

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY Department of City Planning

CEQR NUMBER 17DCP148M

TYPE OF CEQR ACTION:

TYPE II Type II category:

Date determination was made: March 27, 2017

TYPE I Has EAS been filed? Yes X No

UNLISTED If yes, Date EAS filed: March 27, 2017

Has CEQR determination been made? Yes X No

If yes, what was determination? Negative Declaration CND Positive Declaration X

Date determination made: March 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 X

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)

Joshua Siegel, Officer NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Signature of Joshua Siegel DATE 6/15/19

LE1SUB LLC APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE

(Attach authorizing resolution(s), if applicable)

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION 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 10-164 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

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

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

----- APPLICATION NO. -----

----- APPLICATION NO. -----

----- APPLICATION NO. -----

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR
 (Check one box for each proposed action)

Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32-435	Ground floor use in high density Commercial Districts	32-435
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES NO

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES NO

Property ownership/ interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:

- IS OWNER OF SUBJECT PROPERTY
- IS LESSEE OF SUBJECT PROPERTY
- HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- IS OTHER (explain real property interest below)

APPLICANT:

- IS A CITY AGENCY
- IS A STATE OR FEDERAL AGENCY

Discussion of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE

(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

See Attached Statement

259 Clinton Street
Applicant's Project Description
June 19, 2018

1. Introduction

LE1SUB LLC (the "Applicant") is seeking approval of a minor modification to update the site plan and zoning calculations (together, the "Site Plan Revisions") of Parcel 6A 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), Parcel 4B (Block 248, Lots 15 and 76), Parcel 5 (Block 247, Lots 1 and 2), Parcel 6A (Block 246, Lots 1 and 5, which includes the Development Site (as hereinafter defined)), Parcel 6B (Block 246, Lot 7501), and Parcel 7 (Block 245, Lot 1).

Additionally, the applicant is seeking a certification pursuant to Section 32-435 of the Zoning Resolution of the City of New York (the "Zoning Resolution" or "ZR") to waive the ground-floor retail requirement along Clinton Street, a "wide street" as defined in the Zoning Resolution (the "Certification" and, together with the Site Plan Revisions, the "Proposed Actions").

The Site Plan Revisions would facilitate development of a new approximately 63-story, approximately 593,407 square foot ("sf") mixed residential/ commercial building containing approximately 765 dwelling units, approximately 25% of which would be permanently affordable (the "Proposed Development") at 259 Clinton Street (Block 246, Lot 5; the "Development Site"). The Development Site is zoned C6-4, and the bulk and range of uses proposed for the Proposed Development are permitted by the underlying C6-4 zoning.

As an independent application, Cherry Street Owner LLC and Two Bridges Senior Apartments, L.P. 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 to facilitate development of a new residential building and improvements to the existing buildings and public space at Parcels 4A and 4B. Additionally, 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.

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

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 ZR Sections 78-311 and 78-312. 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.

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.

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

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. 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.

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.

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 a 10-story affordable senior building at 80 Rutgers Slip (“Existing Building 4-3”):

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 a 21-story affordable residential building at 253-259 South Street (“Existing Building 4-1”) and a one-story commercial building along Cherry Street (“Existing Building 4-2”):

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 nearest subway entrance, to the East Broadway station of the F subway line, is at the corner of Madison and Rutgers Streets, approximately 1,000 feet northwest of the Development Site. 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 LaGuardia Houses (Block 256, Lots 1, 3, and p/o 14; Block 258, Lots 1 and 17) is north of the Development Site, across 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 Rutgers Houses (Block 255, Lot 1) is directly across Cherry and Rutgers Streets, northwest of the Development Site, and includes five 20-story buildings containing 721 apartments and a mental health clinic.

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 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 adjacent to the Development Site at 261-265 Clinton Street/ 285 South Street (Block 246, Lot 13), and the other at 230-244 Cherry Street (Block 255, Lot 12).

Parcels 4A, 4B, and 5 are west of the Development Site in the LSRD. Parcel 6B is north of the Development Site in the LSRD, and Parcel 7 is east of the Development Site in the LSRD. 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 mid-block between Pike and Rutgers Slips, through 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, 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, 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.

As an independent application, Cherry Street Owner LLC and Two Bridges Senior Apartments, L.P. are seeking approval of a minor modification to the LSRD as it relates to Parcels 4A and 4B to update the LSRD site plan and zoning calculations to combine Parcels 4A and 4B into a new parcel, Parcel 4, to facilitate construction of new mixed-use building (the "Parcel 4 Development"). If approved, the Parcel 4 Development 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). The Parcel 4 Development would have a maximum envelope height of 1,008 feet, or approximately 80 stories. Additionally, approximately 2,393 sf of commercial floor area (approximately 0.03 FAR) would be added to Existing Building 4-3.

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 existing surface parking spaces into the New Parcel 5 Building.

Parcel 6A, which contains the Development Site, 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.

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 and Combined Zoning Lot

The Development Site is part of LSRD Parcel 6A and located 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. The Development Site abuts Parcel 6B to the north and east, Clinton Street to the east, Block 246, Lot 13 to the east and south, South Street to the south, and Block 246, Lot 1 (“Lot 1”) to the west. The Development Site has a frontage along Clinton Street of 94.54 feet and a frontage along South Street of 85.54 feet. A street widening easement with a depth of 10 feet is designated along the South Street frontage of the Development Site.

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 and Lot 1 form a combined zoning lot (the “Combined Zoning Lot”) with a lot area of 71,357 sf. The Development Site has an area of 20,177 sf and Lot 1 has an area of 51,180 sf. As set forth in the LSRD zoning analysis enclosed with the architectural drawings, Existing Building 6A-1, located on Lot 1, has a floor area of 262,877 sf (3.68 FAR), all of which is in residential use, and a total height of 19 stories (160.85 feet). The Development Site is currently a vacant lot.

The Combined Zoning Lot has two active curb cuts along South Street and part of an additional curb cut, serving adjacent Parcel 5, is at the western edge of the Combined Zoning Lot. The Combined Zoning Lot contains 24 accessory surface parking spaces.

6. Description of the Proposed Development

The Applicant is proposing to construct the Proposed Development, an approximately 63-story predominantly residential building with ground floor retail at the Development Site. The maximum envelope height of the Proposed Development is 730 feet. The Proposed Development is to contain up to approximately 765 dwelling units, approximately 25% of which would be permanently affordable, and have a total floor area of approximately 593,407 sf (approximately 8.32 FAR), including approximately 590,992 sf of residential floor area and approximately 2,415 sf of commercial floor area. The new commercial space would be along the South Street frontage of the Development Site and developed for small-format retail uses.

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.

Upon completion of the Proposed Development, the Combined Zoning Lot would contain up to approximately 1,021 dwelling units, have a total floor area of approximately 856,284 sf (12.00 FAR), a residential floor area of approximately 853,869 sf, and a commercial floor area of approximately 2,415 sf.

7. Actions Necessary to Facilitate the Project

The bulk and range of uses proposed for the Proposed Development are permitted by the underlying C6-4 zoning. 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), Parcel 4B (Block 248, Lots 15 and 76), Parcel 5 (Block 247, Lots 1 and 2), Parcel 6A (Block 246, Lots 1 and 5, which includes the Development Site), Parcel 6B (Block 246, Lot 7501), and Parcel 7 (Block 245, Lot 1). Additionally, the applicant is seeking the Certification, pursuant to ZR Section 32-435, to waive the ground-floor retail requirement along Clinton Street, a "wide street" as defined in the Zoning Resolution.

The Site Plan Revisions are necessary to 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 and improve open space at the Development Site. The previously granted modification of yard regulations at Parcel 6A would not be affected. No new waivers relating to the LSRD are requested.

The Certification is necessary to waive the retail continuity requirement of ZR Section 32-435 that applies along Clinton Street, a "wide street" as defined in the Zoning Resolution. The Certification would preserve the residential character of Clinton Street. Additionally, as utilities enter the Development Site from the Clinton Street frontage, ground-floor space along Clinton Street must be allocated for utility uses such as sewer and gas rooms. The retail uses would instead be located along South Street, complementing investments in the South Street streetscape and the East River Waterfront Esplanade.

8. Conclusion

As discussed herein, the Applicant requests approval of a minor modification to update the LSRD site plan and zoning calculations for Parcel 6A to facilitate the Proposed Development. The Proposed Development would be an approximately 63-story mixed residential/ commercial building containing up to approximately 765 dwelling units,

approximately 25% of which would be permanently affordable. The Proposed Development would have a total floor area of approximately 593,407 sf (approximately 8.32 FAR), including approximately 590,992 sf of residential floor area and approximately 2,415 sf of commercial floor area.

The Proposed Development would be consistent with the existing mixed residential/ commercial/ community facility character in the surrounding area. Although the Proposed Development's approximately 63-story height is taller than that of Existing Building 6A-1, 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 enhance the residential character of Clinton Street while adding retail space on South Street, enlivening South Street and supporting the use of the East River Waterfront Esplanade.

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

259 Clinton 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: LE1SUB LLC (the "Applicant") is seeking approval of a minor modification to the LSRD as it relates to Parcel 6A to update the site plan and zoning calculations (the "Site Plan Revisions") to facilitate development of a new mixed-use building (the "Proposed Development"). The Applicant is also seeking a certification pursuant to ZR Section 32-435 to modify the ground-floor commercial use requirement along Clinton Street at the Proposed Development (the "Certification" and, together with the Site Plan Revisions, the "Proposed Actions"). If approved, the Proposed 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 Proposed 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 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 – Parcels 4A and 4B: As an independent application, Cherry Street Owner LLC and Two Bridges Senior Apartments, L.P. are seeking approval of a minor modification to the LSRD as it relates to Parcels 4A and 4B to update the LSRD site plan and zoning calculations to combine Parcels 4A and 4B into a new parcel, Parcel 4 (the "Parcel 4 Application"), to facilitate development of a new mixed-use building (the "Parcel 4 Development"). If approved, the Parcel 4 Development 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. The Parcel 4 Development would have a maximum envelope height of 1,008 feet, or approximately 80 stories. Additionally, approximately 2,393 sf of commercial floor area (approximately 0.03 FAR) would be added to Existing Building 4-3. A portion of the affordable units at the Parcel 4 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 4 Development.

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" and, together with the Parcel 4 Application, the "Concurrent Applications") 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" and, together with the Parcel 4 Development, the "Concurrent 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.

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. 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 at Parcel 6A, 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 Parcel 6A, Existing Building 6A-1 was developed subject to an 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 Whether considered alone or in conjunction with the Concurrent Applications, the Site Plan Revisions would not change the location or degree of the yard waiver previously granted with respect to Existing Building 6A-1.

As noted above, Existing Building 6A-1 was ultimately developed without use of the rear yard authorization that was granted pursuant to ZR Section 78-311(d). Accordingly, the Proposed Development would not affect any waiver granted with respect to Parcel 6A.

Similarly, the Concurrent Applications would result in development of new buildings at Parcels 4A, 4B, and 5. 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 at Parcel 6A, 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.³ Similarly, the Concurrent Applications would result in development of new buildings at Parcels 4A, 4B, and 5. 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 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.

¹ Regulations pertaining to zoning rooms are no longer applicable.

² Existing Building 6A-1 provides compliant yards and the authorization granted therefore is not required to maintain compliance.

³ Regulations pertaining to zoning rooms are no longer applicable.

- (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 the Existing LSRD Buildings. In granting these waivers, the CPC determined that the approved locations of 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 at Parcel 6A, 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.⁴ Similarly, the Concurrent Applications would result in development of new buildings at Parcels 4A, 4B and 5. 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.

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 at Parcel 6A, and Existing Building 6A-1 complies as-of-right with the applicable height and setback regulations; this compliance would not change. Similarly, the Concurrent Applications would result in development of new buildings at Parcels 4A, 4B, and 5. Whether considered alone or in conjunction with the Concurrent Applications,

⁴ Regulations pertaining to zoning rooms are no longer applicable.

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.

Certification to Modify Ground-Floor Commercial Use Requirement along Clinton Street
Applicant's Statement of Findings
June 19, 2018

32-435

Ground floor use in high density Commercial Districts

(c) Retail Continuity

For #buildings# with front #building# walls that are at least 50 feet in width and front upon a #wide street#, a minimum of 50 percent of the width of such front #building# wall shall be occupied at the ground floor level by #commercial uses#, as permitted by district regulations.

In C1-8, C1-9, C2-7, C2-8 and C4-6 Districts and C1 or C2 Districts mapped within R9 or R10 Districts, #uses# which occupy such 50 percent of the front #building# wall shall be limited to those listed in Use Groups 6A, 6C and 6F, excluding banks and loan offices, except that in C4-6 Districts only, such #uses# may additionally include those listed in Use Groups 8A, 8B and 10A. All #uses# permitted by the underlying district regulations are permitted in the remaining 50 percent of the front #building# wall.

Such requirement of #commercial uses# for a minimum of 50 percent of the front #building# wall may be waived, or additional #uses# permitted, upon certification by the City Planning Commission to the Commissioner of Buildings that an adequate supply of such #uses# already exists at the ground floor level in the surrounding area.

The City Planning Commission may, by certification to the Commissioner of Buildings, allow modifications of the requirements of this Section. Such modifications will be permitted when the Commission finds that such modifications will enhance the design quality of the #street wall#.

Block 246, Lot 5 (the "Development Site") fronts partially on Clinton Street, which is mapped to a width of 80 feet +/- and is therefore a "wide street" as defined in Section 12-10 of the Zoning Resolution of the City of New York ("ZR"). Accordingly, per ZR Section 32-435(b), 50% of the front building wall of the proposed building at the Development Site (the "Proposed Development") along Clinton Street must be occupied by Use Groups 6A, 6C, and 6F, excluding banks and loan offices.

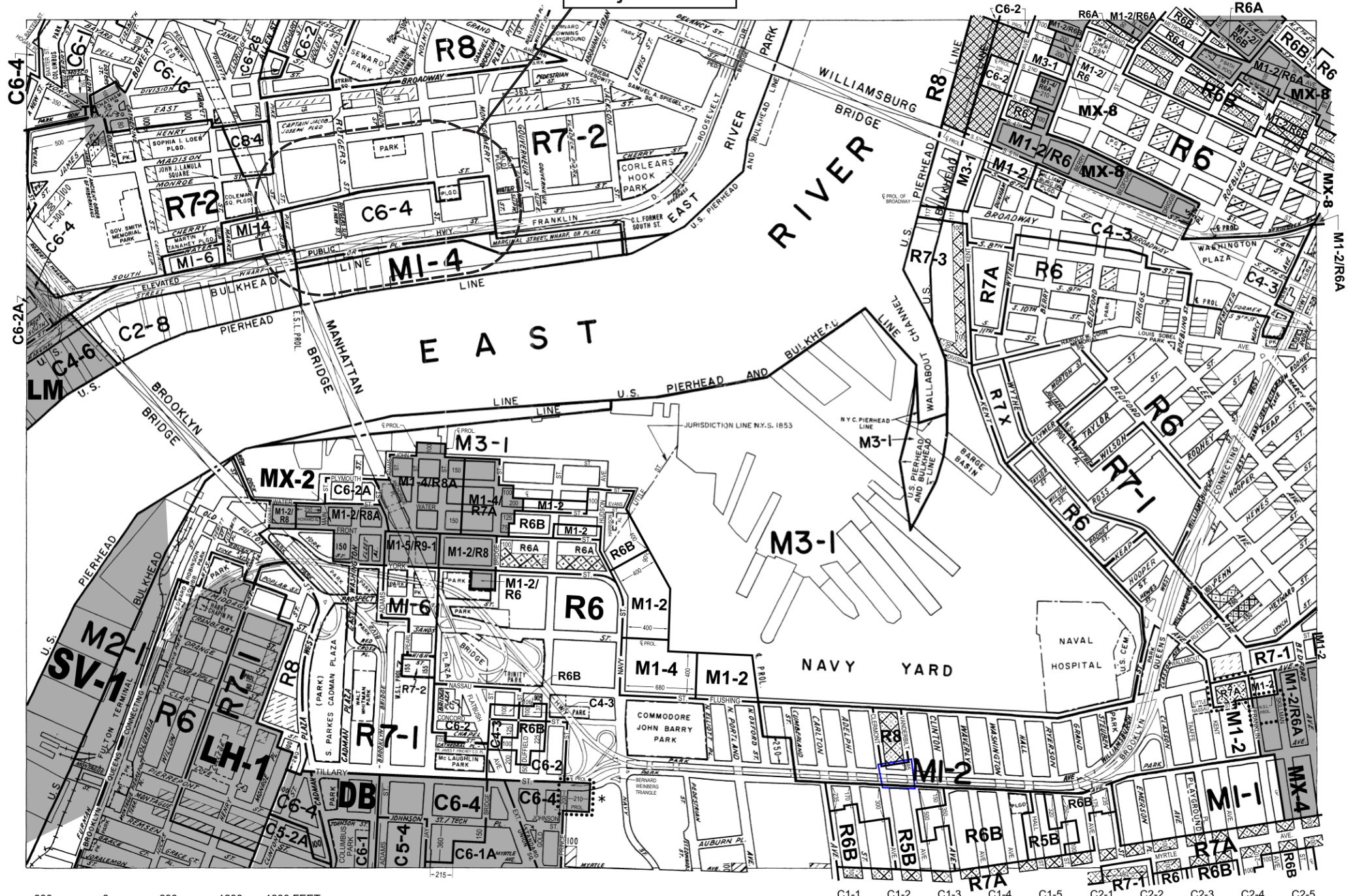
The Two Bridges Large-Scale Residential Development (the "LSRD") currently contains 12,750 sf of commercial floor area. The proposed minor modification to update the LSRD site plan and zoning calculations to facilitate the Proposed Development and separate but concurrent applications to facilitate other development in the LSRD will facilitate development of three new buildings and the addition of approximately 10,127 sf of commercial floor area. The Proposed Development is to include approximately 2,415 sf of ground-floor commercial space along South Street. As South Street is a "narrow street" as defined in ZR Section 12-10, this retail space is not required by zoning. The new South Street retail space and additional new retail space elsewhere in the LSRD would ensure that adequate ground-floor retail space is provided.

The Certification would enhance the design quality of the street wall along Clinton Street. Clinton Street between Cherry Street and South Street is not a commercial corridor and, instead, primarily residential in character, lined by residential buildings on LSRD Parcels 6B and 7, the Cherry Clinton Playground, the Development Site, and a utility building. As the Development Site is currently a vacant lot, there is no street wall along the Clinton Street portion of the Development Site and, absent the Proposed Actions, this condition would continue.

