

NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 130236 HAM**

CEQR Number: 13HPD058M

Project Name: **adAPT NYC/Micro Units**

Borough(s): Manhattan

Community District Number(s): 6

RECEIVED

APR 16 2013

CB6M

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of properties located at 335 East 27th Street (Block 933, Lots 10 and Part of 25), as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
 2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;
- to facilitate development of a mixed use building with approximately 55 dwelling units, Borough of Manhattan, Community District 6.

Related Applications:	C 130235 ZMM			
Applicant(s): NYC Department of Housing Preservation and Development 100 Gold Street New York, N.Y. 10038		Applicant's Representative: Thehbia Walters NYC Dept of Housing Preservation & Development 100 Gold Street New York, N.Y. 10038		
Contact: Address questions about this application to the following DCP office: DEPARTMENT OF CITY PLANNING Manhattan Office Address: 22 Reade Street, 6th Fl. West, New York, NY 10007-1216 Phone: 212-720-3480 Fax: 212-720-3488				
Public Review Timeline:				
On April 8, 2013 the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on April 17, 2013 and must be completed by June 17, 2013				

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SUBMISSION INSTRUCTIONS

1. Return this completed page at least fourteen (14) days before the scheduled hearing date by one of the following options:
 - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include in the subject line: (CB or BB) Public Hearing Notice + (6-digit application number), e.g., "CB Public Hearing Notice #C100000ZSQ"
 - **MAIL:** Calendar Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - **FAX:** to (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy to the applicant's representative at the address listed below at least (10) days before the scheduled hearing date.

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IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
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2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD; to facilitate development of a mixed use building with approximately 55 dwelling units, Borough of Manhattan, Community District 6.

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Notification submitted by: Manhattan Community Board 6			
Date of Public Hearing:			Time:
Hearing Location:			
Name of CB/BB officer completing this form	Title	Date	

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Application #: **C 130235 ZMM**

