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

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Two Bridges Associates, LP
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

4700 Wilshire Boulevard
STREET ADDRESS

Los Angeles CA 90010
CITY STATE ZIP

323 860-4900
AREA CODE TELEPHONE # FAX#

☐ * List additional applicants below:

Michael T. Sillerman. msillerman@kramerlevin.com
APPLICANT'S PRIMARY REPRESENTATIVE

Kramer Levin Naftalis & Frankel LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

1177 Avenue of the Americas
STREET ADDRESS

New York NY 10036
CITY STATE ZIP

212-715-7838 212-715-8000
AREA CODE TELEPHONE # FAX#

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

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

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

2. SITE DATA

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

260 South Streett
STREET ADDRESS

PROJECT NAME (IF ANY)

Located on north side of South Street, east side of Rutgers Slip, and south side of Cherry street
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-4
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12d
ZONING SECTIONAL MAP NO(S).

Block 247 (Lots 1, 2)*; 246 (Lots 1, 5, 7501); 248 (Lots 15, 70, 76)
*Development Site
TAX BLOCK AND LOT NUMBER

Manhattan
BOROUGH

3
COMM. DIST.

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

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

3. DESCRIPTION OF PROPOSAL

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

Please see attached description.

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

☐	CHANGE IN CITY MAP ..... MM	$	☒ MODIFICATION	CP - 21885	$ 14,742.50
☐	ZONING MAP AMENDMENT ..... ZM	$			
☐	ZONING TEXT AMENDMENT ..... ZR	$	☐ FOLLOW-UP		$
☐	ZONING SPECIAL PERMIT ..... ZS	$		APPLICATION NO.	
☐	ZONING AUTHORIZATION ..... ZA	$	☐ RENEWAL		$
☐	ZONING CERTIFICATION ..... ZC	$		APPLICATION NO.	
☐	PUBLIC FACILITY, SEL../ACQ ..... PF	$	☐ OTHER		$
☐	DISPOSITION OF REAL PROP ..... PP	$		SPECIFY	
☐	URBAN DEVELOP'T ACTION ..... HA	$		**TOTAL FEE (For all actions)**	$ 134,742.50
☐	URBAN RENEWAL PROJECT ..... *	$			
☐	HOUSING PLAN & PROJECT ..... *	$	Make Check or Money Order payable to Department of City Planning.		
☐	FRANCHISE ..... *	$	If fee exemption is claimed check box below and explain		
☐	REVOCABLE CONSENT ..... *	$	☐		
☐	CONCESSION ..... *	$			
☐	LANDFILL ..... *	$	Has pre-application meeting been held? ☐ NO ☒ YES		
☒	OTHER (Describe)		If yes Joel Kolkmann (DCP Office/Representative)		2/25/16 (Date of meeting)
	Large Project Supplemental Fee	$ 120,000.00			

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: _____

☒ TYPE I } Has EAS been filed? Yes ☒ No ☐

☐ UNLISTED } If yes, Date EAS filed: 3/27/17

Has CEQR determination been made? Yes ☒ No ☐

If yes, what was determination? Negative Declaration ☐

CND ☐

Positive Declaration ☒

} Date determination made: 3/27/17 (Attach Copy)

If Positive Declaration, has PDEIS been filed? Yes

Has Notice of Completion (NOC) for DEIS been issued? No If yes, attach copy.

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

6. COASTAL ZONE MANAGEMENT

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

7. RELATED ACTIONS BY CITY PLANNING

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

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

See Attached Item 7

8. RELATED ACTIONS BY OTHER AGENCIES

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

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

9. FUTURE ACTIONS REQUIRED

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

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Charles Garner

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT DATE

Two Bridges Associates L.P.

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

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

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

247 Cherry Street
March 5, 2018

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.		7/8/2013

LR Item 3. Description of Proposal

260 SOUTH STREET, NEW YORK, NEW YORK
BLOCK 247, LOTS 1 & 2

June 18, 2018

1. Introduction

Two Bridges Associates LP (the "Applicant") is seeking approval of a minor modification (the "Proposed Modification") to update the site plan and zoning calculations of the existing Two Bridges Large-Scale Residential Development (the "LSRD"), which was 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[1].

The Proposed Modification would facilitate the development of a new 69-story, approximately 1,125,301 square foot mixed residential and community facility building (the "New Building"), located at 260 South Street at Block 247, Lots 1 and 2 (the "Zoning Lot"). In addition to the construction of the New Building, ground floor retail space fronting on Cherry Street would be added to the two existing residential buildings ("Existing Building 5-1 and Existing Building 5-2") on the Zoning Lot, significant improvements would be made to the existing courtyard located between Existing Building 5-1 and Existing Building 5-2 and the adjacent Rutgers Park, and the 103 existing surface parking spaces would be relocated into the New Building (together, the "Proposed Development").

The New Building would comply with all applicable requirements of the Zoning Resolution of the City of New York (the "Zoning Resolution" or "ZR"). No special permits, authorizations, or certifications are required. Independent applications have also been filed for minor modifications to the LSRD that affect Parcels 4A and 4B (Block 248, Lot 70 and Block 248, Lot 76) and Parcel 6A (Block 246, Lots 1 and 5).

2. Background

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 URA"). The Two Bridges Urban Renewal Plan was adopted by the CPC on May 11, 1967 (CP-19779) and by the Board of Estimate on June 9, 1967, and expired by its terms on May 11, 2007.

The LSRD, which includes the Development Site and all or part of three nearby blocks to the west and east, was established by the CPC on May 17, 1972 (CP-21885) and by 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,

[1] Application number M 120183 ZSM will be withdrawn upon approval of this application.

and approximately the mid-block between Pike Slip and Rutgers Slip to the west, and consists of six parcels: 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, 5, and 13), Parcel 6B (Block 246, Lots 1001-1057), and Parcel 7 (Block 245, Lot 1).

