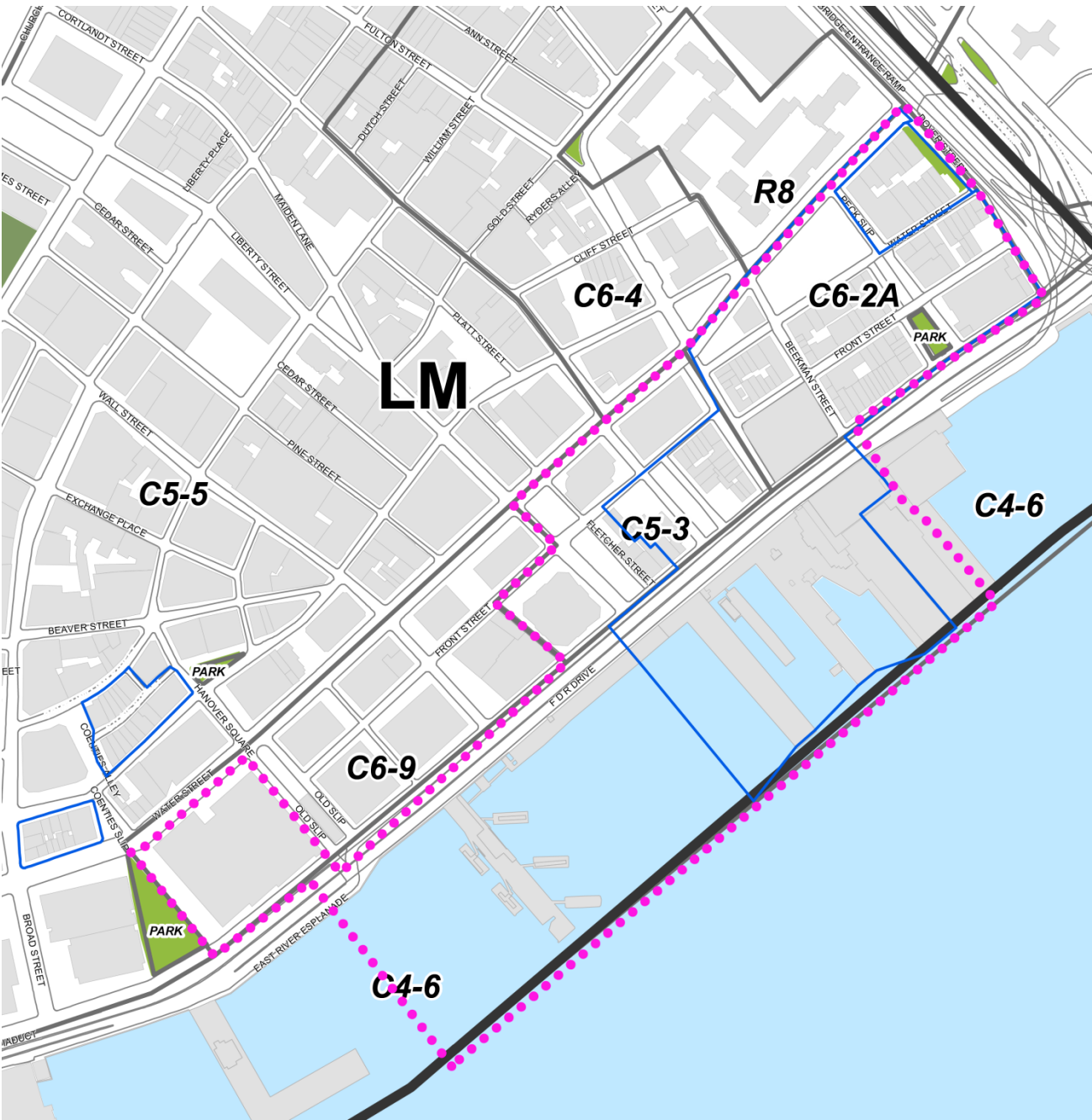

South Street Seaport

Transfer of Development Rights

**Presentation to Planning Committee
Manhattan Community Board 1
March 9, 2015**



Zoning Districts

SSS Subdistrict

LPC Historic Districts

1970

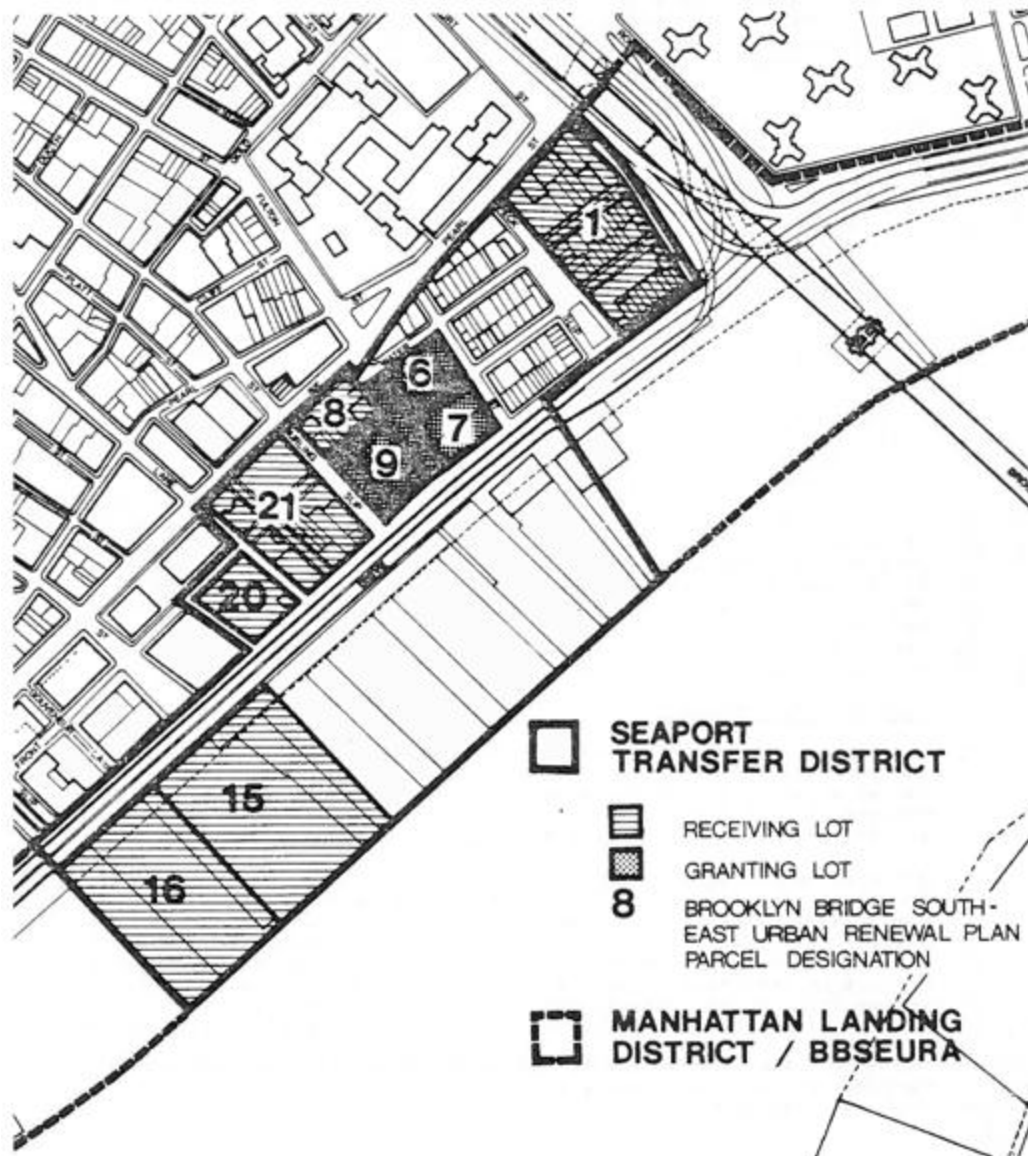
First amendment to Brooklyn Bridge Southeast Urban Renewal Plan to allow for transfer of unused development rights from historic blocks

1972

Creation of the Special South Street Seaport District to allow transfer of development rights (1.4 million square feet)