CEQR Number: 13HPD058M

Project Name: **adAPT NYC/Micro Units**

Borough(s): Manhattan

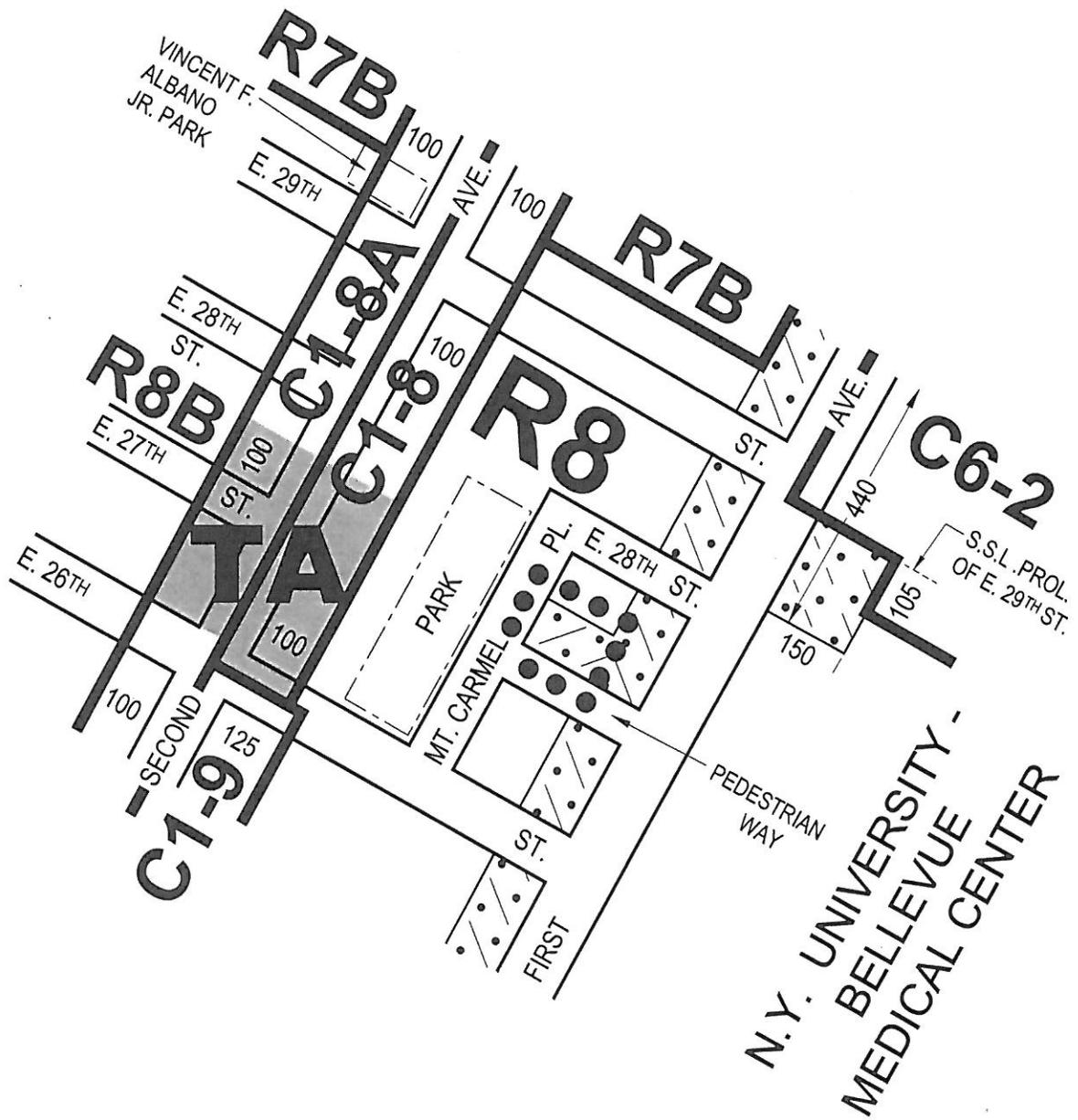
Community District Number(s): 6

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8d, by establishing within an existing R8 District a C2-5 District bounded by a line midway between East 28th Street and Pedestrian Way, a line 100 feet westerly of First Avenue, Pedestrian Way, and Mount Carmel Place, Borough of Manhattan, Community District 6, as shown on a diagram (for illustrative purposes only) dated April 8, 2013.

Related Applications:	C 130236 HAM			
Applicant(s): NYC Department of Housing Preservation and Development 100 Gold Street New York, N.Y. 10038		Applicant's Representative: Thehbia Walters NYC Dept of Housing Preservation & Development 100 Gold Street New York, N.Y. 10038		
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CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

8d

BOROUGH OF
BROOKLYN

J. Miraglia, Director
Technical Review Division

New York, Certification Date
APRIL 08, 2013

SCALE IN FEET



NOTE:

- Indicates Zoning District Boundary.
- The area enclosed by the dotted line is proposed to be rezoned by establishing a C2-5 District within an existing R8 District.
- Indicates a C2-5 District.
- Indicates a Special Transit Land Use District.



Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

130235ZMM

APPLICATION NUMBER

APPLICATION NUMBER

130236HAM

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

NYC Dept of HPD

Thehbia Walters

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

APPLICANT'S PRIMARY REPRESENTATIVE

100 Gold Street

Housing Preservation & Development

STREET ADDRESS

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York NY 10038

100 Gold Street

CITY STATE ZIP

STREET ADDRESS

(212) 863-5000 (212) 863-8052

New York NY 10038

AREA CODE TELEPHONE # FAX#

CITY STATE ZIP

(212) 863-6275 (212) 863-5052

AREA CODE TELEPHONE # FAX#

List additional applicants below:

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

Simone Dennery, Director, Design and Review

(212) 863-6426 (212) 863-7570

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

TELEPHONE # FAX #

2. SITE DATA

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

335 E. 27th Street

adAPT NYC/Micro Units

STREET ADDRESS

PROJECT NAME (IF ANY)

East 27th Pedestrian Way and Mt. Carmel Place

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R8

8D

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

ZONING SECTIONAL MAP NO(S).

Block 933, Lots 10 and p/o 25

Manhattan

6

TAX BLOCK AND LOT NUMBER

BOROUGH

COMM. DIST.

N/A

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

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

3. DESCRIPTION OF PROPOSAL

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

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

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

9

- MODIFICATION \$ _____
- FOLLOW-UP \$ _____ APPLICATION NO. _____
- RENEWAL \$ _____ APPLICATION NO. _____
- OTHER \$ _____ SPECIFY _____

TOTAL FEE (For all actions) \$ _____

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

If fee exemption is claimed check box below and explain

The applicant is a City agency

Has pre-application meeting been held? NO YES

If yes Dominick Answini

2/19/13

DCP Office/Representative

Date of meeting

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY HPD

CEQR NUMBER 13HPD058M

TYPE OF CEQR ACTION:

Type II category: Type I category: Date determination was made:

Has EAS been filed? Yes No

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration CND Positive Declaration Date determination made: 4/4/13

If Positive Declaration, has PDEIS been filed?

