEL: 212 320 1776	CODE CONSULTANT HOLMES KEOGH ASSOCIATES 130 WEST 25TH STREET, 204 F NEW YORK, NY 10009 TEL: 646 681 8140

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247 CHERRY ST.
NEW YORK, NY 10002

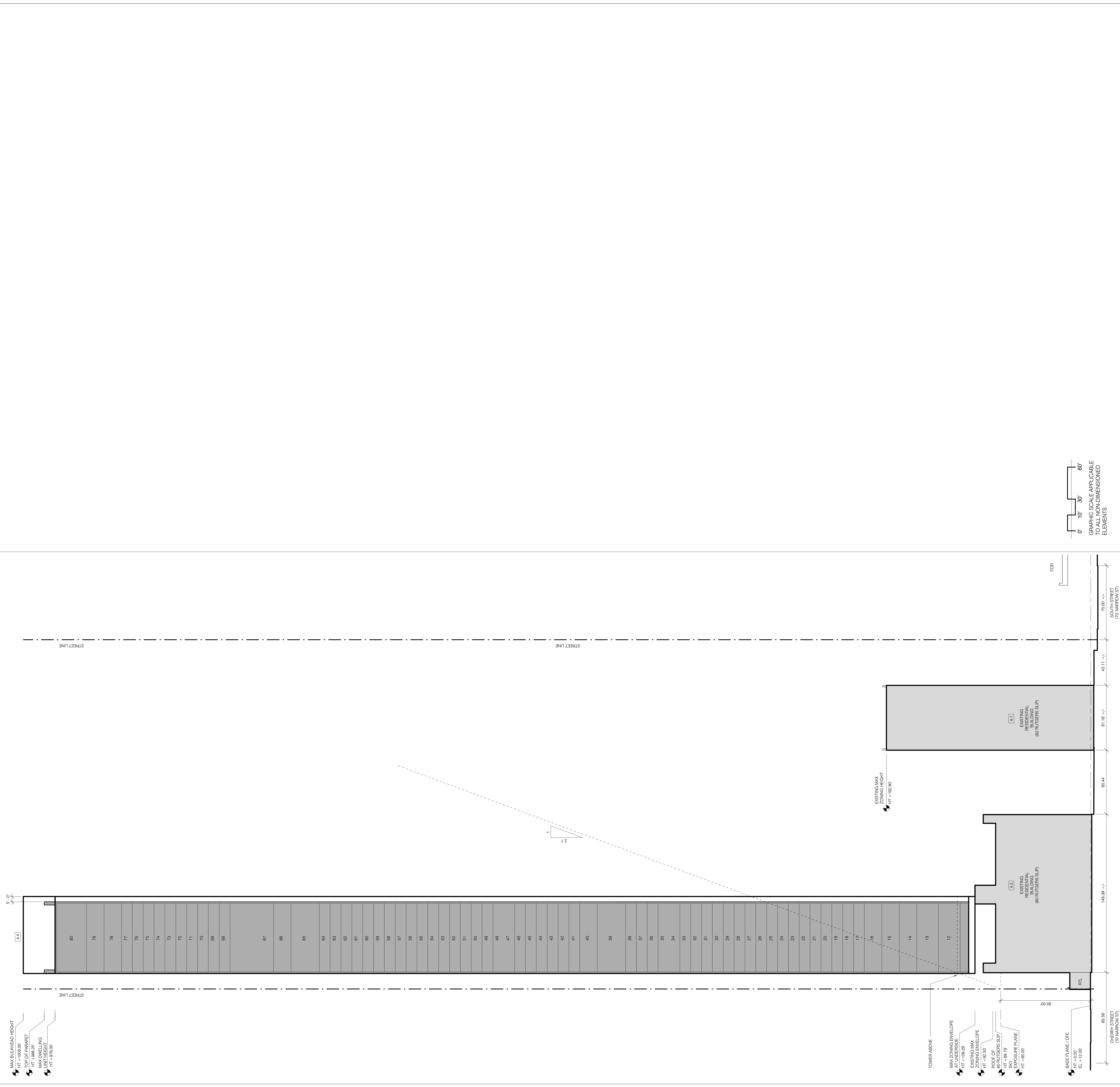
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DRAWING TITLE
ZONING SECTION B-B AND C-C

SEAL & SIGNATURE	DATE	6/19/2018
PROJECT NO.	141120	
DRAWN BY	BWG	
CHECKED BY	Checker	
DOB NO.		
DRAWING NUMBER		

Z-008.00



- ### LEGEND
- ZONING DISTRICT BOUNDARY
 - LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
 - ZONING LOT LINE
 - MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
 - C6-4** ZONING DISTRICT
 - LSRD PARCEL NUMBER
 - BUILDING NUMBER
 - 26** NUMBER OF STORIES
 - 229'** BUILDING HEIGHT
 - OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
 - EXISTING BUILDING
 - NEW BUILDING
 - HARDSCAPE AREA
 - LANDSCAPE AREA
 - WATER FEATURE
 - LSRD NON-COMPLIANCE
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 - TRAFFIC SIGNAL POLE
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 - 10' SIDEWALK EASEMENT
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 - ILLUSTRATIVE BUILDING HEIGHT (HT +418.50)