1973

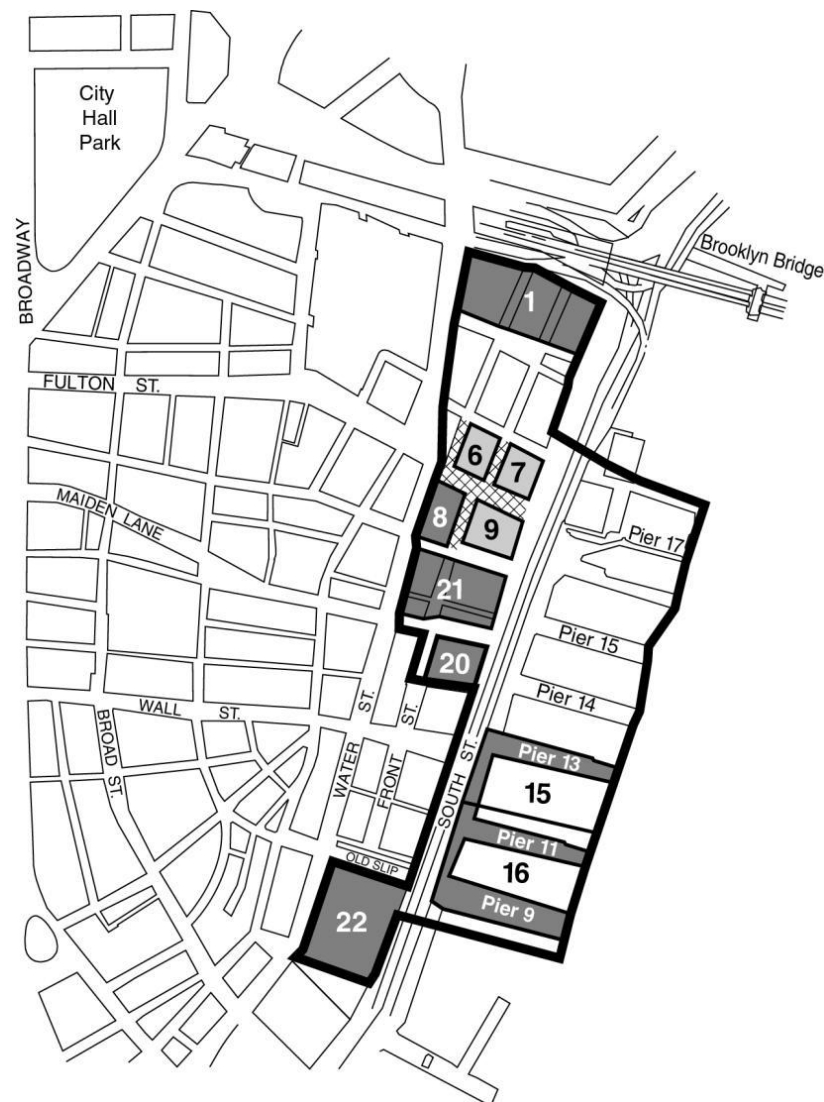
All available air rights disposed to Chase Manhattan Bank



Development rights can be transferred:

1. ~~Directly from a granting lot to a receiving lot~~
2. To a “person,” who can then transfer the rights to a receiving lot

- Initial transfer of development rights from a granting lot to a “person” must be certified by the City Planning Commission
- Any transfer of development rights to a receiving lot must be certified by the City Planning Commission
- All transfers must be recorded against the granting and receiving lots