Has Notice of Completion (NOC) for DEIS been issued? If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? If yes, date issued:

6. COASTAL ZONE MANAGEMENT

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

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

Table with columns: APPLICATION NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Includes Bellevue South URP 1963 and Amended URP (1967, 1968 and 1971).

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

Table with columns: 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

Beatriz de la Torre, Assistant Commissioner NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Signature of Beatriz de la Torre SIGNATURE OF APPLICANT

4/4/13 DATE

NYC Dept. of Housing Preservation & Development- Division of Planning, Marketing and Sustainability APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

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

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

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

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

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

City Map Change MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

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

Zoning Map Change ZM

130235ZMM

APPLICATION NO

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

Proposed Zoning Map Change(s)

CHANGE #1	FROM: <u>R8</u>	TO: <u>R8/C2-5</u>
	EXISTING	PROPOSED
CHANGE #2	FROM: <input type="checkbox"/>	TO: <input type="checkbox"/>
	EXISTING	PROPOSED
CHANGE #3	FROM: <input type="checkbox"/>	TO: <input type="checkbox"/>
	EXISTING	PROPOSED
CHANGE #4	FROM: <input type="checkbox"/>	TO: <input type="checkbox"/>
	EXISTING	PROPOSED
CHANGE #5	FROM: <input type="checkbox"/>	TO: <input type="checkbox"/>
	EXISTING	PROPOSED

Zoning Text Amendment ZR

APPLICATION NO.

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

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
<input type="checkbox"/>	<input type="checkbox"/>

CITY PLANNING COMMISSION
 2013 MAR 28 PM 12: 03
 DEPT. OF CITY PLANNING

Property DispositionPD

APPLICATION NO.

1.

Type of disposition
(Check appropriate box)

a. DIRECT

b. GENERAL

2.

Restrictions and conditions

a. PURSUANT TO ZONING

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

CITY PLANNING COMMISSION
2018 MAR 28 PM 12:03
DEPT. OF CITY PLANNING

3.

For direct disposition only

Indicate intended recipient of direct disposition*

a. FROM: NYC Department of Housing Preservation & Development

City Agency

b. TO*: To be determined by HPD

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

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

UDAA/UDAAPHA

0130236 HAM

APPLICATION NO.

APPLICATION NO.

Requested action
(Check applicable boxes and provide requested information)

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

PROJECT*†

DISPOSITION
(Also complete Form PD, above)

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

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

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

UDAAP Project Summary

	<u>BLOCK</u>	<u>LOTS</u>	<u>ADDRESS</u>
	933	10	335 East 27 th Street
1.	LAND USE:		Residential/Commercial
2.	PROPOSED COMMUNITY FACILITIES:		Performance and cultural space/ social services
3.	PROPOSED CODES/ORDINANCES:		None
4.	PROPOSED TIME SCHEDULE:		Approximately 12 to 18 months from Construction start to completion of project.

I. LR Item 3. Description of Proposal

1. Introduction

The New York City Department of Housing Preservation and Development (“HPD”) is seeking approval of an Urban Development Action Area Project (“UDAAP”) designation and project approval, the disposition of City-owned property, and a zoning map amendment to facilitate the development of an innovative mixed-income housing project in the Kips Bay neighborhood of Community District 6, Manhattan. The UDAAP designation, project approval and disposition approval apply to a City-owned site on Block 933, Lot 10 (“Development Site”). The zoning map amendment applies to both the Development Site and Block 933, p/o Lot 25 (i.e., Block 933, Lots 10 and p/o 25) (collectively, “Project Area”).

The Project Area comprises approximately 15,000 square feet. Block 933, Lot 10, the Development Site, is currently used as a staff parking lot for the adjacent New York City Housing Authority (“NYCHA”) housing development. Block 933, p/o Lot 25 is a portion of the NYCHA housing development, which is described below.

The land use actions are needed for the disposition of the Development Site and the construction of a nine-story, mixed-use, mixed-income residential building on the Development Site (the “Development”). In addition to the land use actions requested herein, the Development will require Mayoral zoning overrides for density, minimum size of dwelling units, building height and setback, planted areas, and lot coverage, which will be requested apart from this application.