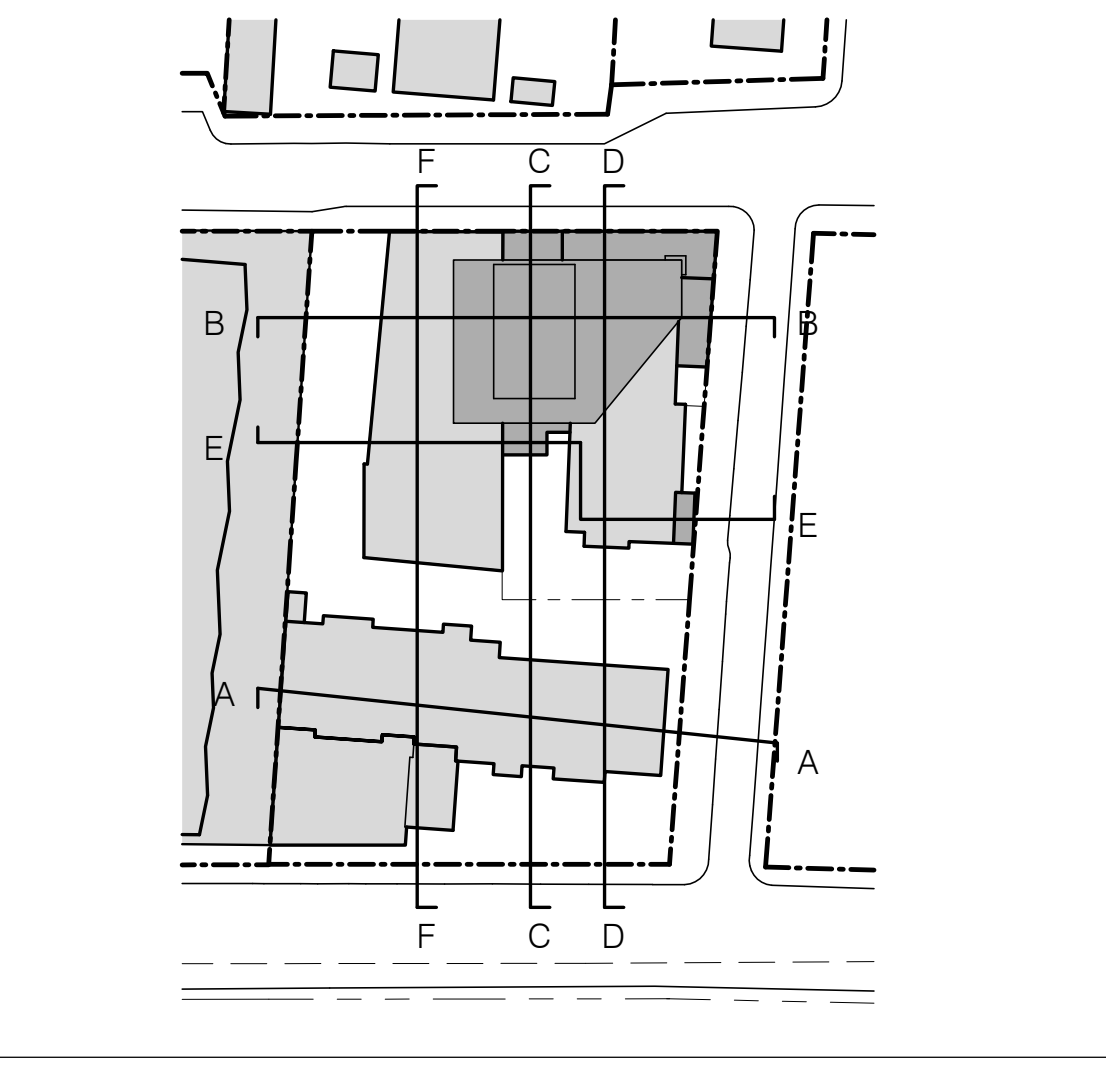
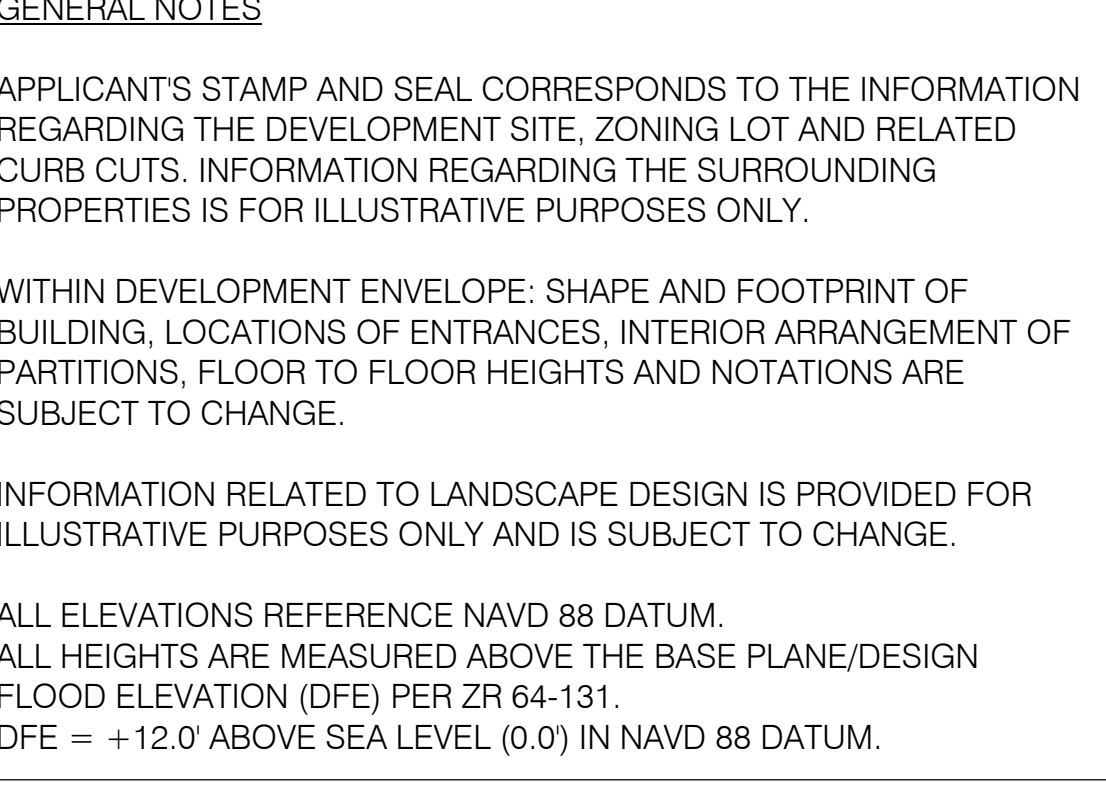
GENERAL NOTES

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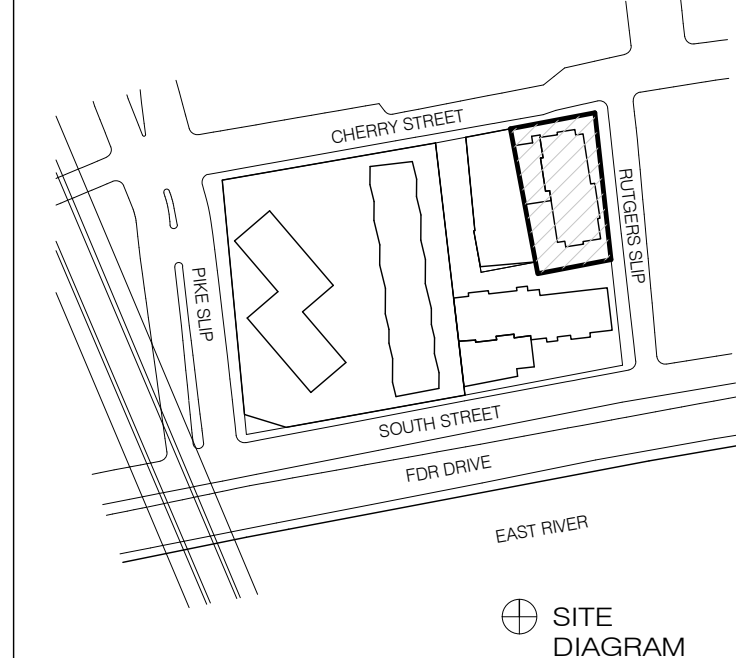


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 JDS DEVELOPMENT GROUP
 100 87TH AVENUE, 17TH FLOOR
 NEW YORK, NY 10011
 NY 646 623 2000



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WSP 200 WEST 47TH STREET, 2ND FLOOR NEW YORK, NY 10119 NY 212 547 2688	LANGAN 300 WEST 47TH STREET, 4TH FLOOR NEW YORK, NY 10017 NY 212 686 4450
MEP ENGINEER	VERTICAL TRANSPORTATION
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CIVIL ENGINEER	FACADE ENGINEER
ANKR ENGINEERING, P.C. 440 PARK AVENUE SOUTH, 7TH FLOOR NEW YORK, NY 10016 NY 646 388 9009	LAUFS ENGINEERING DESIGN 460 5TH STREET, 2ND FLOOR LONG BEACH, CA 90801 NY 212 521 2600
LIGHTING	FACADE MAINTENANCE
DOT DASH 100 WALKER STREET, SUITE 4E NEW YORK, NY 10013 NY 646 388 9009	LENCH BATES 1400 BROADWAY SUITE 508 NEW YORK, NY 10019 NY 212 586 4520
ACOUSTICS	CODE CONSULTANT
CERAMI 404 PETER AVENUE, 4TH FLOOR NEW YORK, NY 10018 NY 212 320 1776	HOLMES KEOGH ASSOCIATES 300 EAST 29TH STREET, 8TH F NEW YORK, NY 10016 NY 646 650 8140