— South Street Seaport Subdistrict

■ Receiving Lot

□ Granting Lot

▨ Designated Pedestrian Ways

Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

Existing Zoning

Rate

10 SF of additional development rights per
SF of lot area*

Base/Max FAR

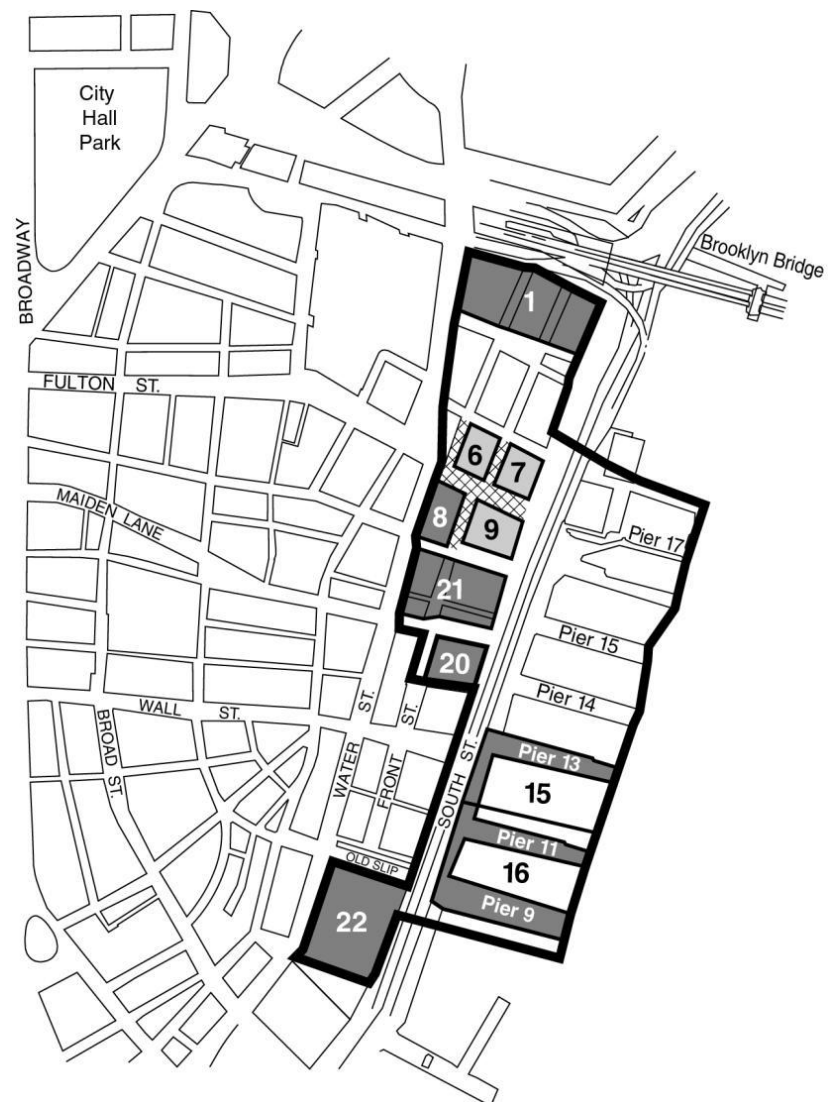
C6-9/C5-3: 15/21.6*

C6-2A: 6.0/8.02

C4-6: 3.4/3.4

Residential floor area cannot exceed 12.0

* Permitted lot coverage and floor area may be increased
by special permit pursuant to Section 91-663



— South Street Seaport Subdistrict

■ Receiving Lot

□ Granting Lot

▨ Designated Pedestrian Ways

Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

History of Transfers

Original Amount of
Unused Air Rights

1,400,000 SF

Unused Air Rights
Transferred to Date

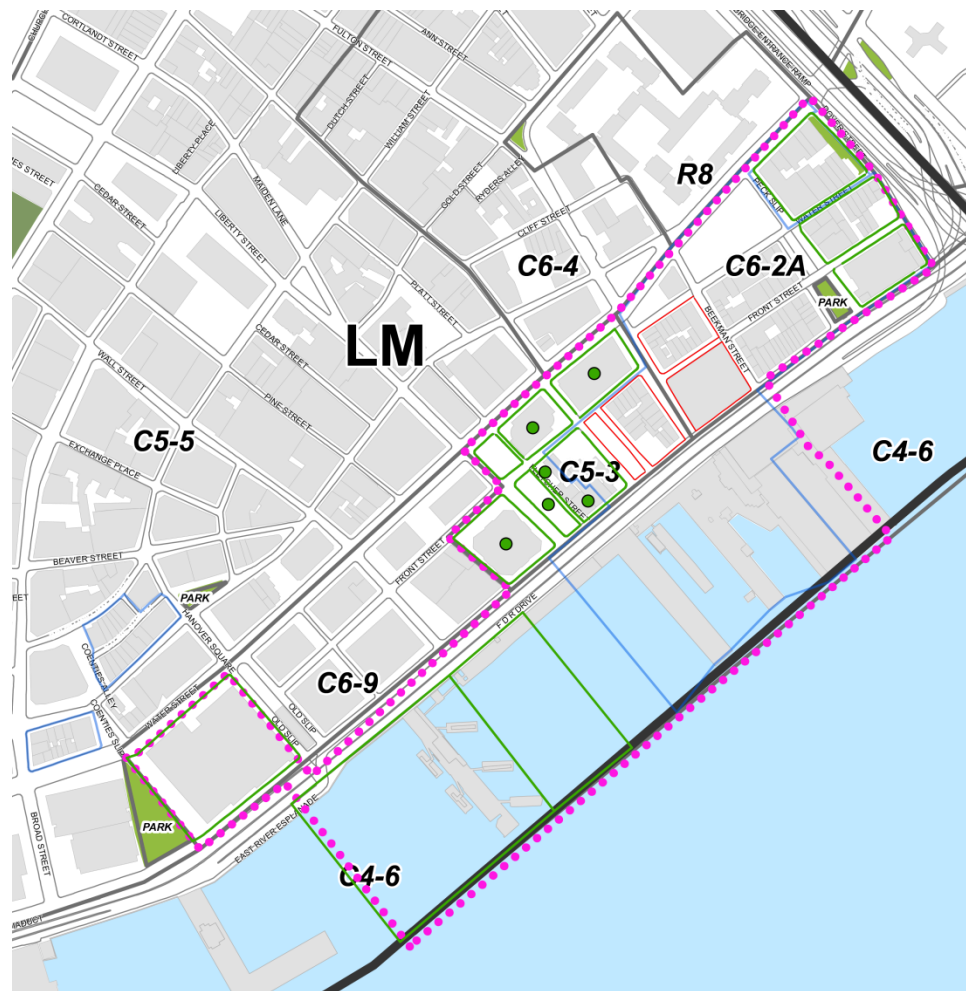
- 1,066,671 SF

Unused Air Rights
Remaining

333,329 SF

CPC Certifications for Transfers

1. 199 Water Street
2. 175 Water Street
3. 180 Maiden Lane
4. 80 South Street
5. 151 Maiden Lane
6. 30 Fletcher Street



Receiving Lot



Granting Lot



Subdistrict Boundary



LPC Historic
Districts