The Proposed Development would be built to the street line along Clinton Street, adding a street wall to the Development Site. As certain utilities enter the Development Site from Clinton Street, the Clinton Street frontage must accommodate utility rooms, limiting the amount of space available for other uses. From a design perspective, a residential lobby along Clinton Street provides the best access to the building core and private open space to the north. Approximately

60% of the Clinton Street frontage would be covered in transparent glass, creating a strong visual connection between Clinton Street and interior spaces and ensuring a lively, visually interesting streetscape. As the lobby would be lit and occupied at all times, it would provide a round-the-clock presence in a way that retail stores, which would likely be closed at certain times, cannot. Accordingly, the Certification would enhance the design quality of the streetscape.

Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

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

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

*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.

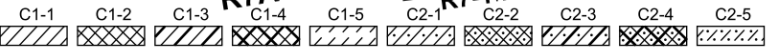
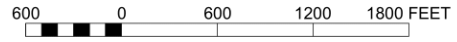
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

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

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ZONING MAP **12d**



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

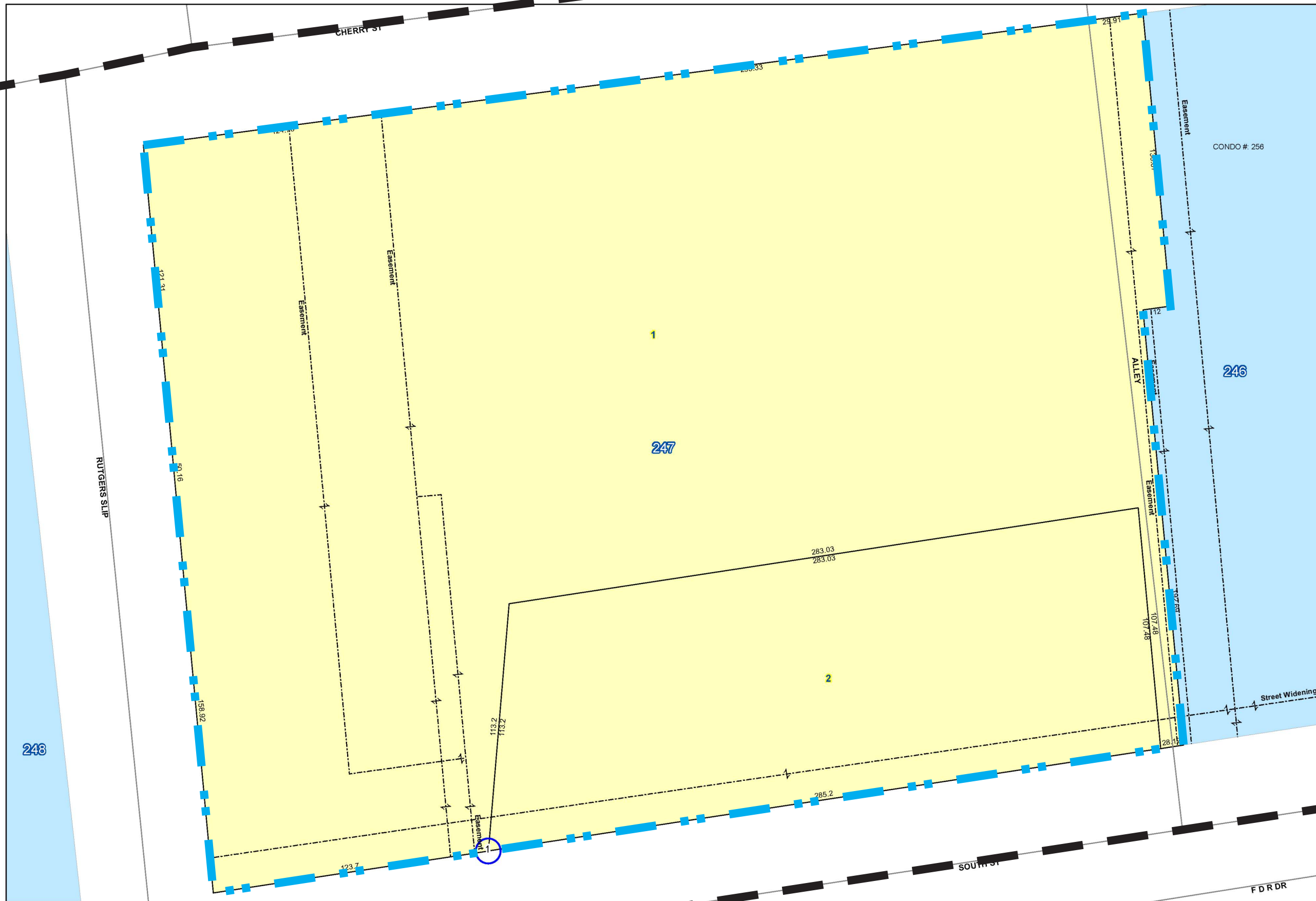
End Date : Current

Manhattan Block: 247



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
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- LSRD Boundary
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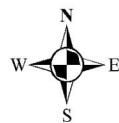


NYC Digital Tax Map

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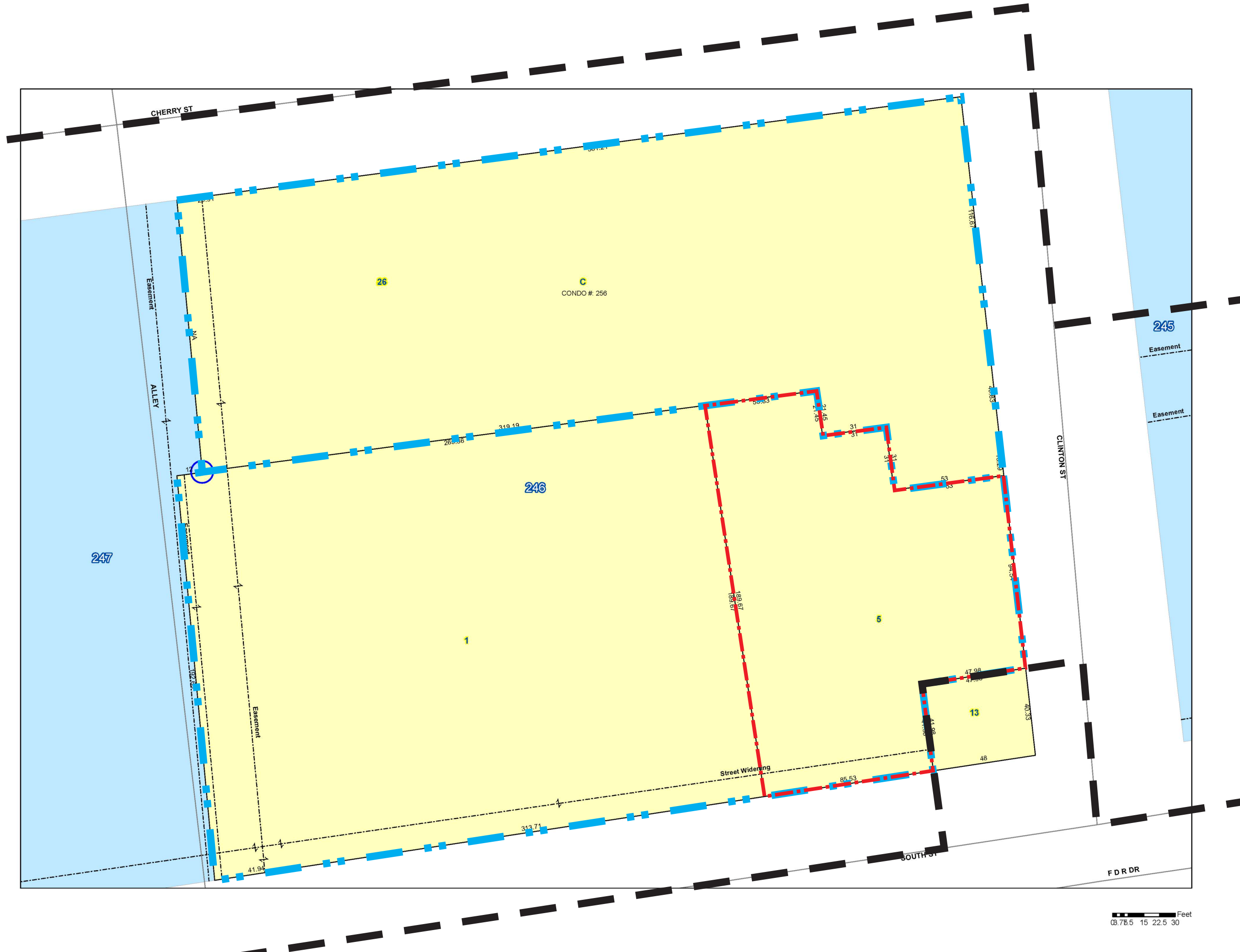
End Date : Current

Manhattan Block: 246



Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↑ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Blue Tax Block Polygon
- Condo Number
- Blue Tax Block Polygon
- Thick Dashed LSRD Boundary
- Blue Dashed Zoning Lot Boundaries
- Red Dashed Development Site





NYC Digital Tax Map

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

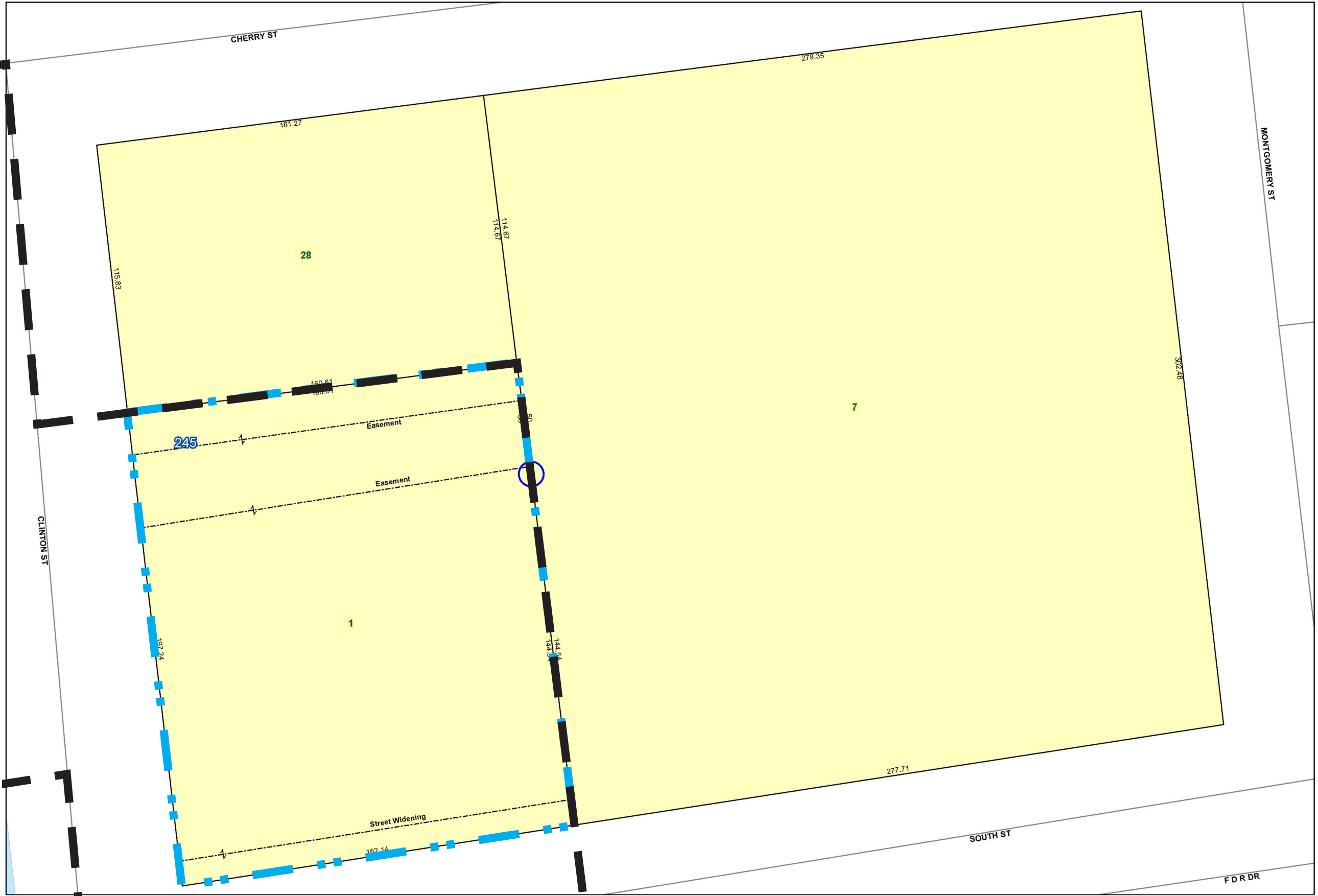
End Date : Current

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
Land's End, Manhattan
Block 246, Lot 5

Project Information

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

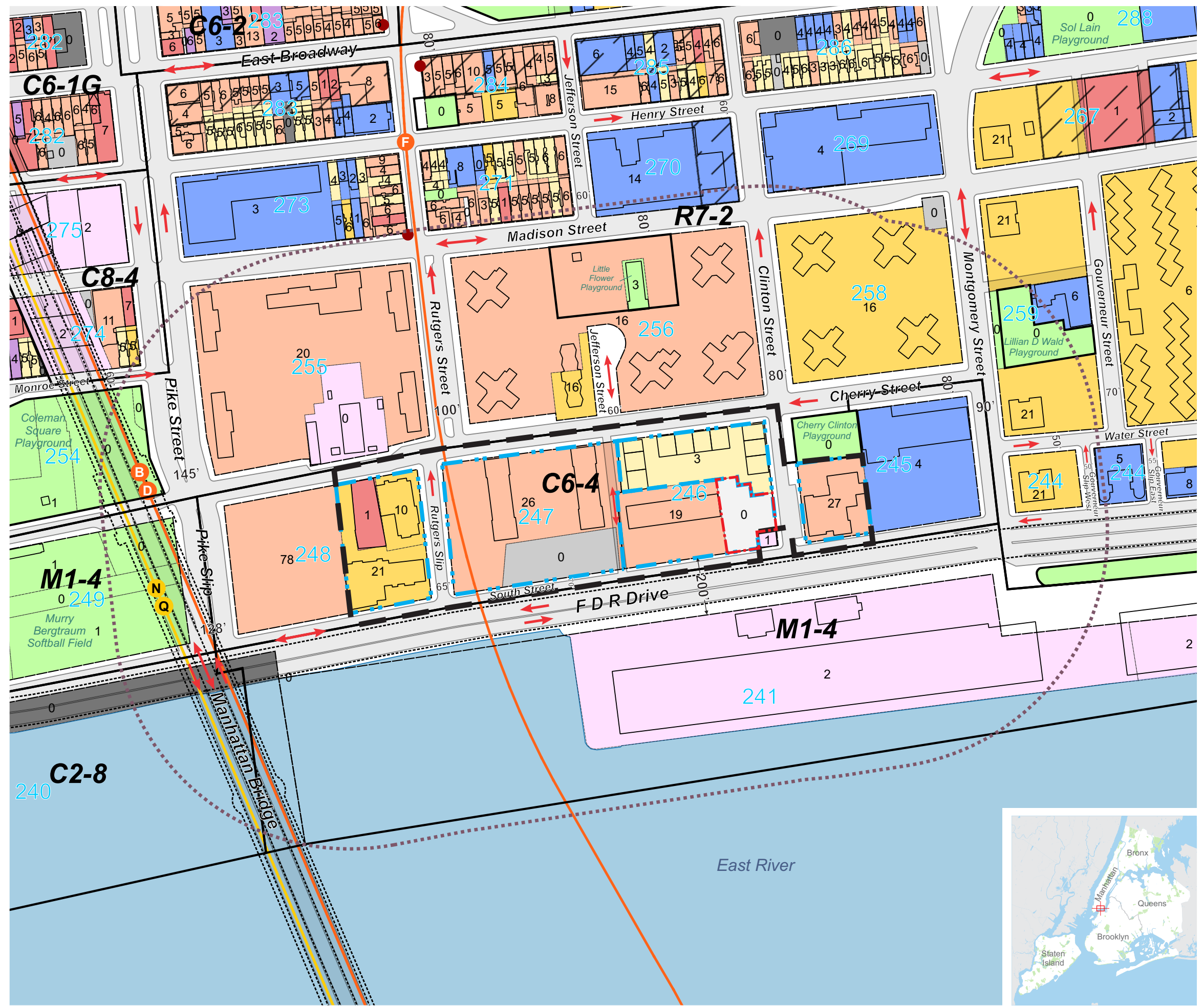
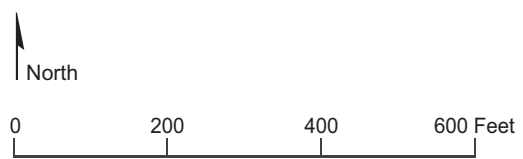
Existing Commercial Overlays

	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





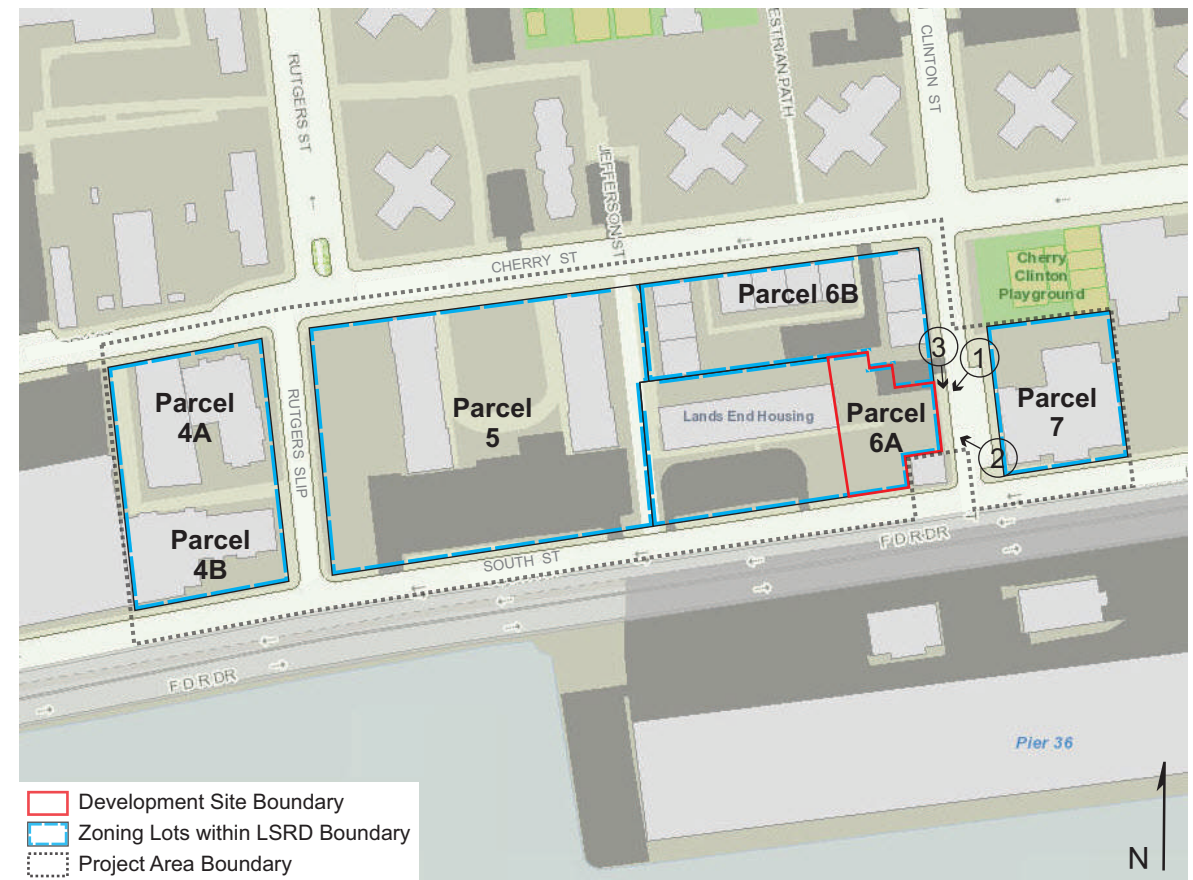
1. View of the Development Site facing southwest from Clinton Street.