247 CHERRY ST.
 247 CHERRY ST.
 NEW YORK, NY 10002



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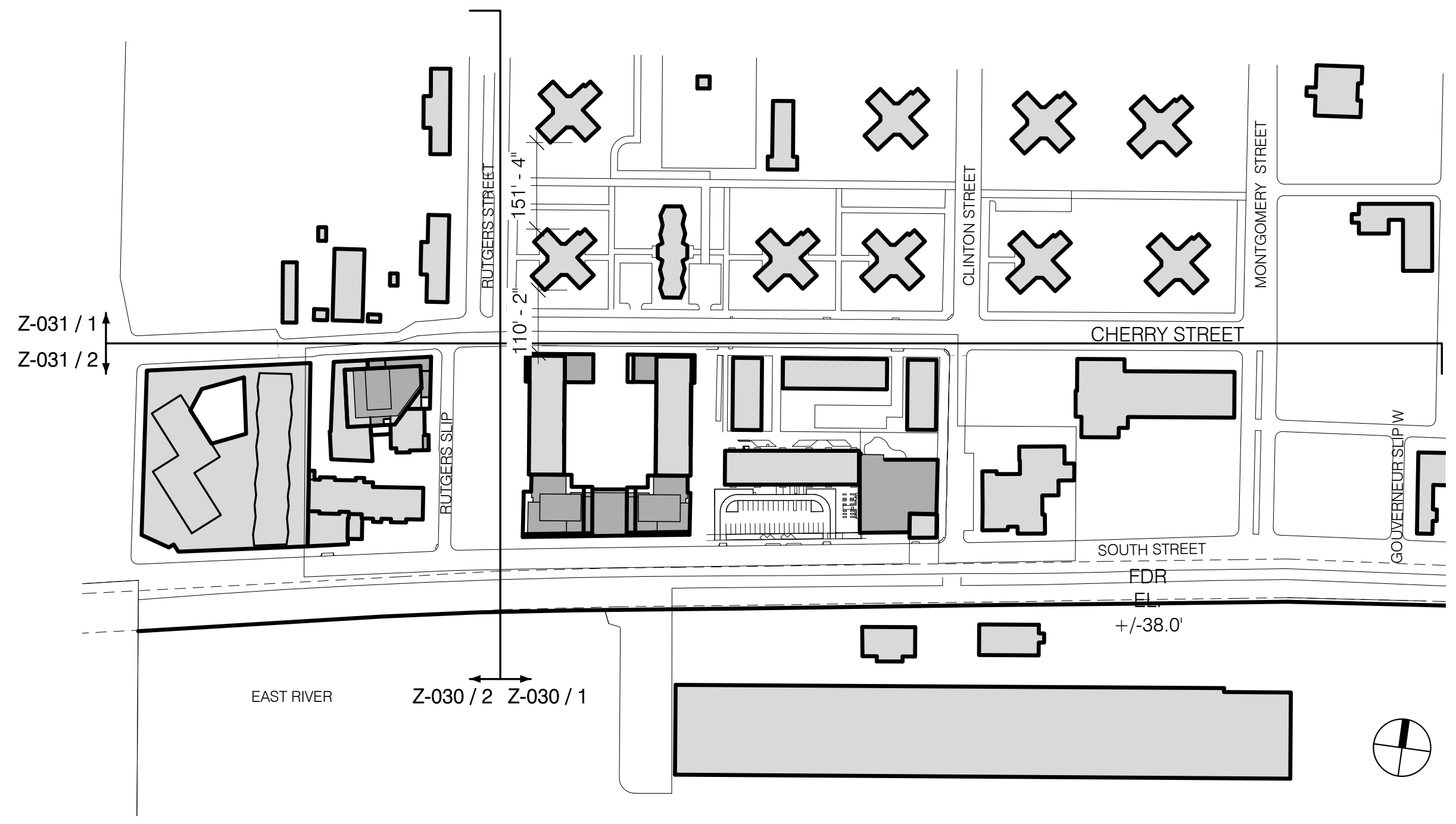
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ZONING SECTION D-D