2. Prior and Current Unrelated Actions

Background

On July 9, 2012, HPD issued the adAPT NYC RFP, which is a pilot program to develop a new model of housing that will respond to the City’s changing demographics. The goal of this pilot is to develop compact apartments (“Micro-units”) to accommodate small households, which constitute a large share of the City’s population.

adAPT NYC is part of Mayor Michael R. Bloomberg’s New Housing Marketplace Plan, a multi-billion dollar initiative to create or preserve 165,000 units of affordable housing by 2014. Additionally, adAPT NYC will further the City’s leadership in housing innovation and sustainability by fulfilling a 2011 PlaNYC commitment to enable new and expanded housing models to fit the changing population.

Developing housing that meets the needs of how New Yorkers live today is critical to the City’s future economic success. Currently, the City’s housing stock is misaligned with the changing demographics of its population. There are 1.8 million one- and two-person households (more than 60 percent of New York City households) and only one million studios and one-bedrooms to meet this housing demand. According to the 2010 Census, the growth rates of the one- and two-person household populations exceed the growth rate of households with three or more people. adAPT NYC seeks to create additional choice within New York City’s housing market.

Prior Actions

The Development Site was formerly part of Site 12 of the now-expired Bellevue South Urban Renewal Plan (the “URP”). The URP was created in 1963 and amended in 1967, 1968, and 1971. The URP called for acquiring and demolishing dilapidated and blighted structures, and for redeveloping the land for residential and institutional uses. Site 12 was designated for a public use in the original URP, but was subsequently changed to a residential use in the 1971 amended URP. There were no other past actions that pertained to the Project Area.

3. Description of the Surrounding Area and Project Area

Surrounding Area

The Project Area is located within the Kips Bay neighborhood of Community District 6, Manhattan, which is generally considered to encompass E. 23rd Street to East 34th Street between the East River and Lexington Avenue (see Site Map). The neighborhood is home to a number of educational and medical facilities, including Bellevue Hospital, the NYU medical campus, the Hunter College Health Science Campus, and the VA Medical Center. Most of the institutional facilities are located on First Avenue, and the majority of the neighborhood’s commercial activities are located on Second Avenue. The area is served by the number 6 local subway running along Lexington Avenue and the M15 select bus service on First and Second Avenues.

The neighborhood is comprised of R8, R8A, R8B and R7B residential zoning districts, and C1-9, C2-8 and C6 commercial districts which are residential in character. The residential zoning districts on First Avenue are generally R8, and consist of high rise buildings with open space. As you move west to Second and

Third Avenues, the residential districts become R7B and R8B, which are contextual districts with Quality Housing regulations. The buildings within these districts are typically five to eight stories and cover the entire lot.

The Project Area comprises a portion of Block 933, which consists of 49,375 square feet and includes two tax lots, Lot 25 and Lot 10. Lot 25, the NYCHA property, is the site of a 26-story, 225-unit NYCHA apartment building. Lot 10, which is described above, is the Development Site. The block is bordered by Mt. Carmel Place, East 27th Street (mapped as a Pedestrian Way from First Avenue to Second Avenue), East 28th Street and First Avenue. Lot 10 is zoned R8 and Lot 25 is zoned R8 with a C2-5 commercial overlay along First Avenue at a depth of 100 feet. The block is located within a FRESH zoning incentive district.

In addition to the NYCHA building, directly to the south of the Project Area is a Department of Health and Mental Hygiene Building, to the southeast is the Bellevue Hospital Campus, and to the northwest is Bellevue South Park. The Pedestrian Way is used by people going to and from the facilities in the area, and by food trucks servicing the local workers during the day. The proximity to Bellevue South Park, the park area around the NYCHA building, and the Pedestrian Way represents significant open space in the immediate vicinity of the Project Area.

Project Area

The Project Area consists of a total of approximately 15,000 square feet, comprising the 4,725 square foot Development Site and a 10,275 square foot portion of the NYCHA-owned Lot 25. The Project Area is proposed for rezoning as discussed below. Beginning at the corner of the East 27th Street Pedestrian Way and Mt. Carmel Place, the Project Area runs to a depth of approximately 100 feet to the north, and a distance of 150 feet along the Pedestrian Way to the east (see attached Site Map).