2. View of the Development Site facing northwest from Clinton Street, with Parcel 6B at far right.

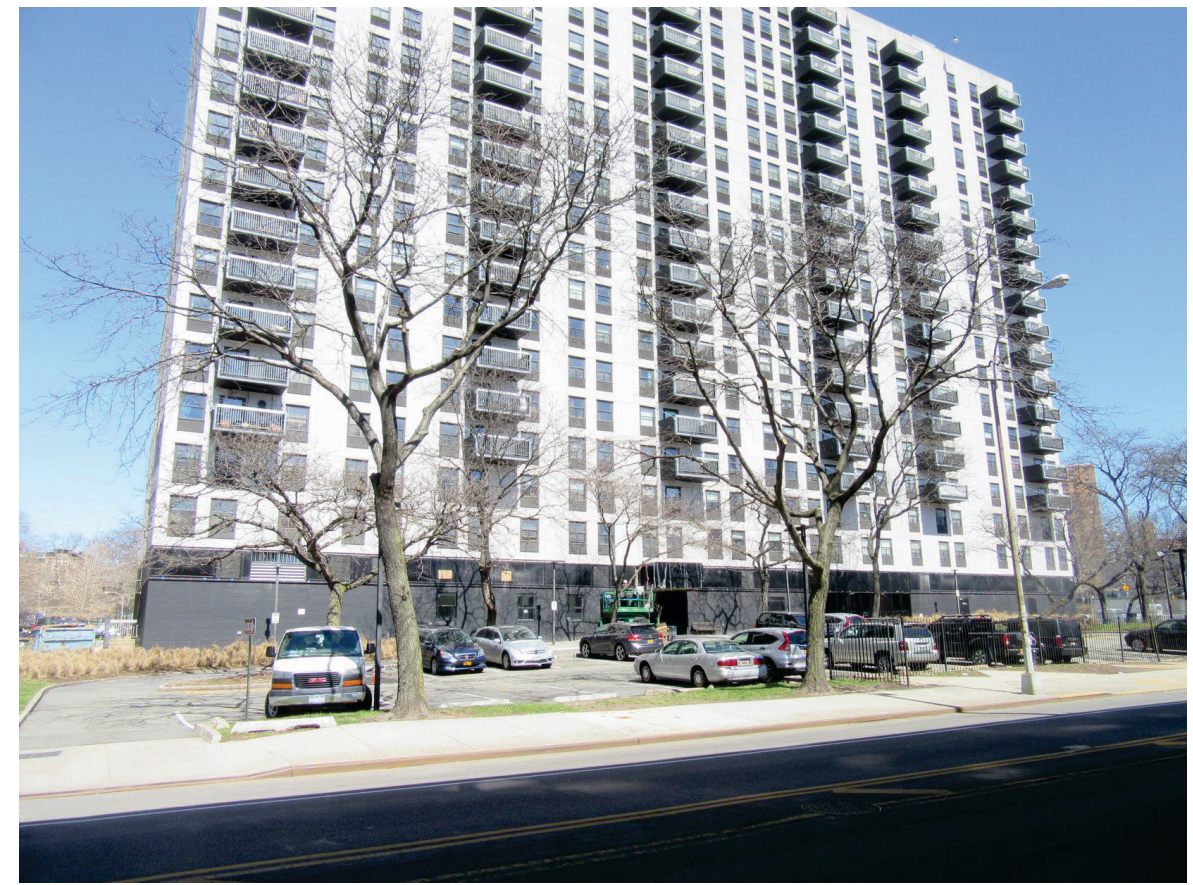


3. View of the sidewalk along the western side of Clinton Street facing south (Development Site at right).





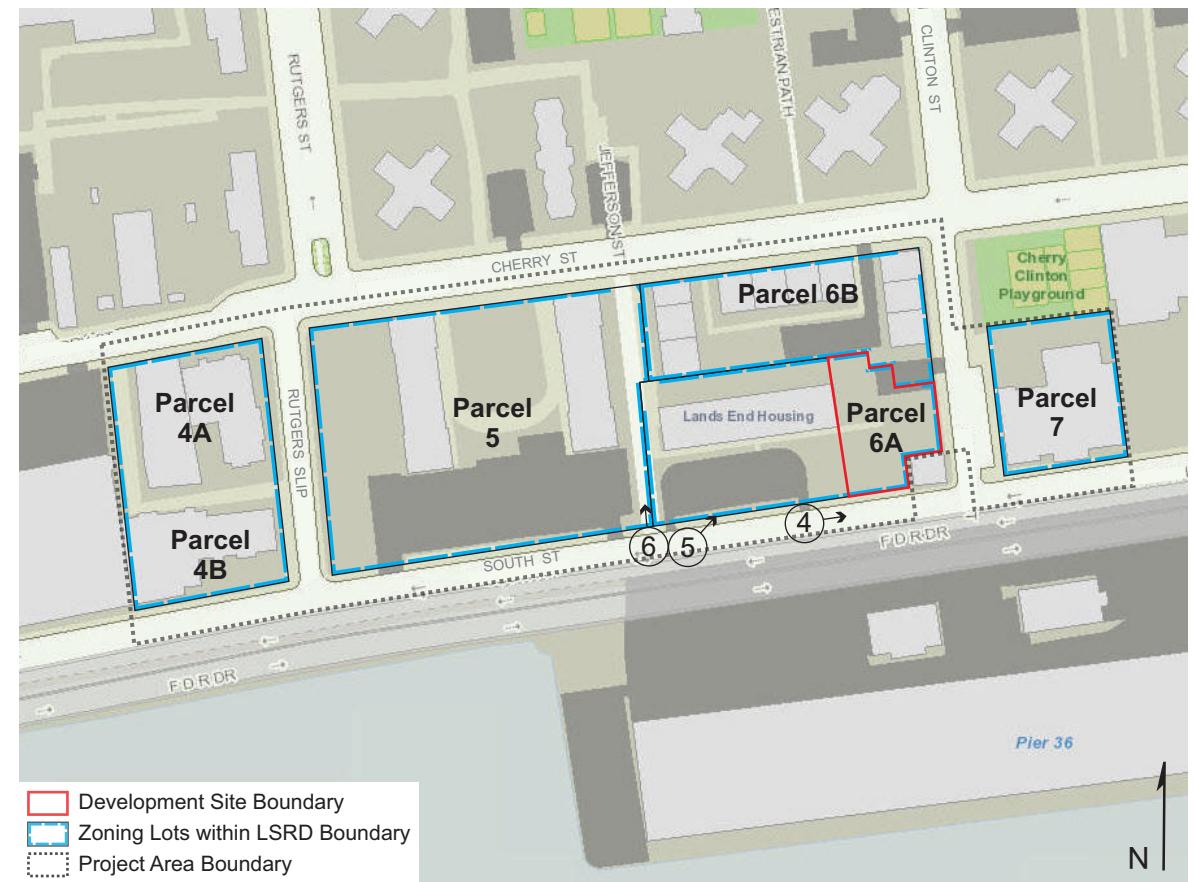
4. View of South Street facing east (Development Site and Parcel 7 at left).



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



6. View from prolongation of Jefferson Street looking east, with Development Site at right and Parcel 6A at left.





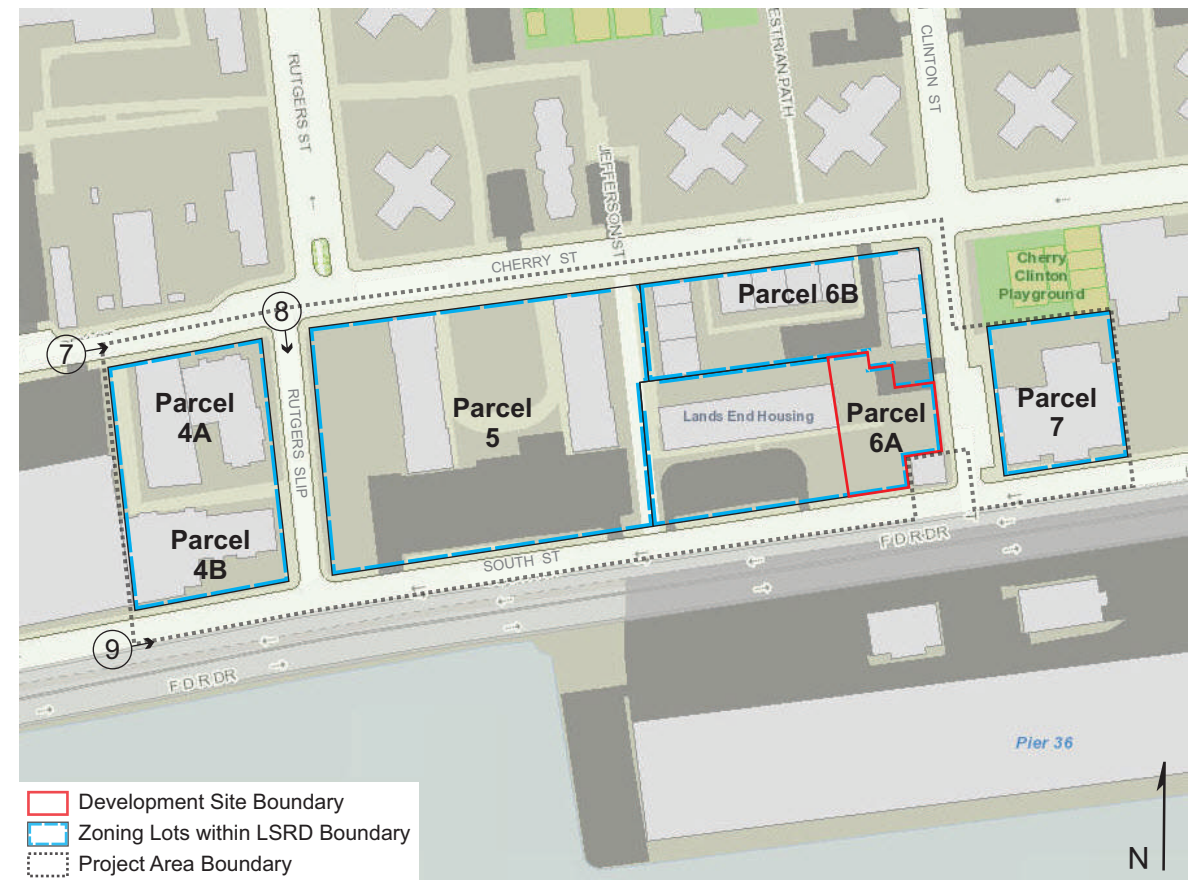
7. View of the sidewalk along the south side of Cherry Street facing east (Parcel 4A at right).



8. View of Rutgers Slip facing south from Cherry Street (Parcels 4A and 4B at right, Parcel 5 at left).



9. View of South Street facing east toward Rutgers Slip (Parcel 4B at left).





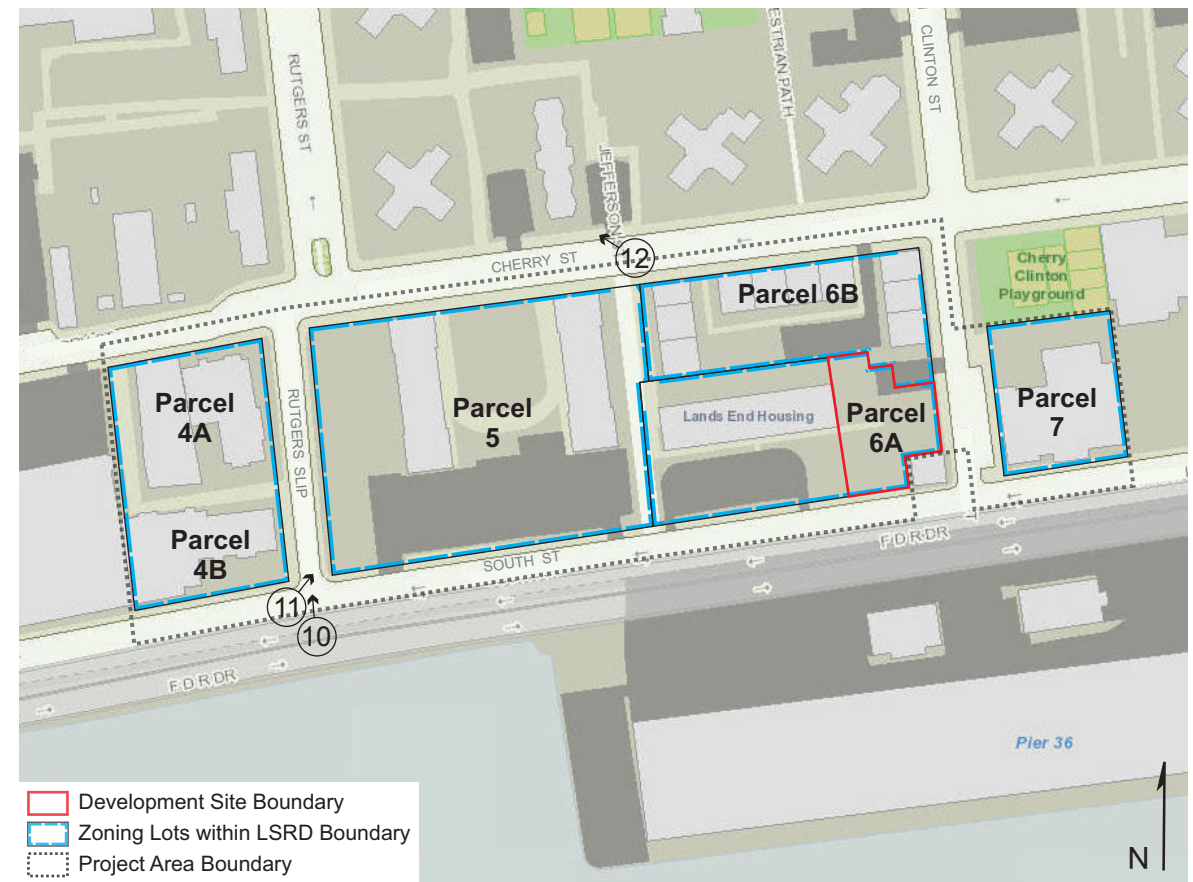
10. View of Rutgers Slip facing north from South Street (Parcel 4A at left, Parcel 5 at right).



11. View of Parcel 5 at the intersection of Rutgers Slip and South Street facing northeast.



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





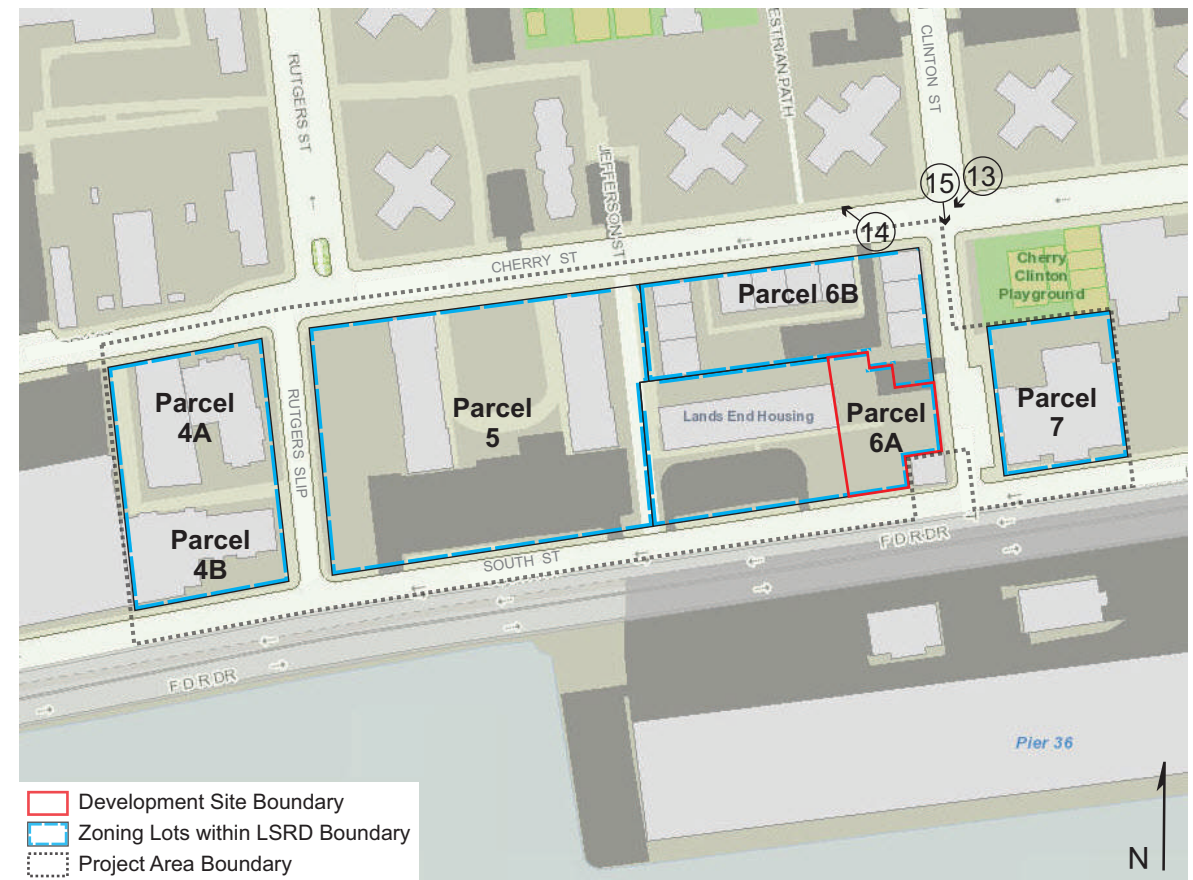
13. View of Parcel 6B at the intersection of Clinton Street and Cherry Street facing southwest.