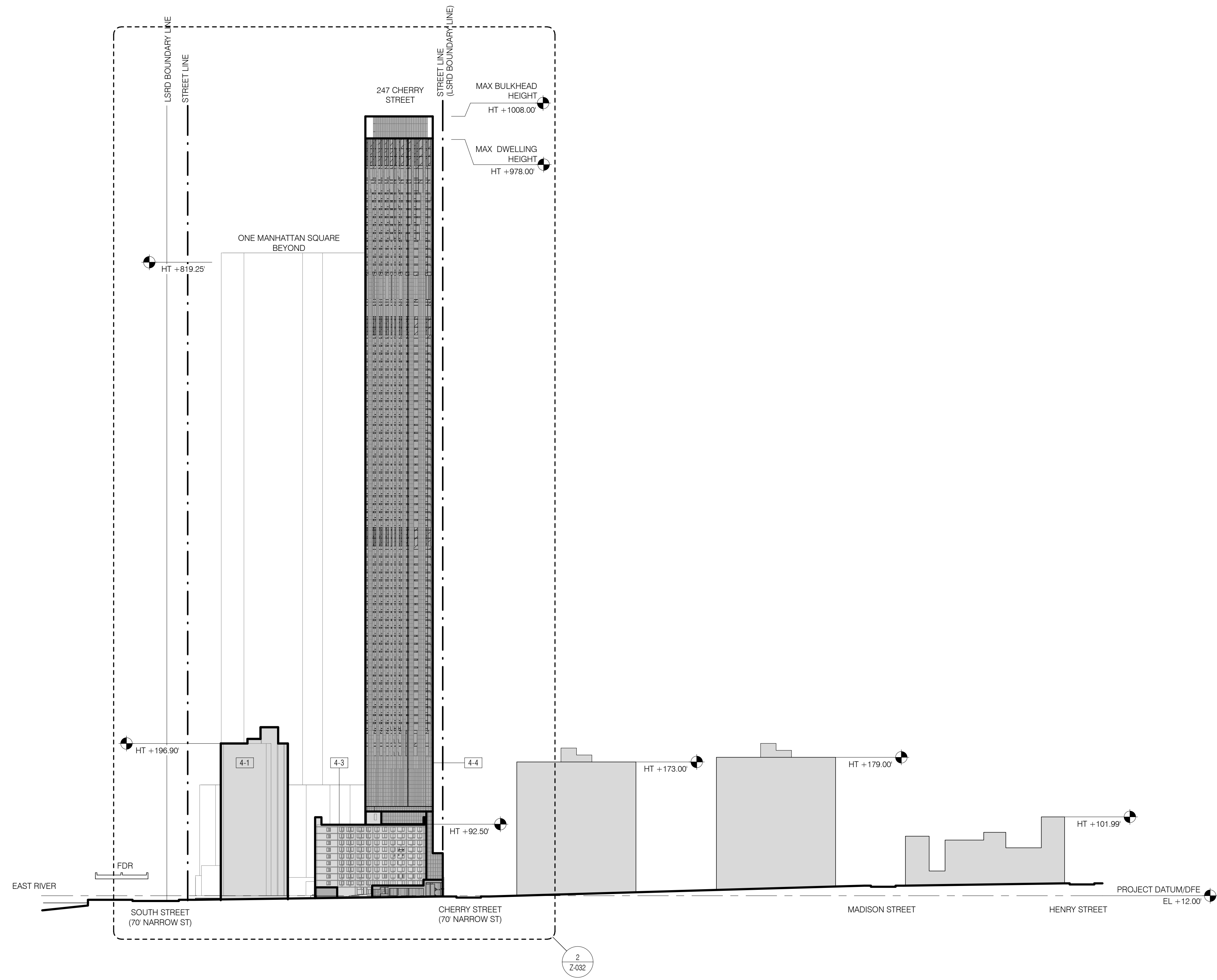
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PROJECT NO.	141120
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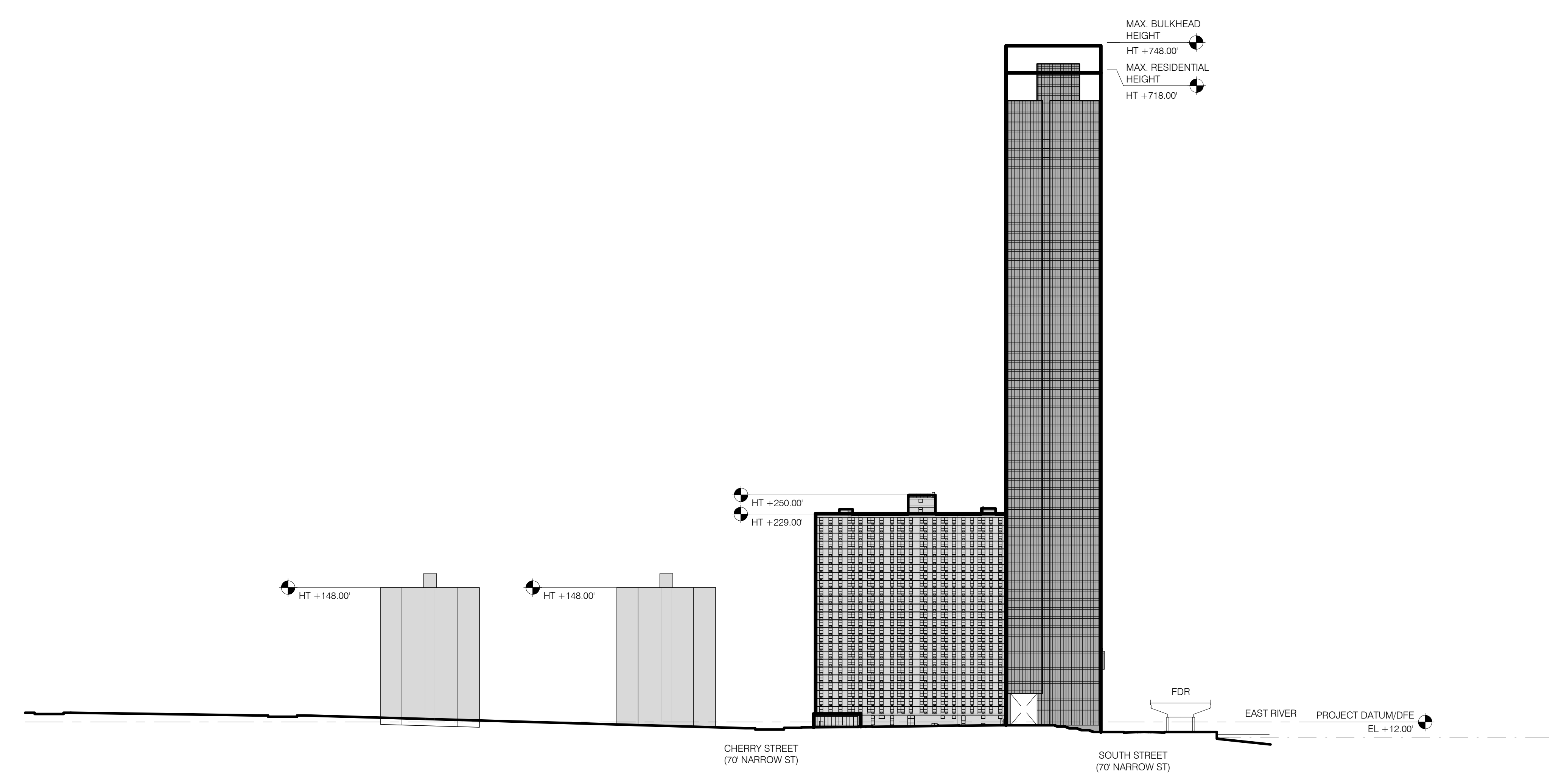
Z-009.00



NEIGHBORHOOD CHARACTER DIAGRAM KEY PLAN 1" = 200'-0" 3



RUTGERS EAST NEIGHBORHOOD CHARACTER DIAGRAM 1" = 80'-0" 2



RUTGERS WEST NEIGHBORHOOD CHARACTER DIAGRAM 1" = 80'-0" 1

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4** ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- 26** NUMBER OF STORIES
- 229'** BUILDING HEIGHT
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- EXISTING BUILDING
- NEW BUILDING
- HARDSCAPE AREA
- LANDSCAPE AREA
- WATER FEATURE
- LSRD NON-COMPLIANCE
- BOLLARD
- TRAFFIC SIGNAL POLE
- SIGN POST
- STAND PIPE
- LIGHT POLE
- FIRE HYDRANT
- COMMERCIAL BUILDING ENTRANCE
- COMMUNITY FACILITY BUILDING ENTRANCE
- RESIDENTIAL BUILDING ENTRANCE
- VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- PROPOSED TREE
- EXISTING TREE
- MOVEABLE TABLES
- FIXED BENCH WITH BACK
- FIXED CONCRETE SEATING BLOCK
- 10' SIDEWALK EASEMENT
- PROPOSED SIDEWALK WIDENING
- RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT

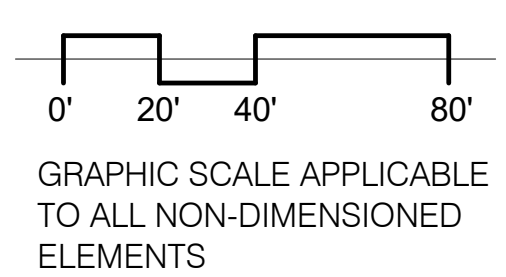
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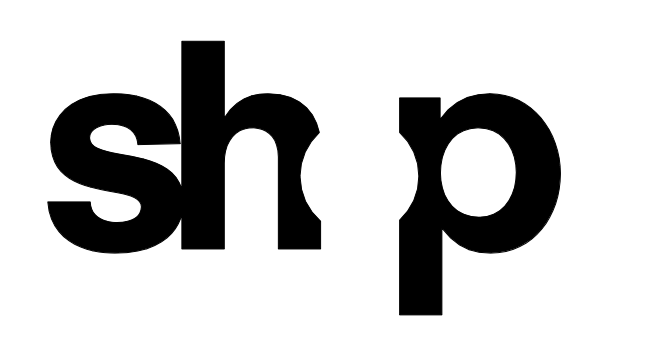
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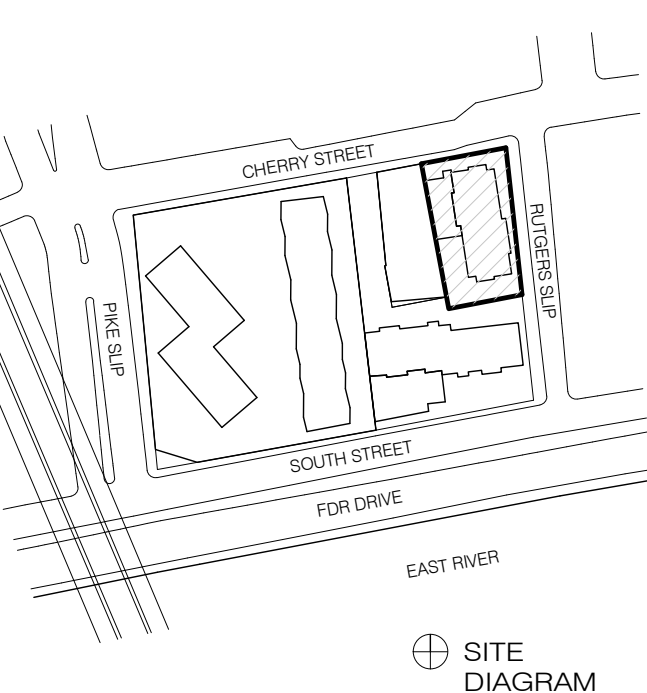
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MEP ENGINEER	VERTICAL TRANSPORTATION
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CIVIL ENGINEER	FACADE ENGINEER
AKRF ENGINEERING, P.C. 440 PARK AVE SOUTH, 7TH FLOOR NEW YORK, NY 10014 TEL: 646 388 9026	LAUFS ENGINEERING DESIGN 460 25TH STREET, 2ND FLOOR LONG BEACH, NY 11501 TEL: 212 529 2600
LIGHTING	FACADE MAINTENANCE
DOT DASH 130 AVENUE STREET, SUITE 4E NEW YORK, NY 10013 TEL: 646 388 9026	LEITCH BATES 1400 BROADWAY SUITE 508 NEW YORK, NY 10018 TEL: 212 586 4550
ACOUSTICS	CODE CONSULTANT
CERAMI 404 PETER AVENUE, 4TH FLOOR NEW YORK, NY 10018 TEL: 212 320 1776	HOLMES REICHH ASSOCIATES 100 WEST 25TH STREET, 404 F NEW YORK, NY 10009 TEL: 646 692 8740

247 CHERRY ST.
247 CHERRY ST.
NEW YORK, NY 10002



1 6/19/2018 0/00 PLNG

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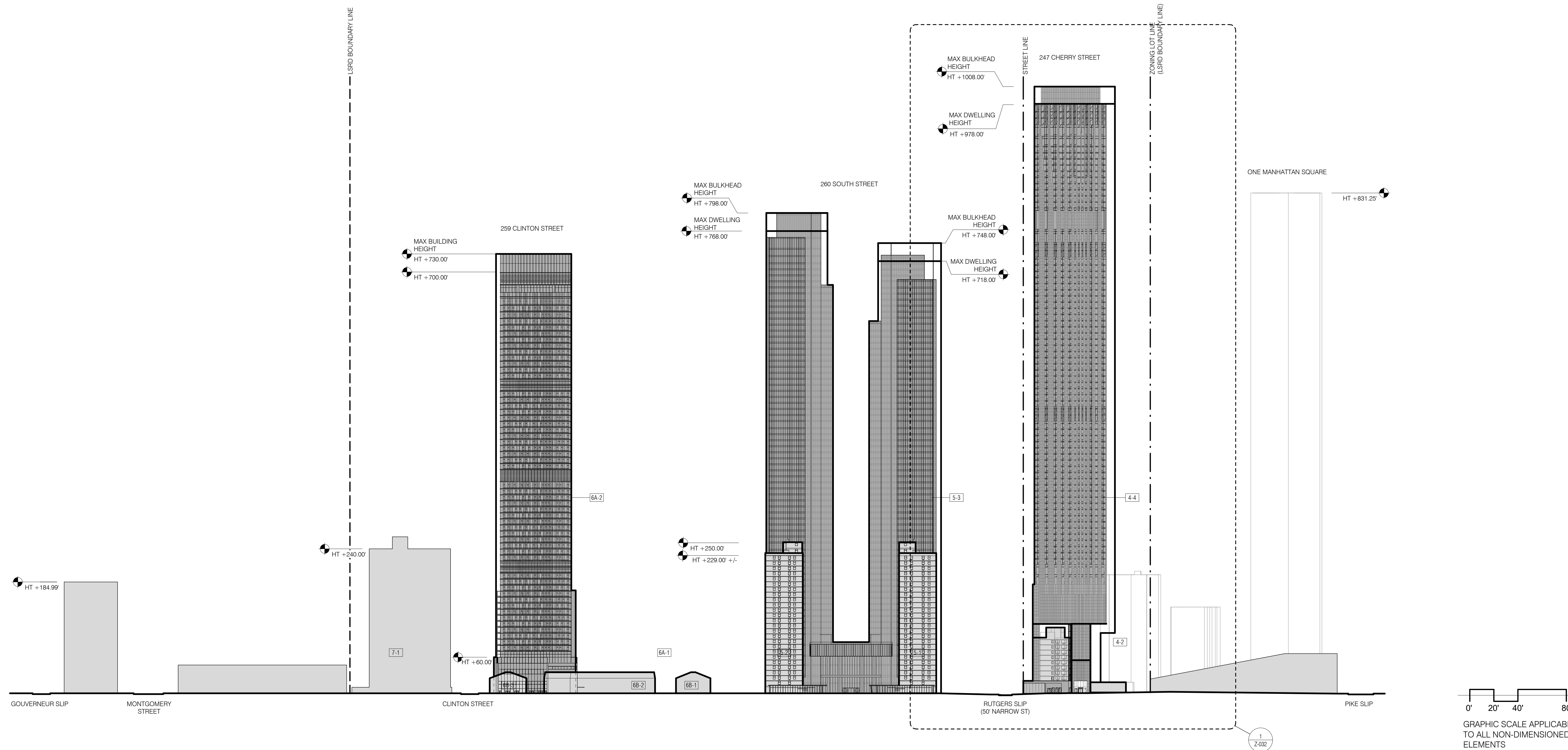
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DRAWING TITLE
NEIGHBORHOOD CHARACTER DIAGRAM