The Development, as described below, is a relatively small scale residential building with ground floor community facility and retail space, and therefore will not significantly affect the adjacent properties, which for the most part are open spaces. Furthermore, there are no plans by NYCHA to build any commercial spaces on its lot, which means that the extension of the C2-5 commercial overlay proposed by the zoning map amendment will only have a minor impact on the surrounding area.

4. Description of Development Site

The Development Site is a 4,725 square-foot City-owned site located at 335 East 27th Street (Block 933, Lot 10). The Development Site is bordered by the East 27th Street Pedestrian Way to the south, Mt. Carmel Place to the west, and the adjacent NYCHA lot (Block 933, Lot 25) to the east and north. Mt. Carmel Place is considered to be a narrow street (60 feet) under the zoning regulations.

The Development Site was the site of a smelting factory at one time and is currently used as a parking lot for staff working at the adjacent NYCHA building.

All of the actions requiring approval by the City Planning Commission apply to the Development Site.

5. Description of the Development

The Development will consist of a nine-story building with a building height of 111 feet that will set back between 8-to 10 feet along Mt. Carmel Place and 15 feet along the Pedestrian Way, from a street wall height of approximately 86 feet. The building will contain up to approximately 55 residential Micro-units, of which 40 percent (22) will be affordable. The building will utilize setbacks and varying tones to provide a unique massing that will create the appearance of separate towers. The residential units will be approximately 250 to 350 square feet in size, and will utilize approximately 9'10" floor to ceiling heights to provide enhanced access to light and air.

The total floor area of the building will be approximately 27,670 square feet, which includes 25,898 square feet of residential floor area, 1,187 square feet of community facility space, and 585 square feet of commercial space, with an FAR of 5.86. The ground floor will be used for a community facility and commercial space, as well as for the residential lobby, elevators and stairs, and outdoor patio space. Bike parking and storage space will be provided in the cellar. The building will also provide communal spaces that include small dens and outdoor roof spaces. The residential entrance will be located on Mt. Carmel Place and the community facility and commercial space entrances will be located on the Pedestrian Way.

To facilitate the Development, HPD will request Mayoral zoning overrides pertaining to density (ZR § 23-22), the minimum size of dwelling units (ZR § 28-21), height and setback regulations (ZR §35-22(b) and ZR §35-24(b)(2)(i)), planting areas (ZR §28-33), and lot coverage (ZR § 23-145).

6. Actions Necessary to Facilitate the Project

The Project requires approval of certain actions by the City Planning Commission, which are subject to the Uniform Land Use Review Procedure ("ULURP") pursuant to Section 197-c of the City Charter:

1. Designation as an Urban Development Action Area Project:

The Development Site consists of underutilized vacant land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, unsanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

2. Disposition:

The Development Site is proposed for disposition to a developer selected by HPD.

3. Zoning Map Amendment:

HPD seeks approval of a zoning map amendment to extend the existing C2-5 commercial overlay to the Project Area. The C2-5 overlay will cover the Project Area beginning at the corner of Lot 10 at Mt. Carmel Place and the Pedestrian Way and running north at a depth of approximately 100 feet, and running a distance of 150 feet east along the Pedestrian Way (see attached zoning map). The size of the area to be rezoned will be approximately 15,000 square feet.

The zoning map amendment will allow the Development to include a commercial space on the ground floor of the building, thereby increasing street level activity along the Pedestrian Way and providing new community services. Providing commercial and community uses with evening programming will also benefit the safety of the community.

The zoning map amendment will extend the existing C2-5 overlay on First Avenue to Mt. Carmel Place, and provide a full block front of commercial overlay on the north side of the Pedestrian Way.

UDAAP ZONING CHART

Block/Lot 933/10
 Address 335 East 27th Street
 Lot Area 4,725 sf
 Zoning Map No. 8d
 Zoning District R8/C2-5
 Community District 6