14. View of the north side of Cherry Street facing northwest from Clinton Street.



15. View of Clinton Street facing south from Cherry Street (Parcel 6B at right, Parcel 7 at left).





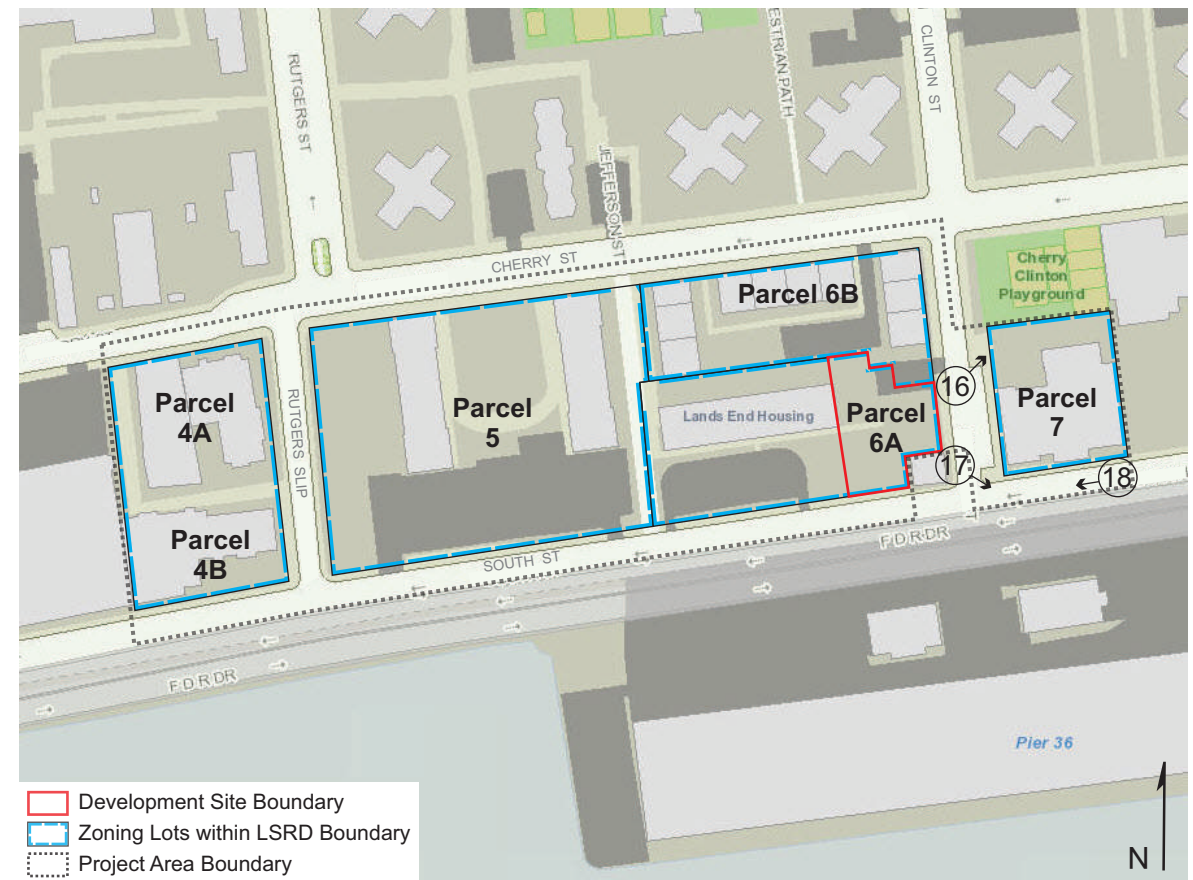
16. View of the east side of Clinton Street between Cherry Street and South Street facing northeast (Parcel 7 at far right).



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



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



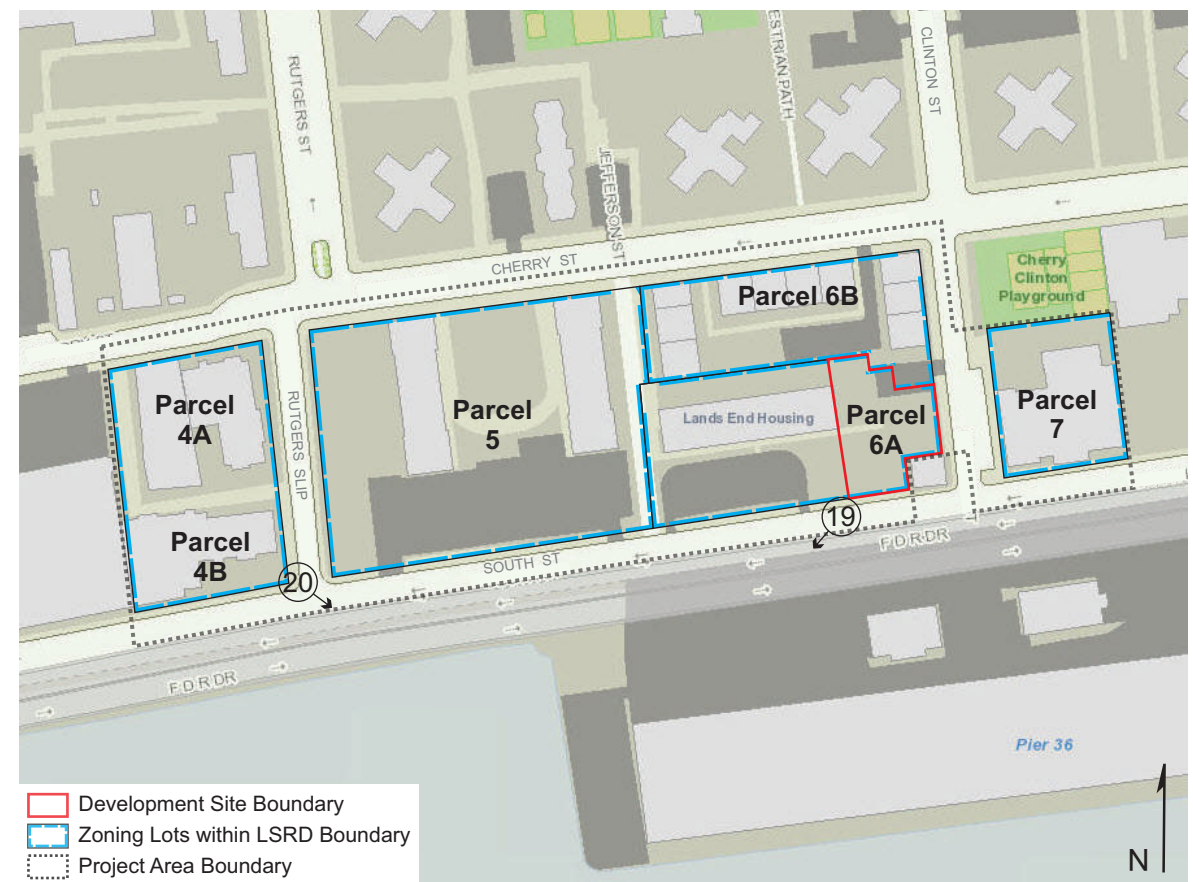
Development Site Boundary
 Zoning Lots within LSRD Boundary
 Project Area Boundary



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



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





LANDS END

259 CLINTON STREET
NEW YORK, NY

LAND USE APPLICATION
JUNE 19, 2018

DRAWING LIST	
SHEET. NO.	SHEET NAME
Z-000.00	TITLE SHEET
Z-001.00	LSRD ZONING ANALYSIS
Z-002.00	LSRD SITE PLAN
Z-003.00	ZONING LOT ZONING ANALYSIS
Z-004.00	ZONING LOT SITE PLAN
Z-005.00	GROUND FLOOR PLAN
Z-006.00	ZONING LOT SECTIONS
Z-007.00	ZONING LOT SECTIONS
Z-008.00	ZONING LOT ELEVATION
Z-009.00	ZONING LOT ELEVATION

STARRETT COMPANIES

70 EAST 50TH STREET, 7TH FL
NEW YORK, NY 10022

CLIENT
STARRETT COMPANIES
70 EAST 50TH STREET, 7TH FL
NEW YORK, NY 10022

Perkins Eastman

115 FIFTH AVENUE
NEW YORK, NY 10003
T: 212.353.3225
F: 212.353.7676

ARCHITECT

STRUCTURAL ENGINEER
MCHAMBER SALVIA
62 WEST 45TH STREET
NEW YORK, NY 10036

MEP ENGINEER
COSENTINI ASSOCIATES
TWO PENN PLAZA
NEW YORK, NY 10003

CIVIL ENGINEER

LIGHTING

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
120 BROADWAY, SUITE 1040
NEW YORK, NY 10021

GEOTECHNICAL ENGINEER

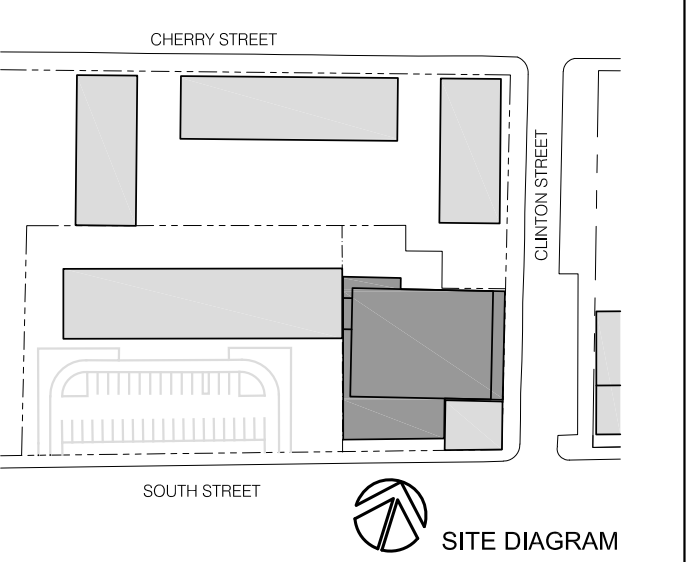
VERTICAL TRANSPORTATION

FACADE

PROJECT TITLE:

LE1SUB LLC

259 CLINTON STREET
NEW YORK, NY 10002



1 06/19/2018 LAND USE APPLICATION
NO. DATE ISSUE

NOT FOR CONSTRUCTION

DRAWING TITLE

TITLE SHEET

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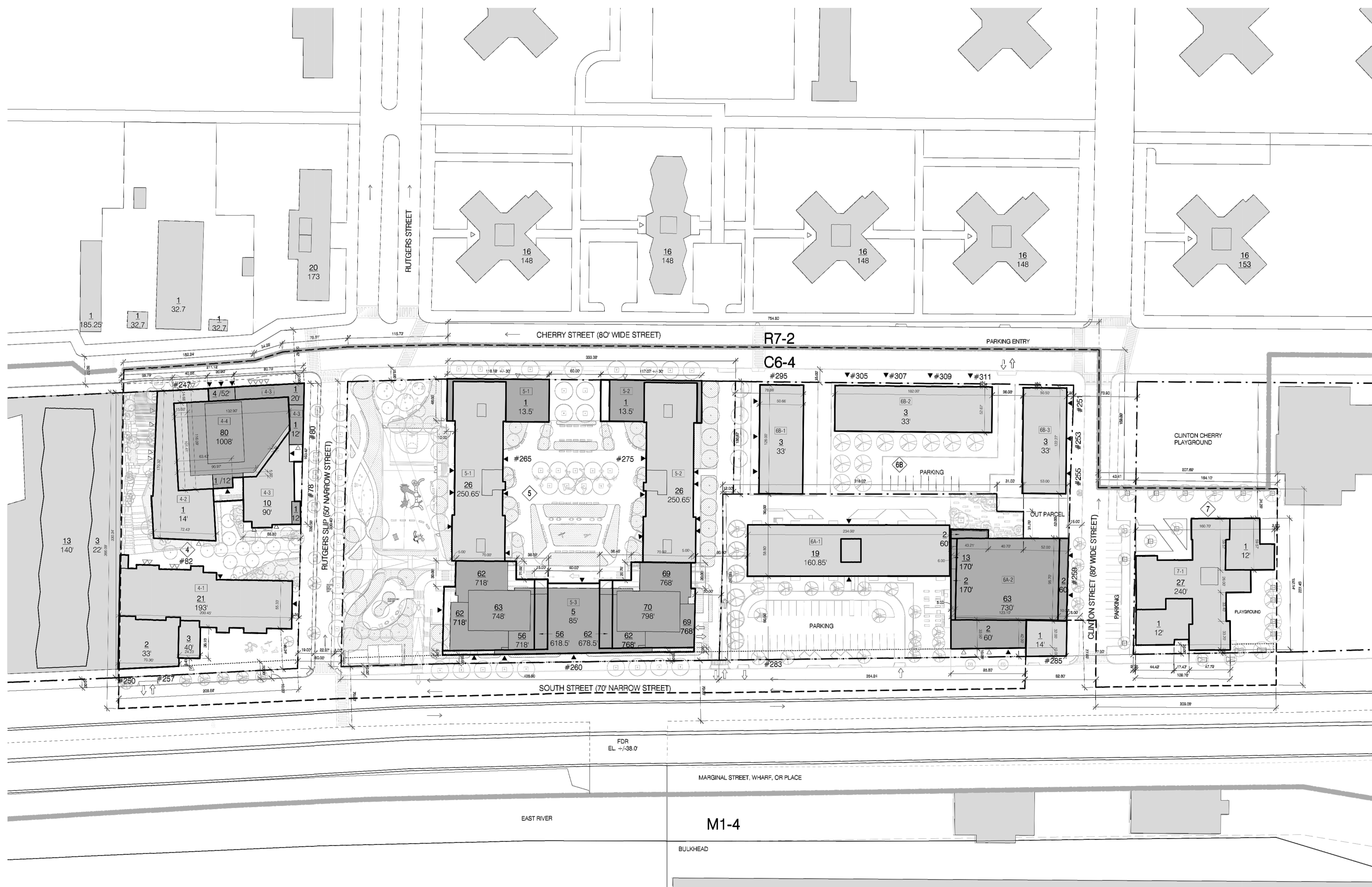
SEAL & SIGNATURE DATE PROJECT NO. 68430.00

DRAWN BY CHECKED BY

DOB NO. DRAWING NUMBER

Z-000.00

1888



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
- 28 229 NUMBER OF STORIES BUILDING HEIGHT
- Q 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

APPLICANTS 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 BUILDING, 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.

STARRETT COMPANIES
70 EAST 50TH STREET, 7TH FL
NEW YORK, NY 10022

CLIENT
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NEW YORK, NY 10022

Perkins Eastman
115 FIFTH AVENUE
NEW YORK, NY 10003
T: 212.353.0200
F: 212.353.7676

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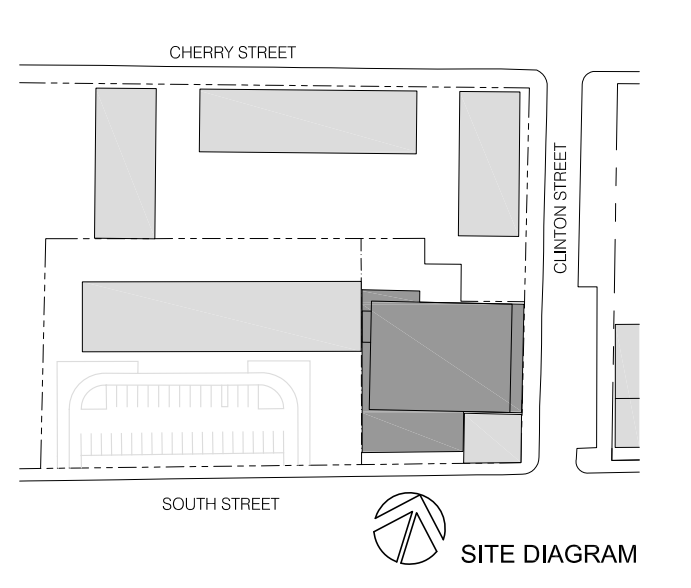
VERTICAL TRANSPORTATION

LIGHTING

FAÇADE

PROJECT TITLE:

LE1SUB LLC
259 CLINTON STREET
NEW YORK, NY 10002



NO.	DATE	ISSUE
1	06/19/2018	LAND USE APPLICATION

NOT FOR CONSTRUCTION

DRAWING TITLE
LSRD SITE PLAN

SCALE:	PAGE:	OF:
1/500' = 1'-0"	1	2

SEAL & SIGNATURE

DATE

PROJECT NO. 68430.00

DRAWN BY

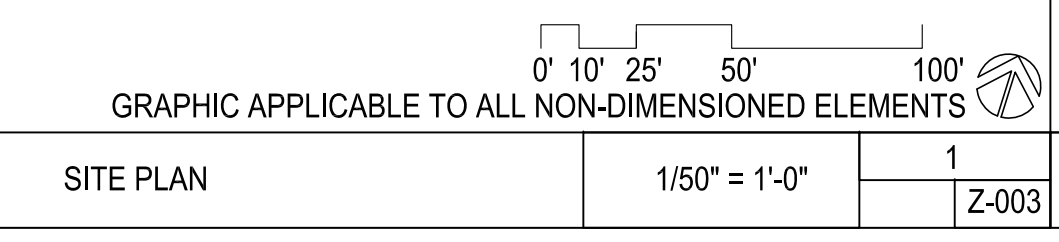
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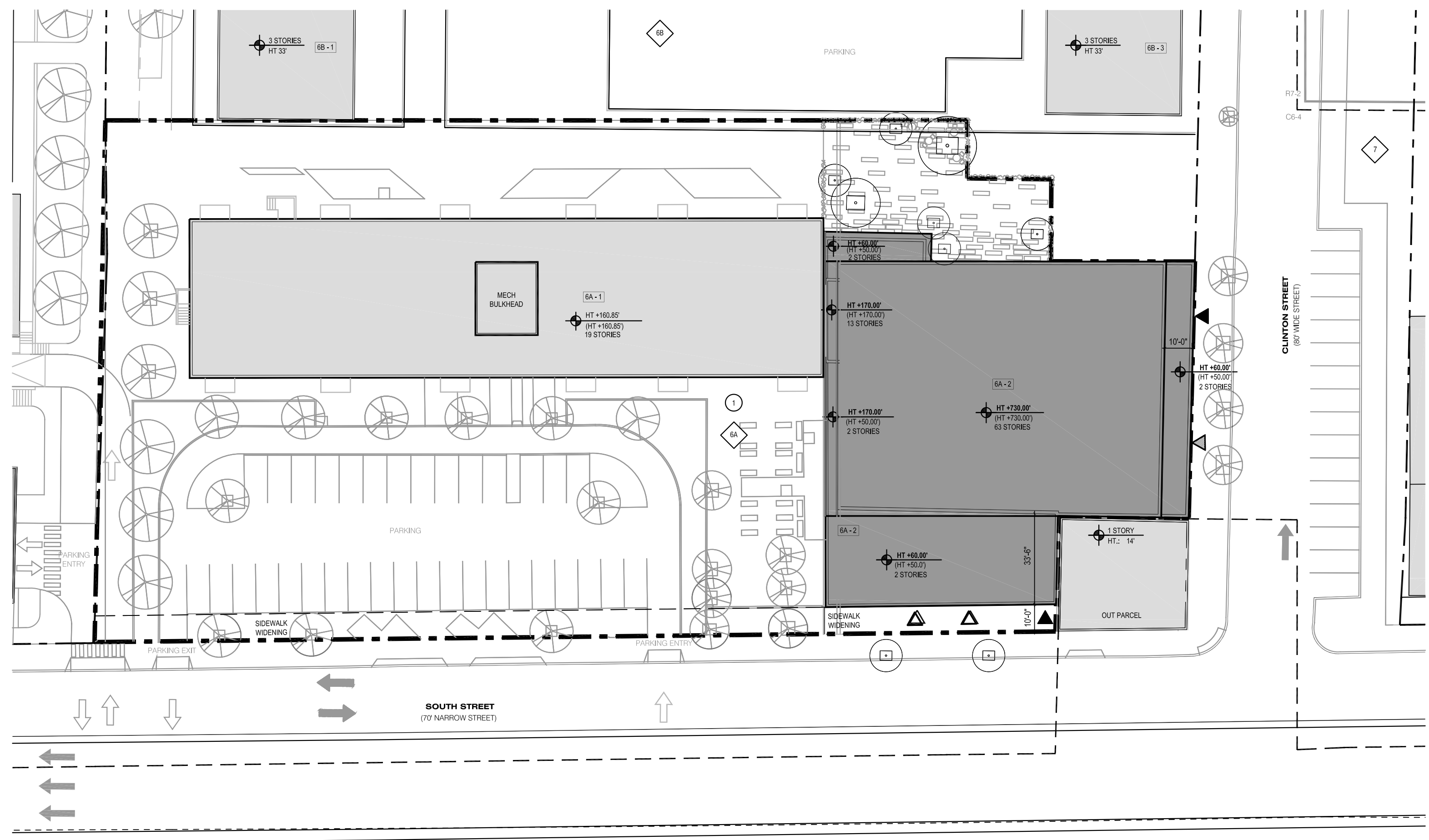
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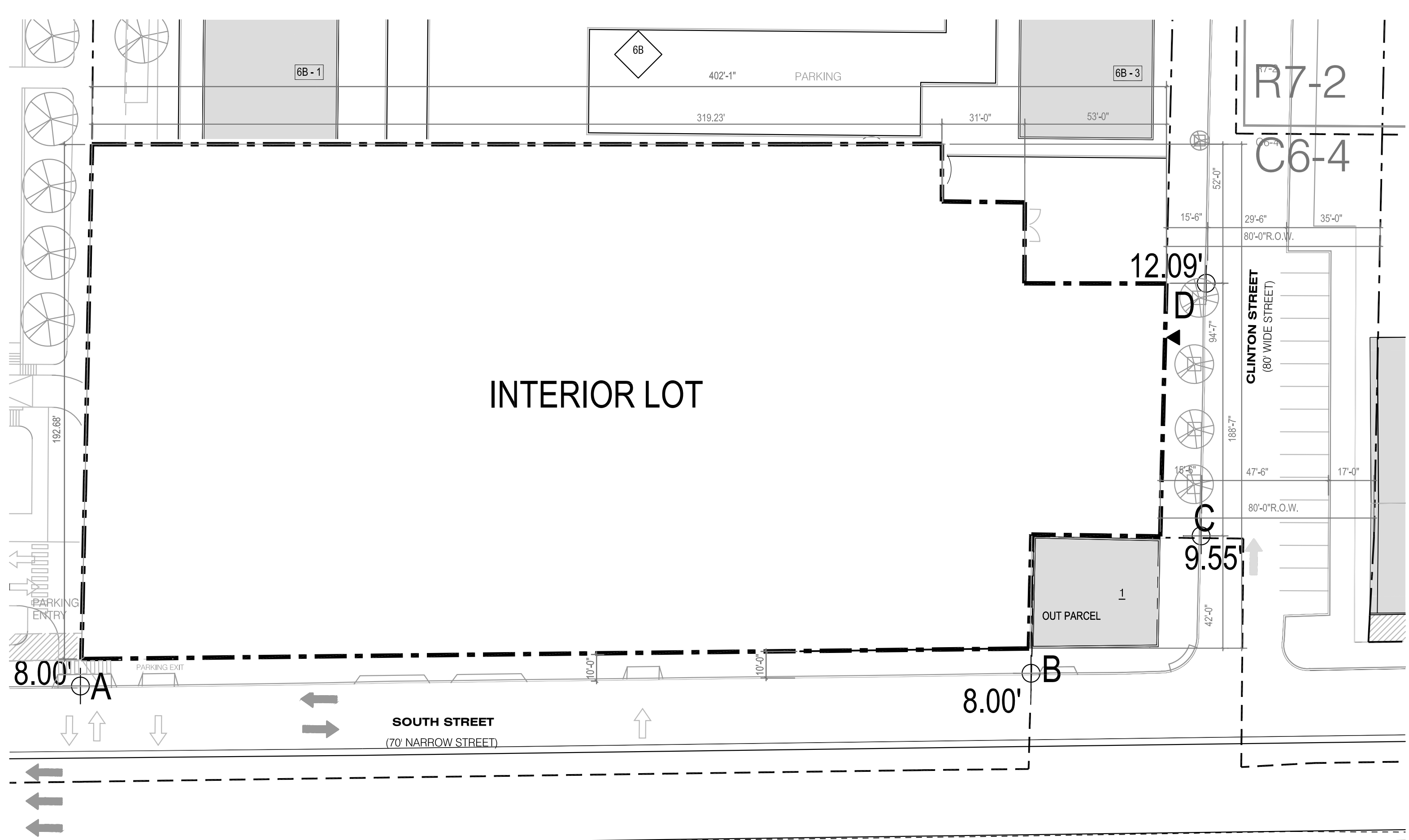
Z-002.00





TOWER PORTION	SF LOT COVERAGE
6A - 1	13,632
6A - 2	11,954
TOTAL	25,586

TOWER LOT COVERAGE	25,586
TOTAL ZONING LOT AREA	71,357
% LOT COVERAGE	35.9% < 40% (COMPLIES)



FORMULA	ELEV. NAVD88	ELEV. NAVD88	FRCE	BASE PLANE
$\frac{A+B}{2} = \frac{8.0' + 8.0'}{2}$	= 8.00'	13.0	13.0	
$\frac{C+D}{2} = \frac{9.55' + 12.09'}{2}$	= 10.82'	13.0	13.0	

CURB ELEV. NAVD88
A 8.00'
B 8.00'
C 9.55'
D 12.09'

BASE PLANE CALCULATION MAP

1 SITE DATA	
Address	271-283 South Street 259-281 Clinton Street
Borough	Manhattan
Tax Block	246
Tax Lots	1 and 5
Community District	3
In Manhattan Core	Yes
Zoning District	C6-4 (R10 Equivalent)
LSRD	Two Bridges Large Scale Residential Development, Parcel 6A

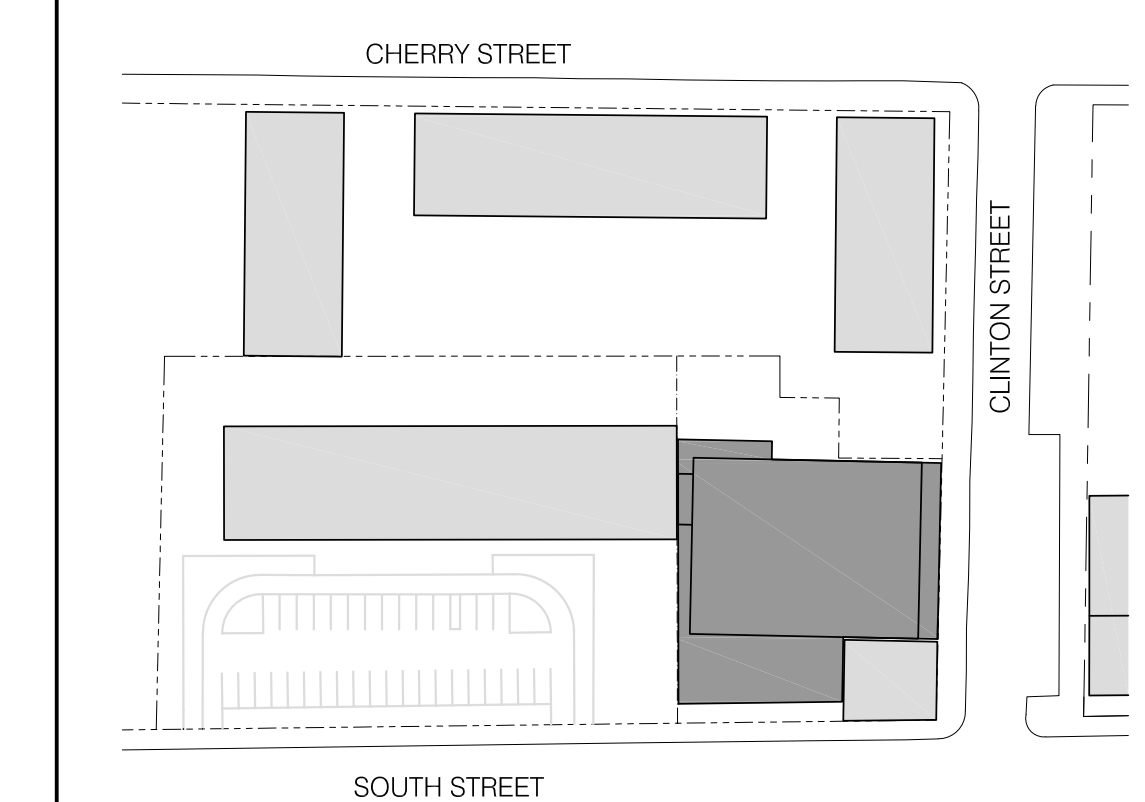
ZR Section	Subject	Permitted/Required	Existing	Proposed	Total	Compliance/Notes
2. LOT AREA						
Lot 1		51,180				
Lot 5		20,177				
Total		71,357				
3. USES						
32-10	Permitted Uses	Use Groups 1 through 12	Use Group 2	Use Groups 2 and 6	Use Groups 2 and 6	Complies
32-422	Location of Uses	Commercial must be below Residential	No Commercial	Commercial on first floor	Commercial on first floor	Complies
32-435, 34	Minimum Transparency Requirements	At least 50% of the surface area of the street wall between heights of 2' and 12' must be glazed with transparent materials	N/A	50% of the surface area of the street wall between heights of 2' and 12' is glazed along Clinton and South Streets	50% of the surface area of the street wall between heights of 2' and 12' is glazed along Clinton and South Streets	Complies
32-435 e.	Sign Regulations	maximum height of signage bands is 17'	None	Signage is at or below 17'	Signage is at or below 17'	Complies
4. FAR						
23-154	Residential	10.00	3.68	6.28	9.97	Complies
24-11	Community Facility	10.00	0.00	0.00	0.00	Complies
33-122	Commercial	10.00	0.00	0.03	0.03	Complies
23-154, 35	Inclusionary Bonus	2.00	0.00	2.00	2.00	Complies
23-154, 35	Residential w/ Inclusionary Bonus	12.00	3.68	8.28	11.97	Complies
23-154, 35	Total Site with Inclusionary Bonus	12.00	3.68	8.32	12.00	Complies
5. FLOOR AREA						
23-154	Residential	713,571	262,877	448,279	711,156	Complies
24-11	Community Facility	713,571	0	0	0	Complies
33-122	Commercial	713,571	0	2,415	2,415	Complies
23-154, 35	Inclusionary Bonus	142,714	0	142,714	142,714	Complies
23-154, 35	Residential w/ Inclusionary Bonus	856,285	262,877	590,993	853,670	Complies
23-154, 35	Total Site with Inclusionary Bonus	856,285	262,877	593,408	856,285	Complies
6. YARDS						
35-51, 23-45	Front Yard Requirements	None	South Street: 95'	none provided	None	Complies
35-52, 28-46,	Side Yard Requirements	None Required, Min 8' if provided	Distance between existing building and parcel 5: 30'-4"	0'	Distance between existing building and parcel 5: 30'-4"	Complies
35-53, 23-47,	Minimum Required Rear Yards	Residential: 30', Commercial: 20'	Distance between existing building and parcel 6B: 36'-4"	0'	Distance between existing building and parcel 6B: 36'-4"	Complies
35-26					Development: Range of distance between proposed development and parcel 6B: Seismic Joint and 31'-4"	
35-53, 23-47, 35-261	Rear Yards- Beyond 100' of a Street Line	The portions of side lot lines beyond 100' from a street line are considered rear lot lines along which rear yards are required	Distance between existing building and parcel 5: 36'-4"	N/A	Building 6A-1: Distance between existing building and parcel 5: 36'-4"	Complies
33-23	Permitted Obstructions Rear Yards	1 story and 23 ft high for non-residential use	None	None	None	Complies
7. HEIGHT AND SETBACK						
23-641	Base Plane	FRCE is higher than average curb elevation	FRCE= 13.0 NAVD88	FRCE= 13.0 NAVD88	FRCE= 13.0 NAVD88	Complies
35-64 (C)	Sky Exposure Plane	5.8/1 Wide St, 2.7/1 Narrow St	5.8/1 Wide St, 2.7/1 Narrow St	5.8/1 Wide St, 2.7/1 Narrow St	5.8/1 Wide St, 2.7/1 Narrow St	Complies
35-64 (C)	Tower Regulations for Mixed Buildings	Standard Tower if no more than 2 floors non residential	No non residential	One floor non-residential	One floor non-residential	Complies
Standard Tower Regulations						
23-652	Maximum Front Wall Height	85 feet	NA	60 feet	60 feet	Complies
23-65	Tower Height and Setback	Tower may penetrate the Sky Exposure Plane	NA	Tower penetrates the sky exposure plane	Tower penetrates the sky exposure plane	Complies
23-65	Tower Setback	more than 10' from Wide St	more than 10' from Wide St	10' from Wide St	10' from Wide St	Complies
23-65	Tower Lot Coverage	15' Narrow St	more than 15' from Narrow St	More than 15' Narrow St	More than 15' Narrow St	Complies
		28,542 sf 40%	13,632 19.1%	11,604 16.3%	25,256 35.4%	
8. ACCESSORY OFF STREET PARKING						
13-10	Required Parking	None Required	24 spaces	None Provided	24 spaces	Complies
13-11	Permitted	20% permitted				Complies
9. ENCLOSED BICYCLE PARKING - FOR NEW FLOOR AREA						
36-70	Enclosed Bicycle Parking Spaces	Enclosed Bicycle Parking Spaces 1 per 2 dwelling units = 384 spaces 1 per 10,000 sf = 0 spaces 384 spaces	0 0 0	384 0 384	384 0 384	Complies Complies Complies
10. STREET TREE PLANTING						
53-03	Street Tree Planting	Street tree planting in commercial districts				
26-41	Street Frontage	Required trees 1 per 25 ft frontage	460 ft			
	Existing trees to remain		16 trees	4 existing trees to remain	2 trees planted on site	
	Trees planted on site				12 trees to tree fund	
	Trees to pay into tree fund					
Total Trees			16 trees	4 trees	14 trees	16 trees

LEGEND

- ZONING DISTRICT BOUNDARY
- - - - - LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- STREET LINE BELOW
- - - - - ZONING LOT LINE
- MAXIMUM DEVELOPMENT ENVELOPE. BUILDING MAY BE LOCATED ANYWHERE WITHIN SOLID LINE
- ILLUSTRATIVE BUILDING ENVELOPE
- ▣ GROUND FLOOR RETAIL USE WAIVER PER ZR SECTION 32-435
- C6-4 ZONING DISTRICT
- 246 BLOCK NUMBER
- ① LOT NUMBER
- ⬠ LSRD PARCEL NUMBER
- ⊞ NUMBER OF STORES
- ▣ EXISTING BUILDING
- ▣ NEW BUILDING
- ⬆️ RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT
- ⬆️ ILLUSTRATIVE BUILDING HEIGHT
- ⊞ NUMBER OF STORES
- ⊞ CURB ELEVATION
- 6A-1 BUILDING NO.
- 2 NUMBER OF STORES
- ▶ PROPOSED BUILDING MAIN ENTRANCE
- ▶ PROPOSED SERVICE ACCESS
- ▶ PROPOSED RETAIL ENTRANCE
- ➡ VEHICULAR ACCESS / EGRESS
- ➡ TRAFFIC DIRECTION
- ⊞ PROPOSED TREE
- ⊞ EXISTING TREE

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 AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
- WITHIN DEVELOPMENT ENVELOPE SHAPE AND FOOTPRINT OF BUILDING, LOCATION OF ENTRANCES, INTERIOR ARRANGEMENT OF PARTITIONS, FLOOR TO FLOOR HEIGHTS AND NOTATIONS ARE FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
- LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE.
- ALL HEIGHTS ARE MEASURED FROM FRCE = 13.0'



KEY PLAN

STARRETT COMPANIES

70 EAST 55TH STREET, 7TH FL
NEW YORK, NY 10022

CLIENT

STARRETT COMPANIES
70 EAST 55TH STREET, 7TH FL
NEW YORK, NY 10022

Perkins Eastman

115 FIFTH AVENUE
NEW YORK, NY 10003
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F: 212.353.7676

ARCHITECT

STRUCTURAL ENGINEER: MCHAMBER SALVIN
62 WEST 45TH STREET
NEW YORK, NY 10036

LANDSCAPE ARCHITECT: MATHWS NIELSEN
120 BROADWAY, SUITE 1040
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CIVIL ENGINEER: GEOTECHNICAL ENGINEER