SEAL & SIGNATURE	DATE	6/19/2018
PROJECT NO.	141120	
DRAWN BY	BWG	
CHECKED BY	Checker	
DOB NO.		
DRAWING NUMBER		

Z-030.00



CHERRY NORTH NEIGHBORHOOD CHARACTER DIAGRAM 1" = 80'-0" 2/2-100 2-011

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4** ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- 26** NUMBER OF STORIES
- 229'** BUILDING HEIGHT
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- EXISTING BUILDING
- NEW BUILDING
- HARDSCAPE AREA
- LANDSCAPE AREA
- WATER FEATURE
- LSRD NON-COMPLIANCE
- BOLLARD
- TRAFFIC SIGNAL POLE
- SIGN POST
- STAND PIPE
- LIGHT POLE
- FIRE HYDRANT
- COMMERCIAL BUILDING ENTRANCE
- COMMUNITY FACILITY BUILDING ENTRANCE
- RESIDENTIAL BUILDING ENTRANCE
- VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- PROPOSED TREE
- EXISTING TREE
- MOVEABLE TABLES
- FIXED BENCH WITH BACK
- FIXED CONCRETE SEATING BLOCK
- 10' SIDEWALK EASEMENT
- PROPOSED SIDEWALK WIDENING
- RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT

GENERAL NOTES

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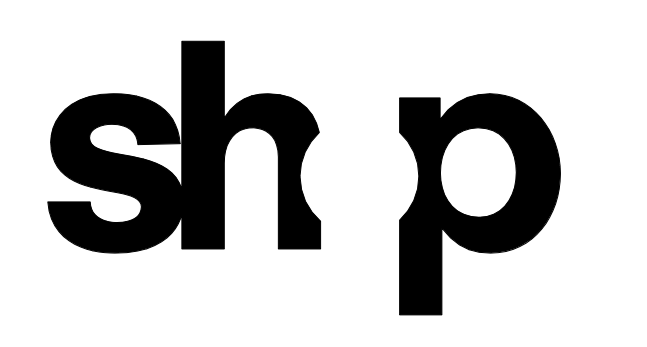
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VAN DEUSEN & ASSOCIATES
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TEL: 973 944 4200

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LAUFS ENGINEERING DESIGN
460 5TH STREET, 2ND FLOOR
LONG BEACH, NY 11510
TEL: 212 529 2600

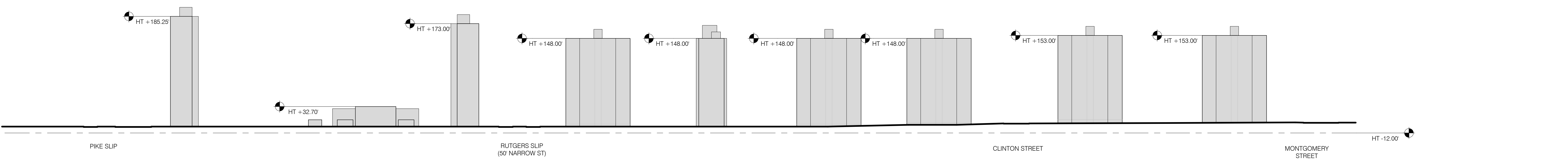
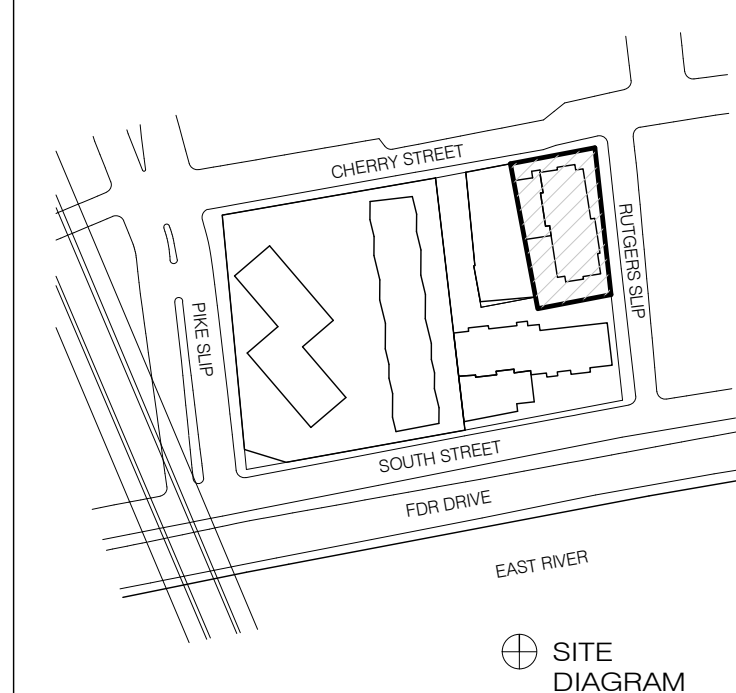
FACADE MAINTENANCE

LEITCH BRATES
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ROCKY HILL, NY 10881
TEL: 212 586 4650

CODE CONSULTANT

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247 CHERRY ST.
NEW YORK, NY 10002



CHERRY SOUTH NEIGHBORHOOD CHARACTER DIAGRAM 1" = 80'-0" 1/2-100 2-011

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DRAWING TITLE
NEIGHBORHOOD CHARACTER DIAGRAM

SEAL & SIGNATURE DATE 6/19/2018

PROJECT NO. 141120

DRAWN BY: BWG

CHECKED BY: Checker

DOB NO.

DRAWING NUMBER

Z-031.00

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MEP ENGINEER
JAROS, BAUM & BOLLES
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NEW YORK, NY 10003
NY 212 633 8800

CIVIL ENGINEER
ANRP ENGINEERING, P.C.
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NY 646 388 9009

DOT/USH
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ROCKY HILL, NY 10841
NY 646 388 9009

ACOUSTICS
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LANDSCAPE ARCHITECT
SCAPE
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NEW YORK, NY 10007
NY 212 462 7628

GEOTECHNICAL ENGINEER
LANGAN
300 WEST 25TH STREET, 4TH FLOOR
NEW YORK, NY 10001
NY 212 686 4600

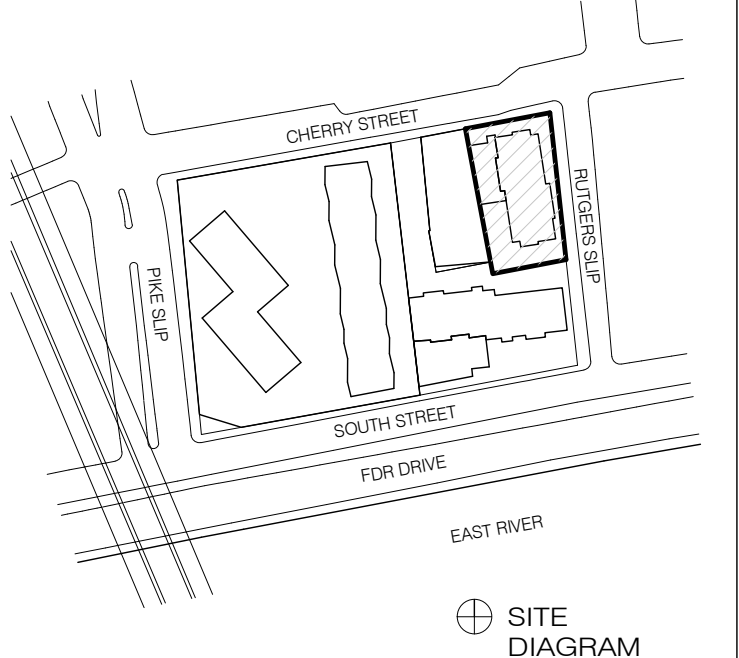
VERTICAL TRANSPORTATION
VAN DEUSEN & ASSOCIATES
1 REGENT STREET, SUITE 514
LANSINGTON, NJ 07033
NY 212 571 2600