ZR	Item/Description	Required/Permitted	Proposed	Comments
USE				
22-00 32-00	USES	UG 2, 3, 4, 5, 6-9 & 14	UG 2, 4 & 6	
BULK				
FAR				
23-145 35-10 33-12	Residential Commercial Community Facility Max. For Zoning Lot	6.02 2.0 6.50 6.50	5.48 0.12 0.25 5.86	
FLOOR AREA				
23-145 35-10 33-12	Residential Commercial Community Facility Max. For Zoning Lot	28,444.5 sf 9,450 sf 30,712.5 sf 30,712.5 sf	25,898 sf 585 sf 1,187 sf 27,670 sf	
LOT COVERAGE				
23-145	Max for Corner Lot Max. Interior Lot	80% x 4,500 = 3,600 sf 70% x 225 = 157.5	3,864 sf* 0.0 sf	* Requires Mayoral Zoning Override
LOT AREA/DU				
23-22	Dwelling Unit Factor Max. Lot Area/DU	740 28,444.5/740 = 38 DU	55 DU*	* Requires Mayoral Zoning Override
DWELLING UNIT SIZE				
28-21	Min. dwelling unit size	400 sf min.	250 – 350 sf*	* Requires Mayoral Zoning Override
YARDS				
23-40 35-50	Front Yard Side Yard Rear Yard: Corner Lot portion Interior Lot Portion	None Required None Req. min. 8' if provided None Required 30'	None Provided 0' & 8' None Provided 30' min.	
HEIGHT & SETBACK				
35-24	Min. Street Wall Height Max. Streetwall Height Req. Min. Setback @ Max. Streetwall Ht. (narrow street) Max. Building Height	Mt. Carmel Pl. = 60' Ped. Way = 60' Mt. Carmel Pl. = 80' Ped. Way = 80' Mt. Carmel Pl. = 15' Ped. Way = 15'	60' min. 60' min. Mt. Carmel Pl. = 86'* Ped. Way = 86'* 10'* 15' 111'*	* Requires Mayoral Zoning Override * Requires Mayoral Zoning Override * Requires Mayoral Zoning Override
PARKING				
13-12 13-133	Permitted accessory parking	Residential - 20% of DU = 11 Comm./Com Fac. 1/4000 sf = 0	0 0	
25-811	BICYCLE PARKING	1 per 2 DU = 28 bicycles	28 bicycles	
PLANTING AREAS				
28-33	Planting areas between street line and streetwall	100% planted except for entrances and retail frontage	No planting proposed*	* Requires Mayoral Zoning Override
23-03	STREET TREES	1 per 25' of street frontage: Mt. Carmel Pl. = 2 trees Ped. Way = 4 trees	Mt. Carmel Pl. = 2 trees Ped. Way = 4 trees	

Zoning Comparison Table						
Zoning Requirement	Existing R8		Permitted/Required			
	ZR Section(s)	R8	ZR Section(s)	Proposed R8 w/C2-5		Proposed R8/C2-5 w/ Overrides
				R8 w/C2-5	R8/C2-5/Overrides	
USE GROUP	22-10	1, 2, 3, 4	22-10, 32-14, 32-15, 32-16, 32-17, 32-18, 32-23	1, 2, 3, 4, 5, 6, 7, 8, 9, 14		1, 2, 3, 4, 5, 6, 7, 8, 9, 14
FAR						
Residential FAR	23-145	6.02	23-145	6.02		6.02
Community Facility FAR	24-11	6.5	33-12	6.5		6.5
Commercial/Manufacturing FAR	33-121	6.5	35-10	6.5		6.5
YARDS						
Front Yard	23-45	None	23-40	None		None
Side Yard	23-46	None ^a	35-50	None ^a		None ^a
HEIGHT AND SETBACKS						
Maximum Height of Front Wall	23-633	80'	23-60	80'		86'
Maximum Building Height	23-633	105'	35-24	105'		111'
Open Space	23-462	8' ^d	23-462	8' ^d		8' ^d
Lot Coverage	23-145	80% ^e	23-145	80% ^e		86% ^e
DENSITY REGULATIONS						
	23-22	740 sf/ DU	23-22	740 sf/ DU		514 sf/ DU
PARKING	25-242	None	25-242, 25-31	None		None
LOADING	25-72	None	25-72	None		None

^a However, if any open area extending along a side lot line is provided at any level, it shall measure at least eight feet wide for the entire length of the side lot line.

^b A rear yard with a depth of not less than 30 feet shall be provided at every rear lot line on any zoning lot. Block 933 Lot 10 does not have rear lot lines.

^c The Sky Exposure Plane and Alternate Sky Exposure Plane regulations to not apply to Quality Housing buildings.

^d Side yard are not required, however, if any open area extending along a side lot line is provided at any level, it shall measure at least eight feet wide for the entire length of the side lot line

^e Corner lots have a Lot Coverage of 80%, while interior and through lots have a lot coverage of 70%.