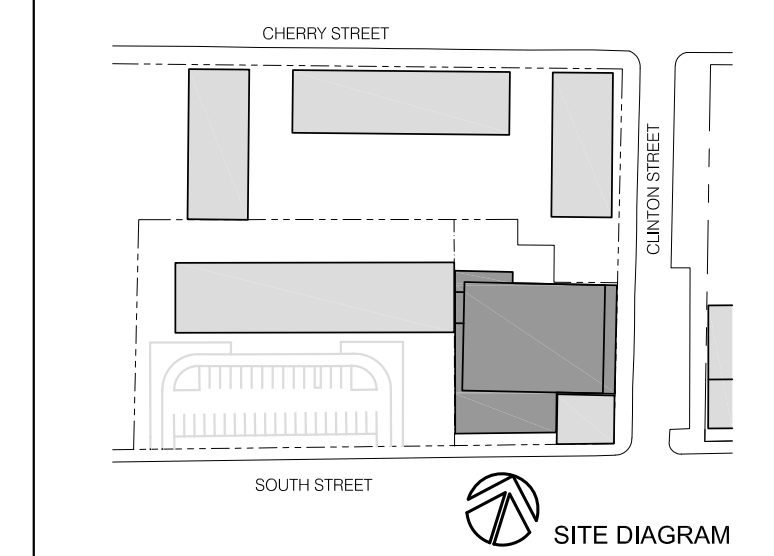
VERTICAL TRANSPORTATION

LIGHTING: FACADE

PROJECT TITLE:

LE1SUB LLC

259 CLINTON STREET
NEW YORK, NY 10002



1 06/19/2018 LAND USE APPLICATION
NO. DATE ISSUE

NOT FOR CONSTRUCTION

DRAWING TITLE: ZONING LOT ZONING ANALYSIS

SCALE: PAGE: OF

SEAL & SIGNATURE DATE PROJECT NO. 68430.00

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NEW YORK, NY 10022

STARRETT COMPANIES
70 EAST 55TH STREET, 7TH FL
NEW YORK, NY 10022

Perkins Eastman

115 FIFTH AVENUE
NEW YORK, NY 10003
T: 212.353.3200
F: 212.353.7676

ARCHITECT

STRUCTURAL ENGINEER
MCHAMBERA SALVIA
62 WEST 45TH STREET
NEW YORK, NY 10036

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
120 BROADWAY, SUITE 1040
NEW YORK, NY 10021

MEP ENGINEER
COSENTINI ASSOCIATES
TWO PENN PLAZA
NEW YORK, NY 10003

GEOTECHNICAL ENGINEER

CIVIL ENGINEER

VERTICAL TRANSPORTATION

LIGHTING

FACADE

PROJECT TITLE:

LE1SUB LLC

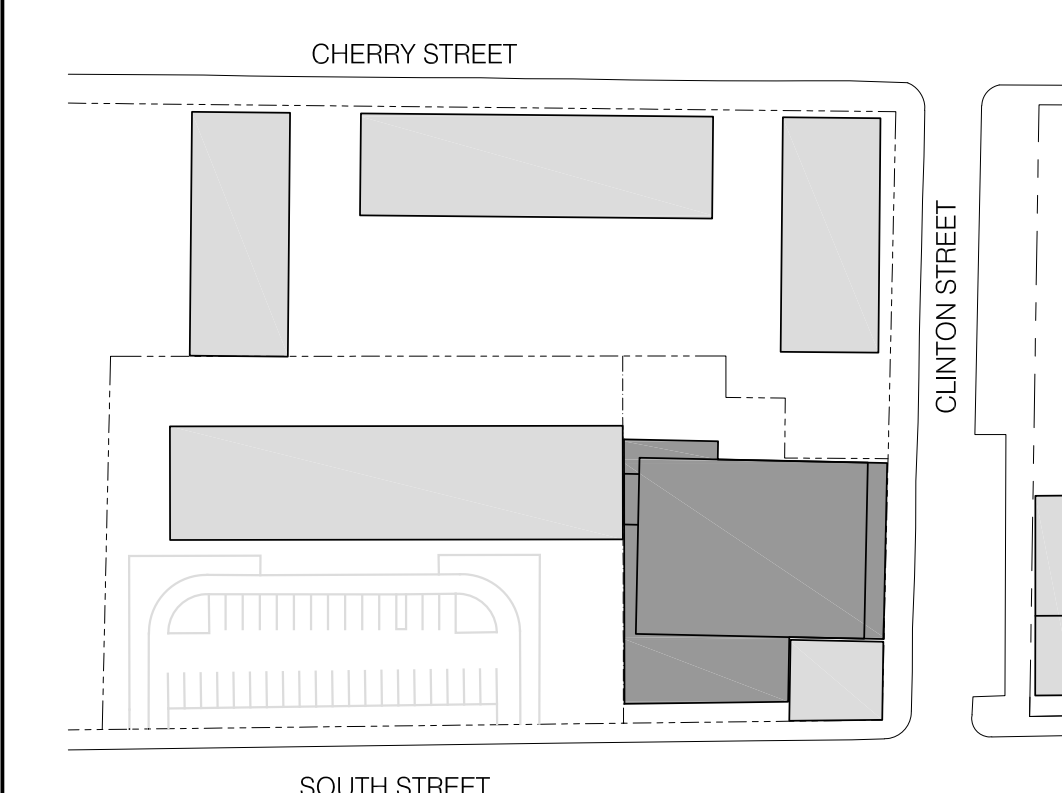
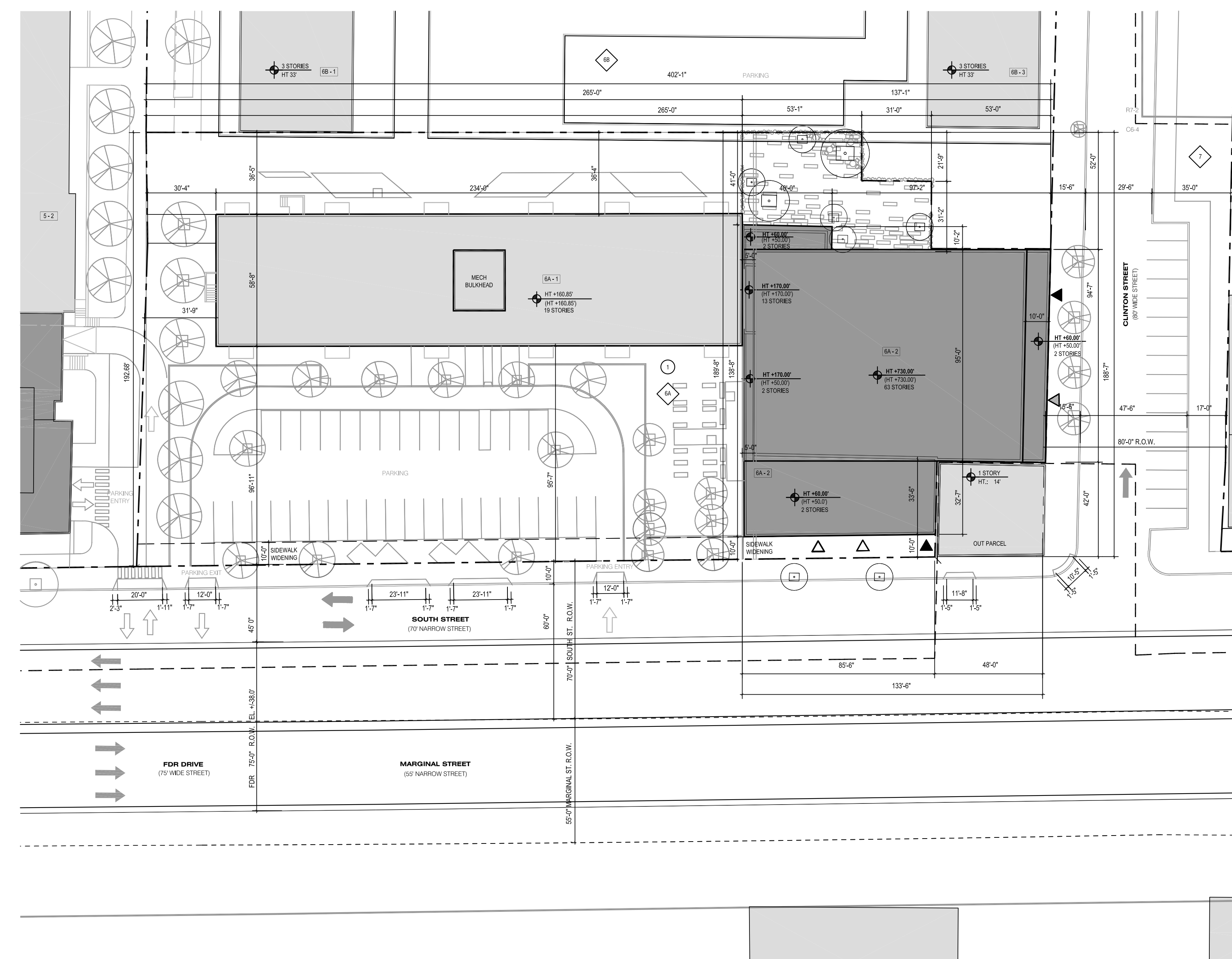
259 CLINTON STREET
NEW YORK, NY 10002

LEGEND

- ZONING DISTRICT BOUNDARY
- - - LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- - - STREET LINE BELOW
- - - ZONING LOT LINE
- MAXIMUM DEVELOPMENT ENVELOPE; BUILDING MAY BE LOCATED ANYWHERE WITHIN SOLID LINE
- ILLUSTRATIVE BUILDING ENVELOPE
- ▣ GROUND FLOOR RETAIL USE WAIVER PER ZR SECTION 32-435
- C6-4 ZONING DISTRICT
- 246 BLOCK NUMBER
- ① LOT NUMBER
- ◇ LSRD PARCEL NUMBER
- ≡ NUMBER OF STORES
- ▣ EXISTING BUILDING
- ▣ NEW BUILDING
- RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT
- ↑ ILLUSTRATIVE BUILDING HEIGHT
- XX NUMBER OF STORES
- ⊕ CURB ELEVATION
- 6A-1 BUILDING NO.
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- ⊕ PROPOSED TREE
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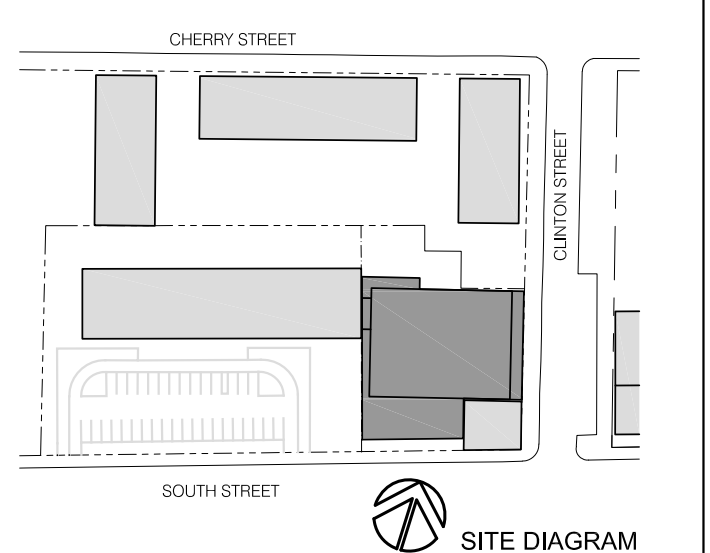
GENERAL NOTES:

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GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

ZONING LOT SITE PLAN 1/32" = 1'-0" 1 Z-004 KEY PLAN



1 06/19/2018 LAND USE APPLICATION

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ZONING LOT SITE PLAN

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CLIENT
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NEW YORK, NY 10022

Perkins Eastman

115 FIFTH AVENUE
NEW YORK, NY 10003
T: 212.353.7200
F: 212.353.7070

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STRUCTURAL ENGINEER LANDSCAPE ARCHITECT
McNAMARA SALVIA 120 BROADWAY, SUITE 1040
42 WEST 45TH STREET NEW YORK, NY 10036

MEP ENGINEER GEOTECHNICAL ENGINEER
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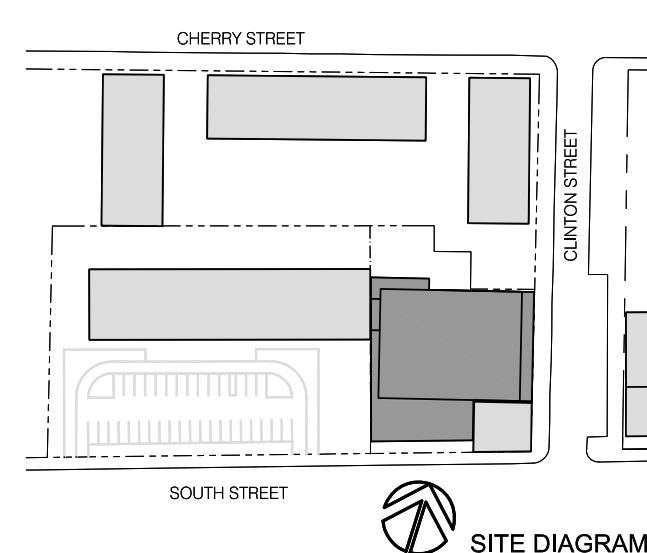
CIVIL ENGINEER VERTICAL TRANSPORTATION

LIGHTING FACADE

PROJECT TITLE:

LE1SUB LLC

259 CLINTON STREET
NEW YORK, NY 10002



NO.	DATE	ISSUE
1	06/19/2018	LAND USE APPLICATION

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GROUND FLOOR PLAN

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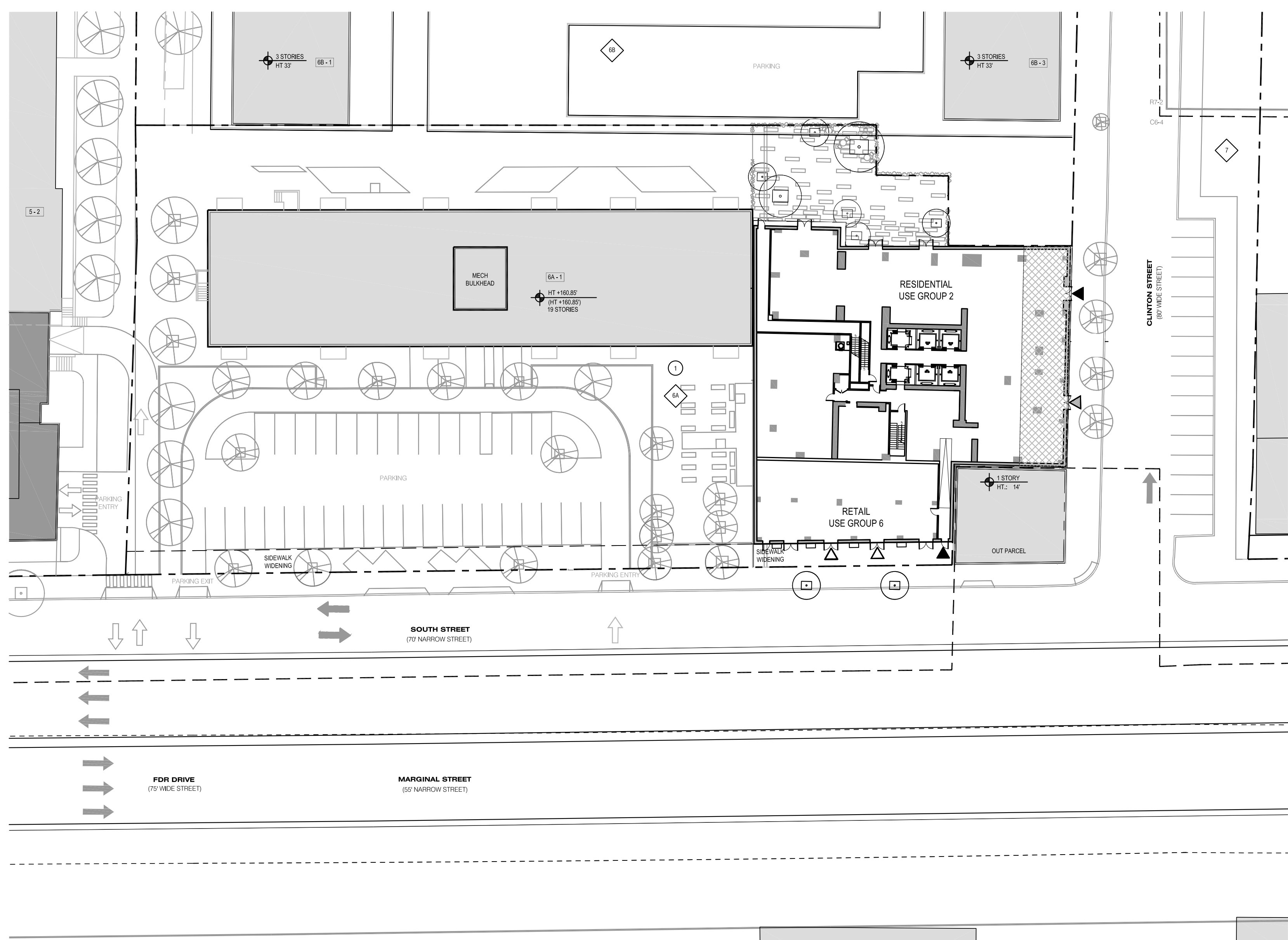
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LEGEND

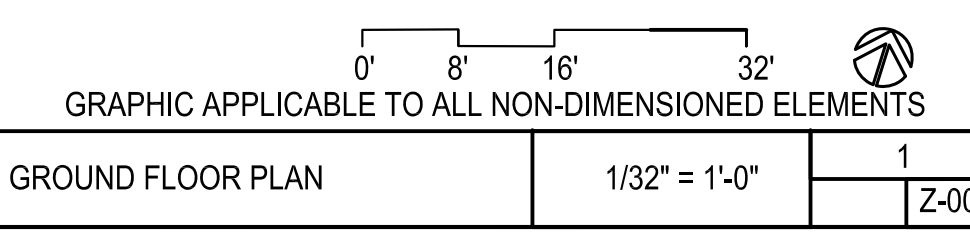
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- ① LOT NUMBER
- ⬡ LSRD PARCEL NUMBER
- 52 NUMBER OF STORIES
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- ▥ NEW BUILDING
- ↑ HT = 488.50' ENVELOPE HEIGHT
HT = 250.00' ILLUSTRATIVE BUILDING HEIGHT
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- ▶ PROPOSED SERVICE ACCESS
- ▶ PROPOSED RETAIL ENTRANCE
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32-435. Article II Chapter 6 - Special Urban Design Guidelines - Streetscape - Ground floor use in high density commercial districts. Retail continuity on a wide street.	At least 50% of the width of the front building wall along Clinton Street must be occupied at the ground floor by commercial uses.	N/A	Clinton Street: No commercial use proposed. South Street: Commercial use proposed along 50% of frontage.	Clinton Street: No commercial use proposed. South Street: Commercial use proposed along 50% of frontage.	Certification required pursuant to ZR Section 32-435
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GROUND FLOOR PLAN 1 Z-005 KEY PLAN

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70 EAST 60TH STREET, 7TH FL
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CLIENT
STARRETT COMPANIES
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NEW YORK, NY 10022