FACADE ENGINEER
LAUFS ENGINEERING DESIGN
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LONG BEACH, NY 11510
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FACADE MAINTENANCE
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247 CHERRY ST.
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NEW YORK, NY 10002



LEGEND

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- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
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- MAX DEVELOPMENT ENVELOPE. NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4** ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- 26** NUMBER OF STORIES
- 229'** BUILDING HEIGHT
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- EXISTING BUILDING
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- HARDSCAPE AREA
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- LSRD NON-COMPLIANCE
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- TRAFFIC SIGNAL POLE
- SIGN POST
- STAND PIPE
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- PROPOSED TREE
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- MOVEABLE TABLES
- FIXED BENCH WITH BACK
- FIXED CONCRETE SEATING BLOCK
- 10' SIDEWALK EASEMENT
- PROPOSED SIDEWALK WIDENING
- RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT (HT +458.50')
- ILLUSTRATIVE BUILDING HEIGHT (HT +418.50')

NOTE
PERMITTED ROOFTOP
OBSTRUCTIONS MAY EXCEED
MAXIMUM ENVELOPE

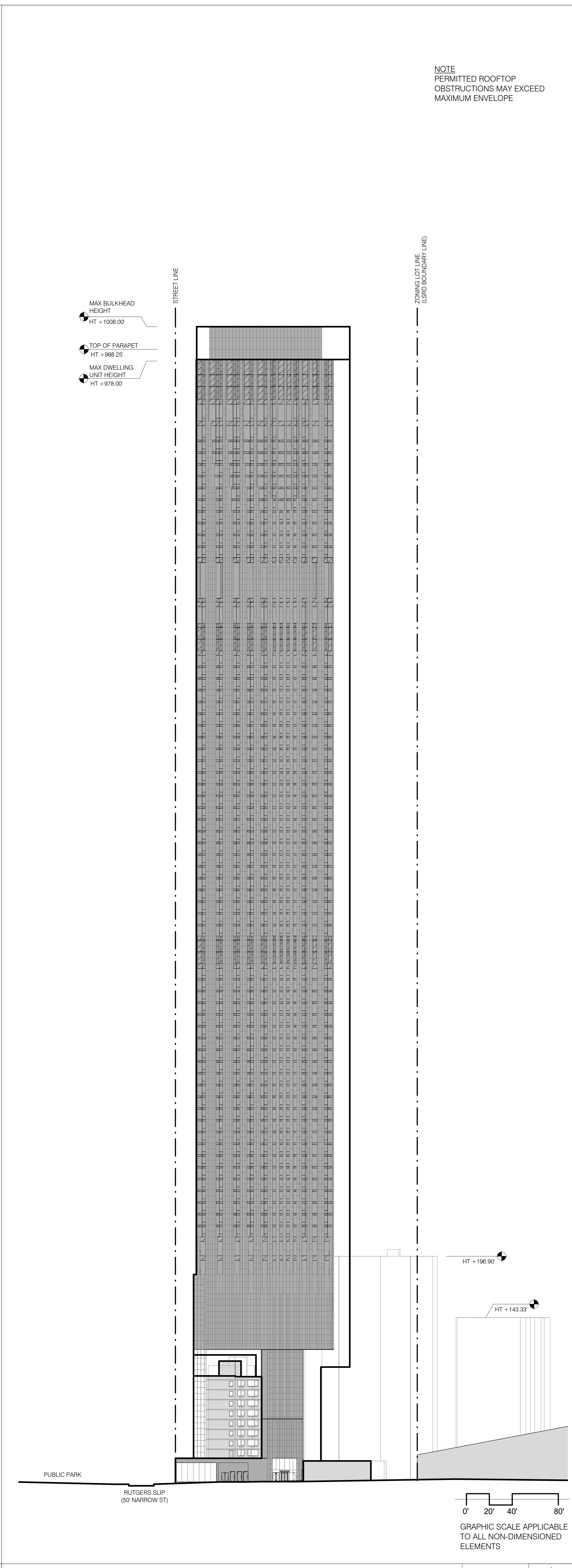
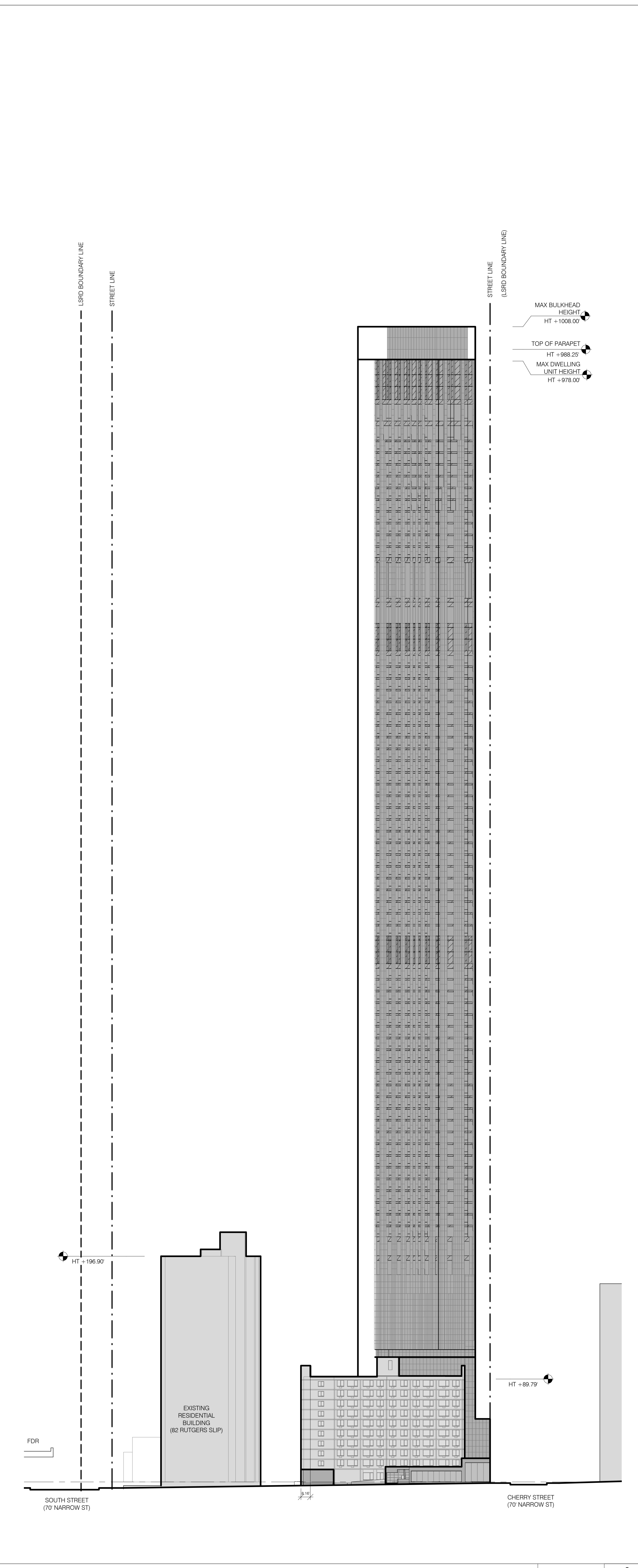
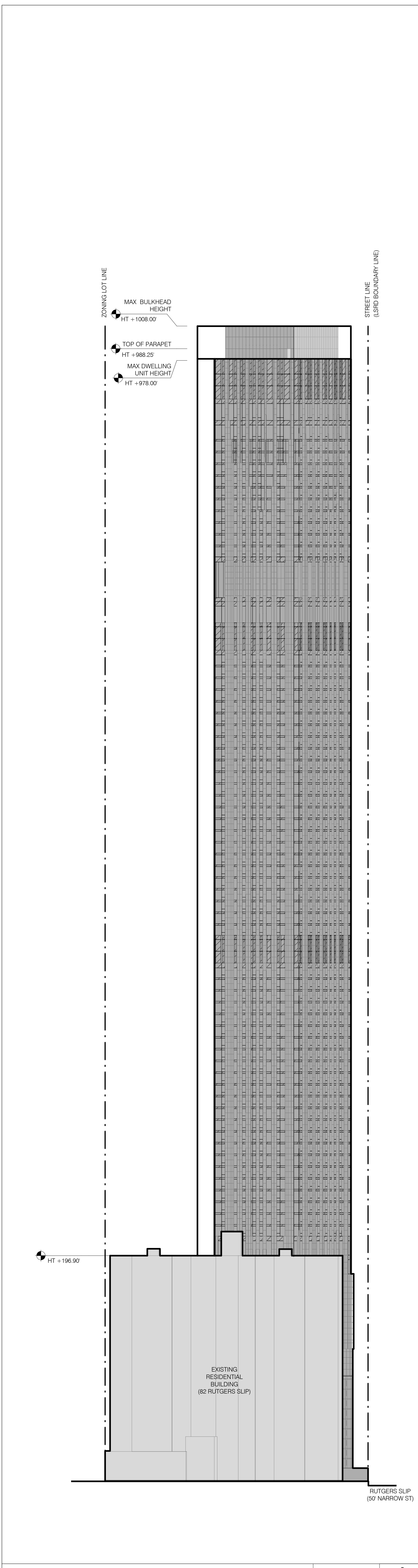
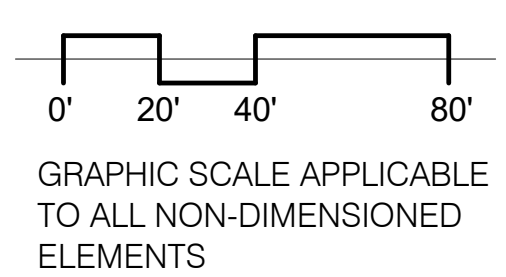
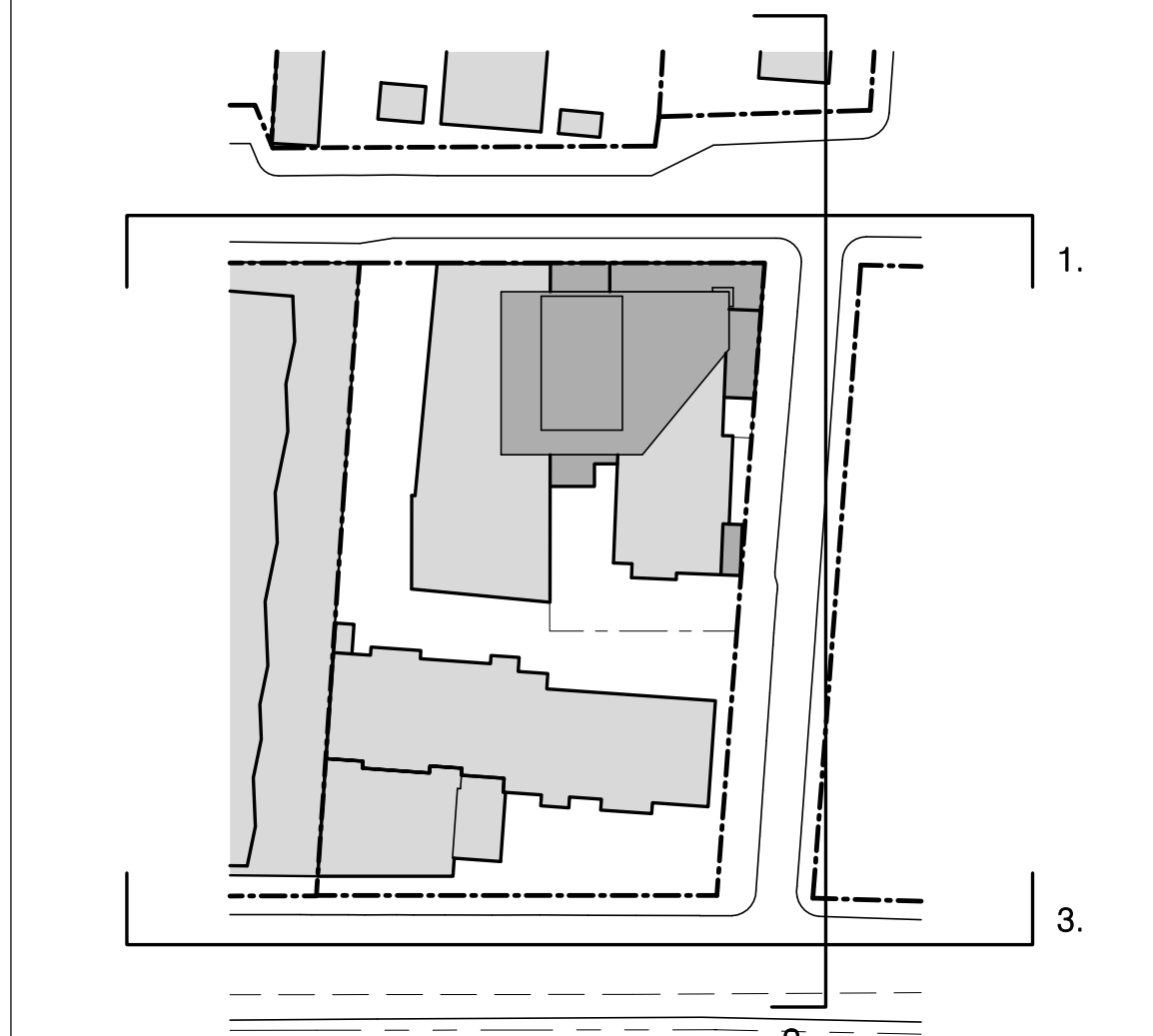
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SOUTH ZONING LOT LINE ELEVATION 1" = 40'-0" 3 2/60

EAST ZONING LOT LINE ELEVATION 1" = 40'-0" 2 2/60

NORTH ZONING LOT LINE ELEVATION 1" = 40'-0" 1 2/60

KEY PLAN

NO.	DATE	REVISION
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DRAWING TITLE
ZONING LOT ELEVATIONS

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CHECKED BY	Checker	
DOB NO.		
DRAWING NUMBER		

Z-032.00