Perkins Eastman

115 FIFTH AVENUE
NEW YORK, NY 10003
T: 212.353.7200
F: 212.353.7070

ARCHITECT

STRUCTURAL ENGINEER: **McMAMARA SALVIA**
120 WEST 45TH STREET
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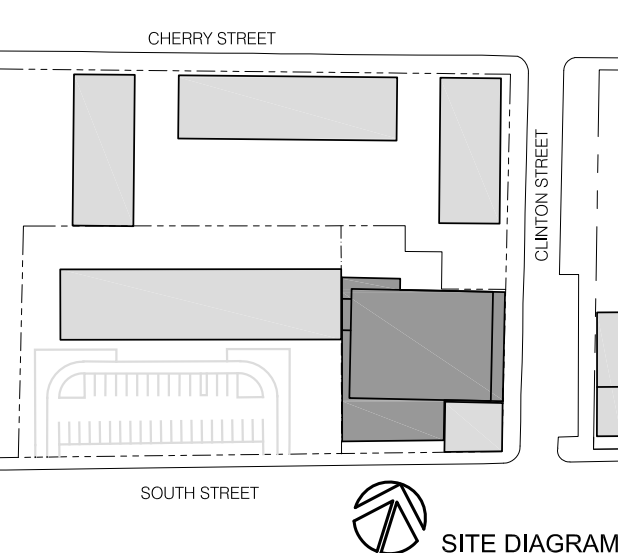
LIGHTING

FAÇADE

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LE1SUB LLC

259 CLINTON STREET
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ZONING LOT SECTIONS

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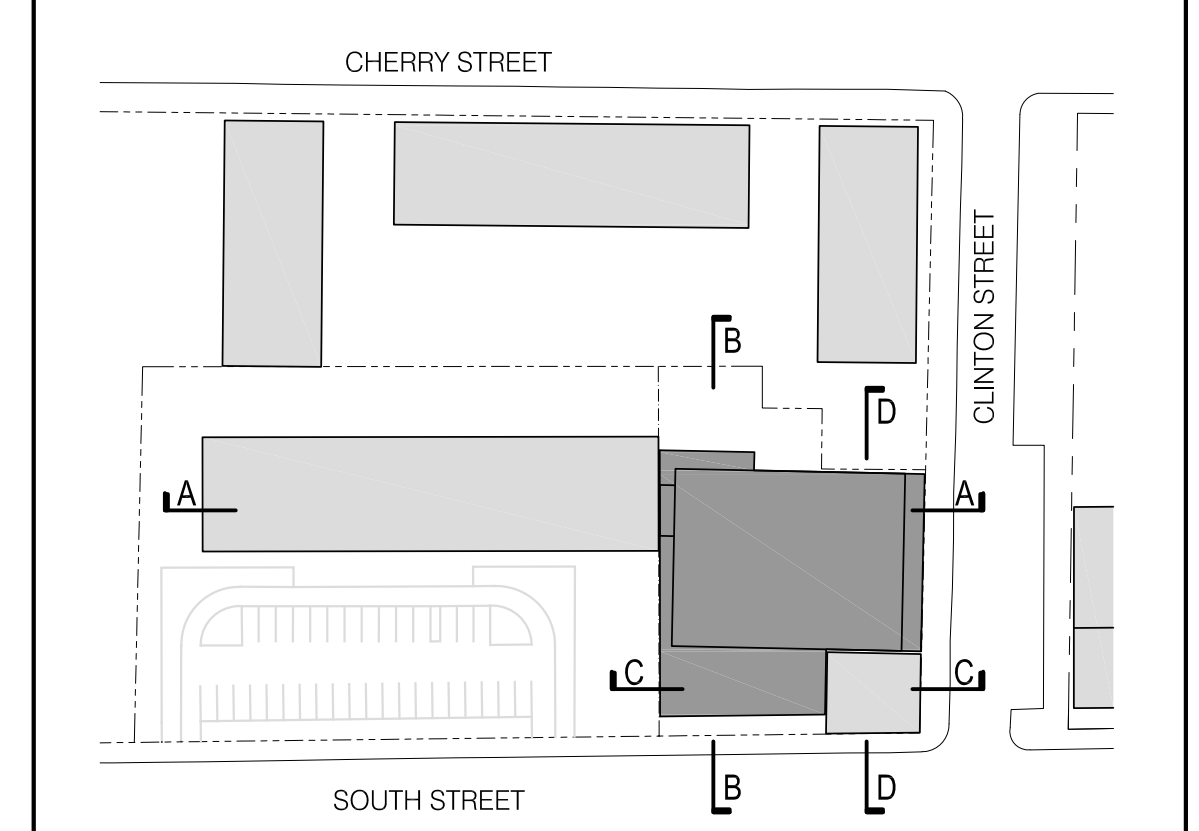
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LEGEND

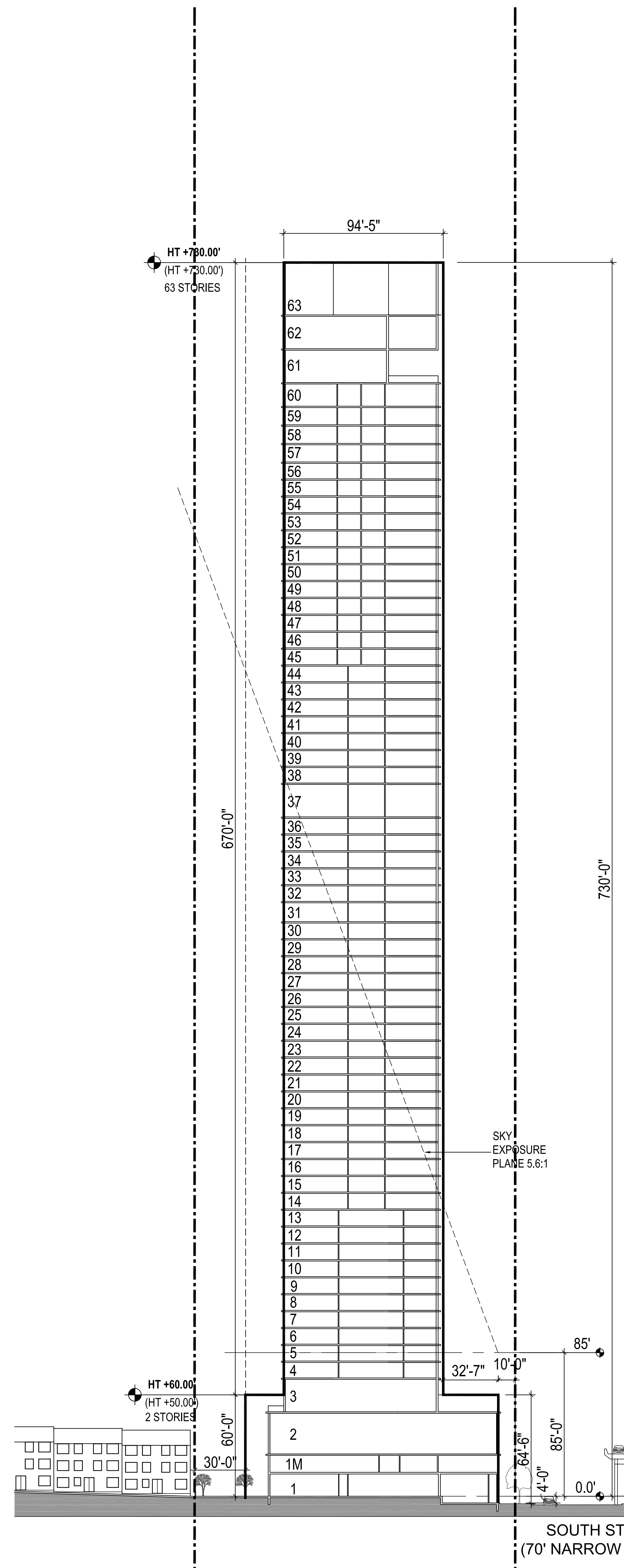
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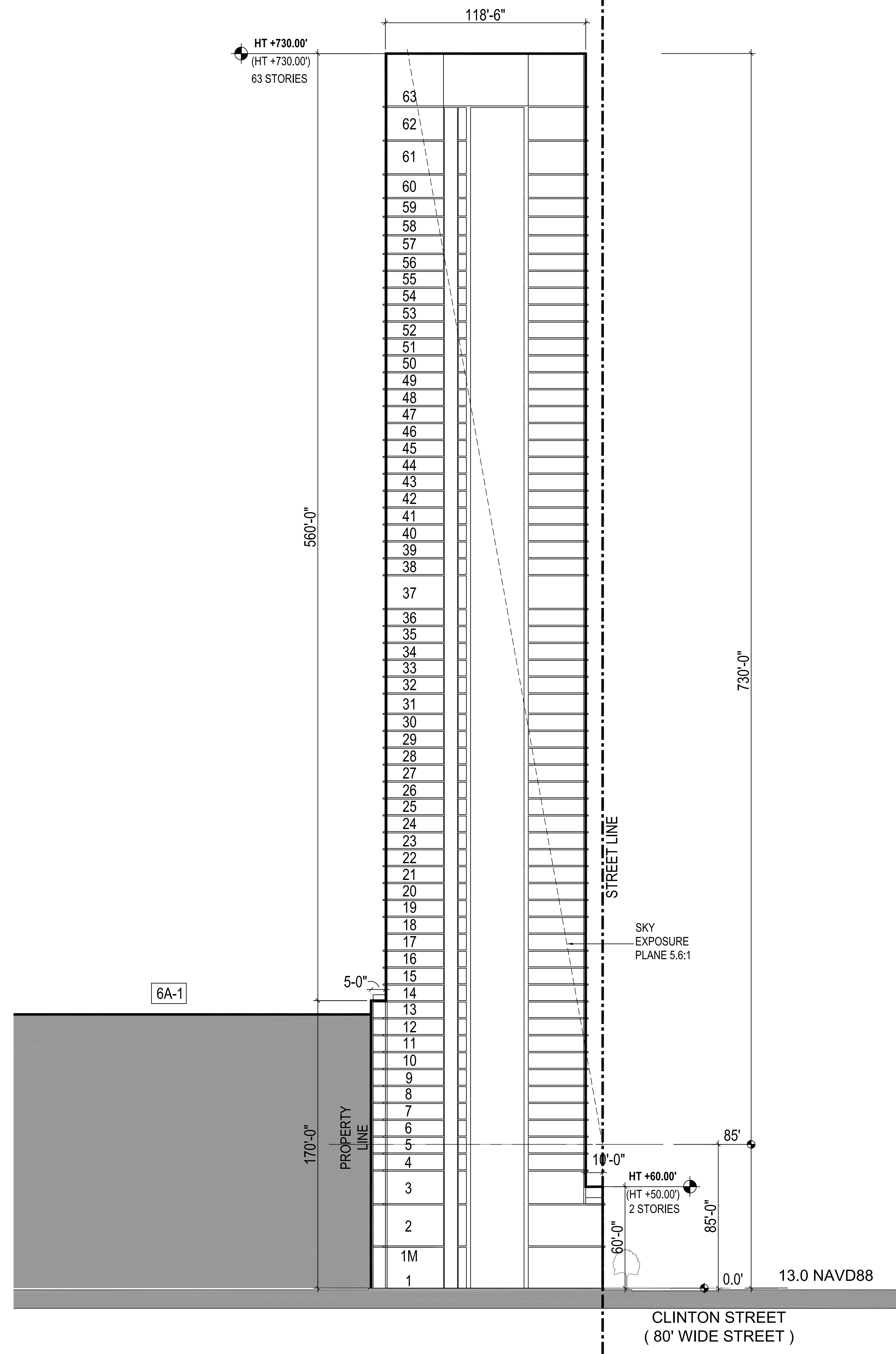


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SECTION B - B

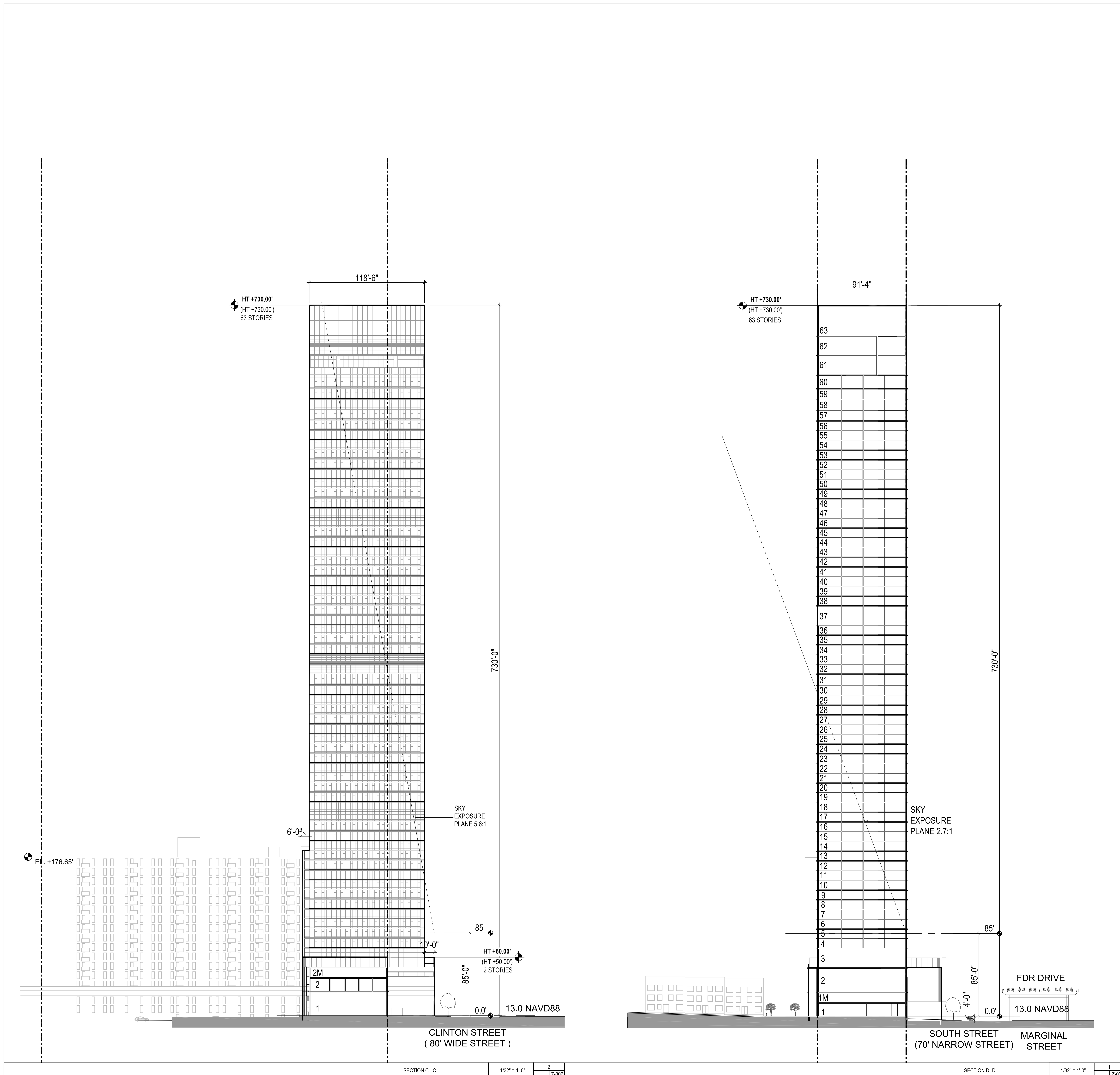
1/32" = 1'-0" 2 Z-006



SECTION A - A

1/32" = 1'-0" 1 Z-006

KEY PLAN

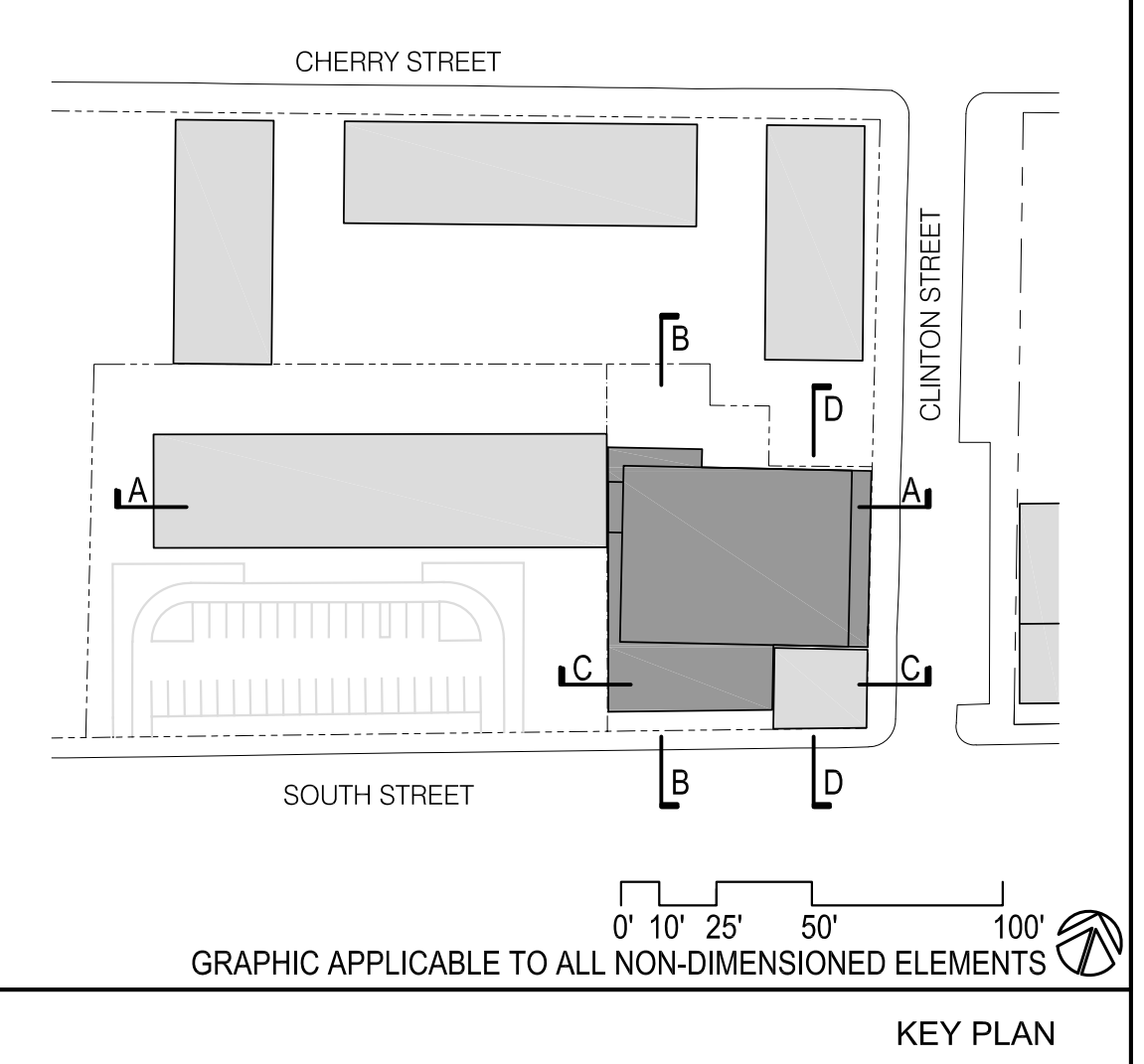


LEGEND

NOTES
 PERMITTED ROOFTOP
 OBSTRUCTIONS MAY EXCEED
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- ZONING DISTRICT BOUNDARY
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CLIENT
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 70 EAST 60TH STREET, 7TH FL
 NEW YORK, NY 10022

Perkins Eastman
 115 FIFTH AVENUE
 NEW YORK, NY 10003
 T: 212.353.7200
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ARCHITECT

STRUCTURAL ENGINEER: **McMAMARA SALVIA**
 82 WEST 45TH STREET
 NEW YORK, NY 10036

LANDSCAPE ARCHITECT: **MATHEWS NIELSEN**
 120 BROADWAY, SUITE 1040
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 TWO PENN PLAZA
 NEW YORK, NY 10003

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GEOTECHNICAL ENGINEER: **COSENTINI ASSOCIATES**
 TWO PENN PLAZA
 NEW YORK, NY 10003

VERTICAL TRANSPORTATION: **COSENTINI ASSOCIATES**
 TWO PENN PLAZA
 NEW YORK, NY 10003

LIGHTING: _____

FACADE: _____

PROJECT TITLE:
LE1SUB LLC
 259 CLINTON STREET
 NEW YORK, NY 10002

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ZONING LOT SECTIONS

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NEW YORK, NY 10003
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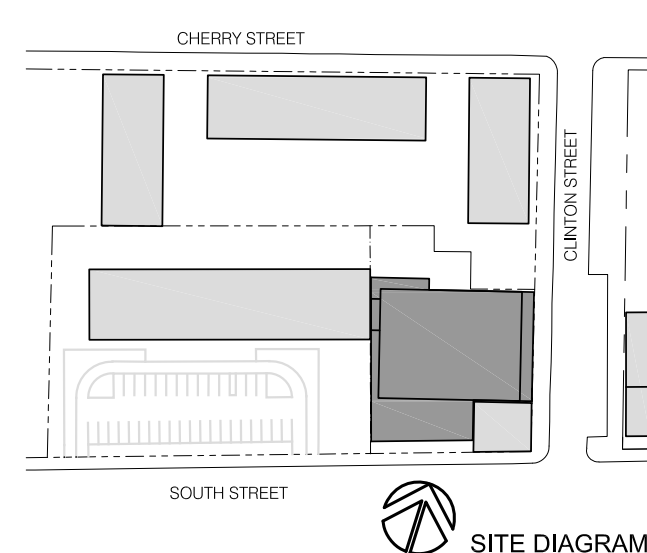
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ZONING LOT ELEVATIONS

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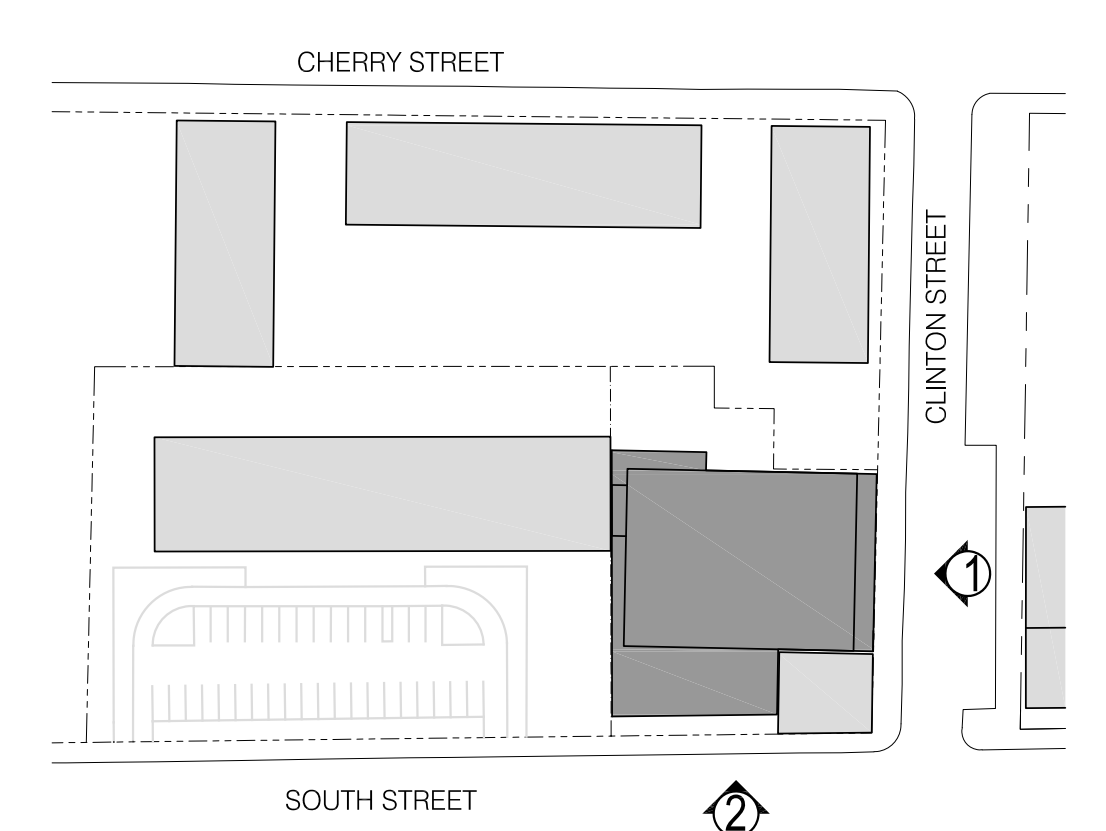
LEGEND

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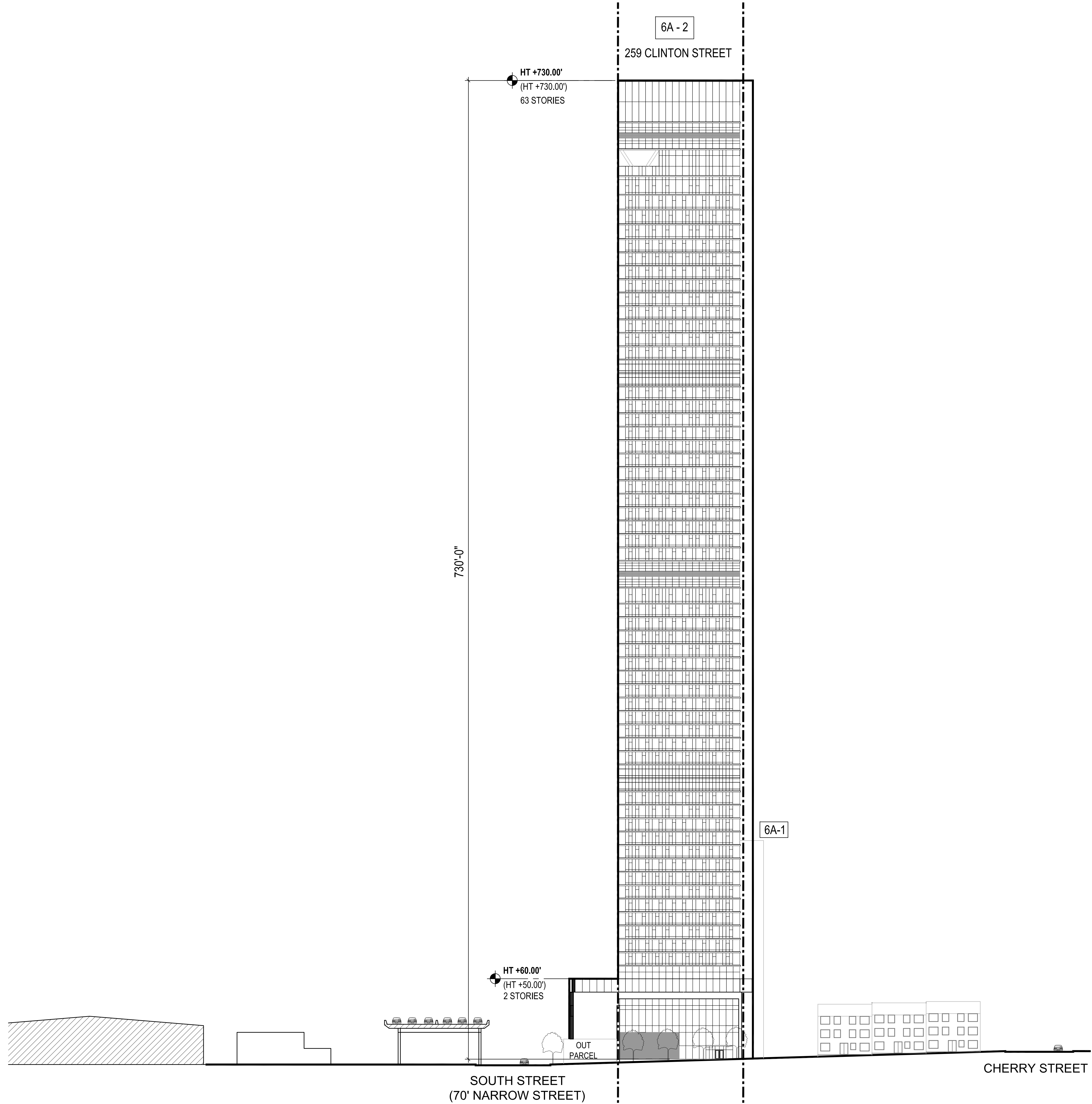
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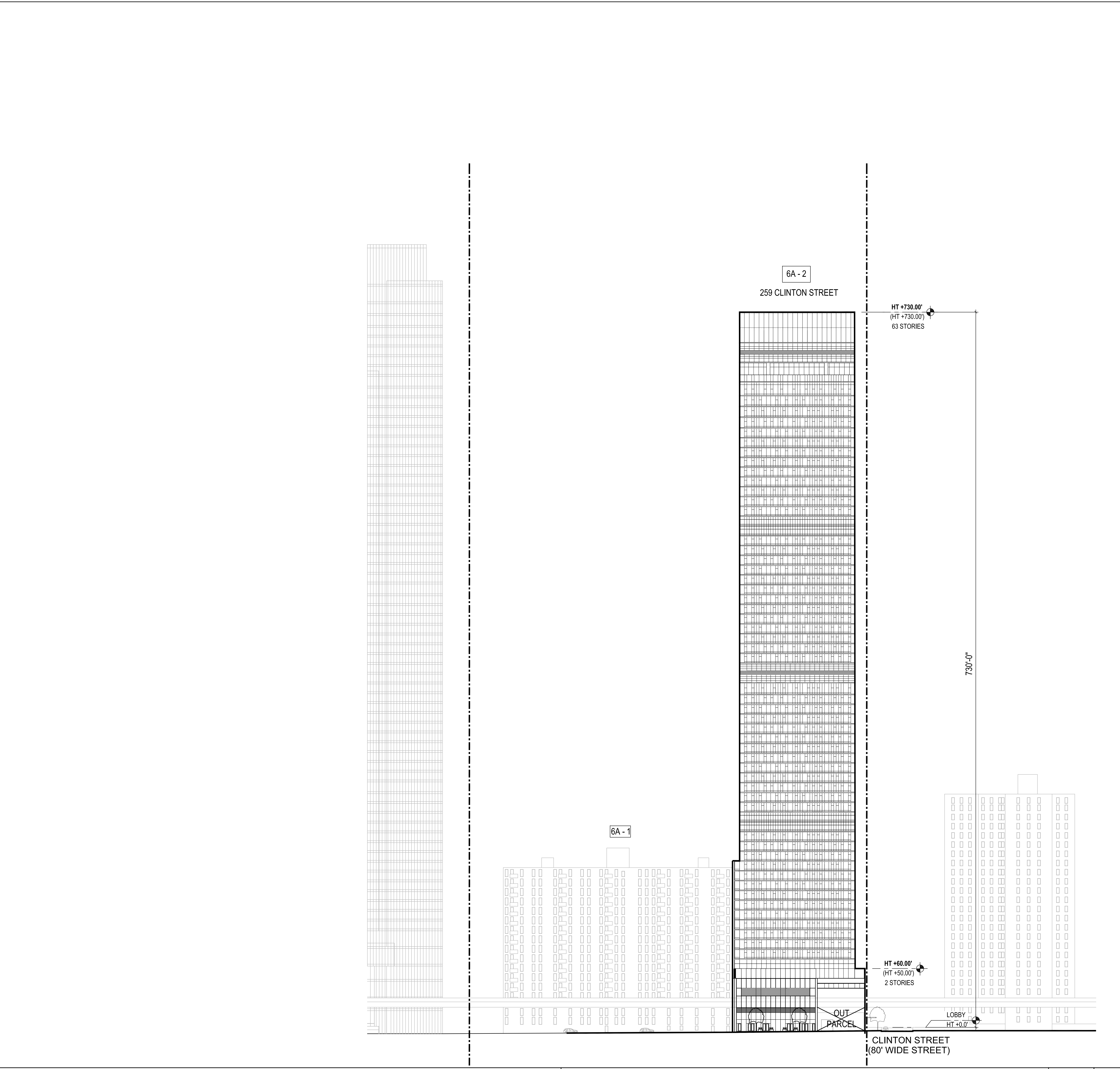
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EAST ELEVATION 1/32" = 1'-0" 1 Z-008

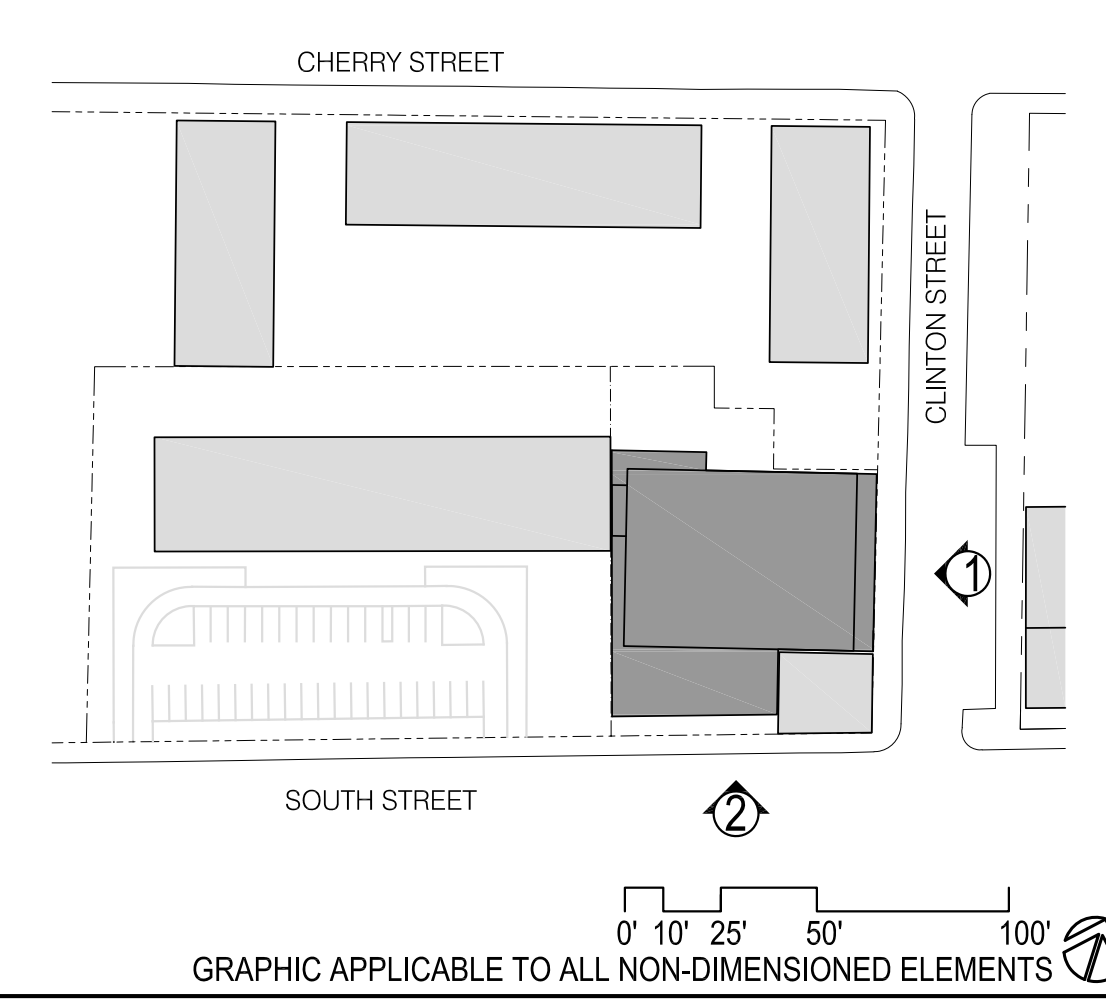


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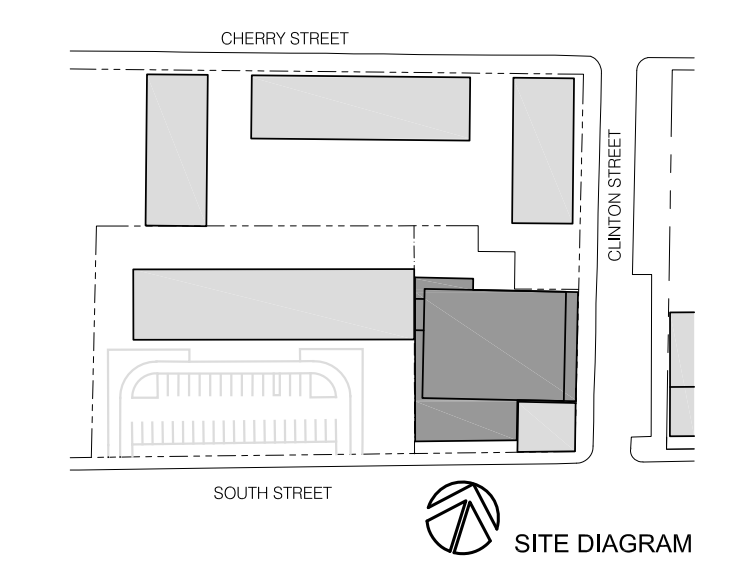
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