The existing buildings (the "Existing Buildings") on the six parcels in the LSRD 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 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. A full list of CPC actions relating to the Two Bridges URA and 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 Stage I on May 25, 1972. Stage I included the following actions:

1. Authorization under ZR Section 78-311(a) to permit the total rooms allowed for all zoning lots within the development to be distributed without regard for zoning lot lines and district boundary lines;

2. Authorization under ZR Section 78-311(d) to permit the location of buildings without regard for yard regulations which would otherwise apply along portions of streets or lot lines wholly within the development as required by ZR Sections 23-47 and 23-53;

3. Authorization under ZR Section 78-311(e) to permit the location of buildings without regard for height and setback regulations which would otherwise apply along portions of streets or lot lines wholly within the development as required by ZR Sections 23-632 and 23-64; and

4. Special Permit under ZR Section 78-312(d) to permit the location of buildings without regard for height and setback regulations which would otherwise apply along portions of streets on the periphery of the development as required by ZR Sections 23-632 and 23-64.

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:

1. Authorization under ZR Section 78-311(d) to permit the location of buildings without regard for yard regulations as required by ZR Sections 23-47 and 23-53.

Stage III – Parcel 5 (Block 247, current Lots 1 and 2): The CPC approved Stage III on February 7, 1977 (C 760143 ZLM), and the Board of Estimate approved Stage III on March 24, 1977. Stage III included the following actions:

1. Special Permit under ZR Section 78-312(d) to permit minor variations in the front height and setback regulations on the periphery of the development on Cherry Street, enabling the Cherry Street front wall to penetrate the sky exposure plane; and

2. Special Permit under ZR Section 78-312(f) to permit modification of the minimum spacing requirements as required by ZR Section 23-71 for Parcel 5 and to authorize modifications of the spacing required by ZR Section 78-311(d).

Stage IV – Parcel 6B (Block 246, current Lots 1001-1057): 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:

1. Authorization under ZR Section 78-311(d) to permit the location of the west building on Parcel 6B without regard for yard regulations which would otherwise apply along portions of the rear lot line wholly within the development; and

2. Authorization under ZR Section 78-311(h) to modify the minimum spacing requirements between the west building on Parcel 6B and the building on Parcel 6A.

Stage V – Parcel 4A (Lot 70 Building): 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:

1. Authorization under ZR Section 78-311(e) to permit the location of buildings on Parcel 4A 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 under 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 (Lot 15 Building and the Lot 76 Building): The CPC approved Stage VI on January 18, 1995 (C 950078 ZSM) and the City Council approved Stage VI on March 7, 1995. Stage VI involved the following actions:

1. Special Permit under ZR Section 78-312(f) to modify of the minimum spacing requirements of ZR Section 23-711 with respect to the distance between the northern wall of the Lot 15 Building and the southern wall of the Lot 76 Building;

2. Authorization under ZR Section 78-311(e) to permit the location of the Lot 15 Building without regard for height and setback regulations along Rutgers Slip;

3. Certification under ZR Section 26-07 to modify the regulations of ZR Section 26-05 prohibiting curb cuts on a wide street to allow a 25-foot curb cut along South Street at the southwest corner of Parcel 4B; and

4. Certification under ZR Section 37-015 to waive retail continuity along South Street.

2013 Modification – Parcel 5: In 2013, the CPC modified the LSRD plan (the "2013 Modification") to permit the 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. A 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 plan.

The Healthcare Chaplaincy has not been developed, and the 2013 Modification will be withdrawn upon approval of the Proposed Modification.

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, which is the northern extension of Pike Slip; Cherry Street, which borders the Development Site to the north; Madison Street, which is two blocks north of the Development Site; East Broadway, which is four blocks north of the Development Site; Rutgers Street, which is the northern extension of Rutgers Slip; and the FDR Drive, which is located to the south of the Development Site. The Development Site is located two blocks south of the entrance to the East Broadway station of the F subway line. Bus routes in the surrounding area include the M9, which runs along Rutgers Street and East Broadway; the M15, which runs along Pike and Madison Streets; and the M22, which runs along Madison Street.

The Development Site and the blocks immediately to the east and west are located in a C6-4 district that is 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 located entirely within the C6-4 district.

Buildings within the C6-4 district to the east and west of the Development Site 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 within the LSRD is discussed in Section 4 of this Project Description.

The blocks north of the Development Site between Cherry Street and East Broadway are zoned R7-2. The R7-2 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 blocks to the northwest of the development site, 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. 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 the block further to the 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. The East River Waterfront Esplanade and Pier 36, south and southeast of the development site, are also zoned M1-4. A M1-4 district to the south of the development site is 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 located to the southwest of the development site, 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 within 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, with a 78-story building under construction to the west ("One Manhattan Square") and smaller four- to 27-story buildings located throughout the surrounding area.

The LaGuardia Houses (Block 256, Lots 1, 3, and p/o 14; Block 258, Lots 1 and 17) is directly across Cherry Street from the Development Site and includes nine 16-story residential buildings, 1,092 apartments, and the LaGuardia Addition (Block 256, Lot 14), a 16-story, 148-unit residential building for seniors is located at 282 Cherry Street. The Rutgers Houses (Block 255, Lot 1), a New York City Housing Authority ("NYCHA") development, is directly across Cherry Street from the Development Site and includes five 20-story buildings containing 721 apartments and a mental health clinic. A Con Ed substation is located at 230-244 Cherry Street (Block 255, Lot 12).

East of the Development Site, within the LSRD, is Parcels 6A, 6B (see Section 5, Description of the Development Site, below). East of the LSRD is the Cherry Street Playground and P.S. 184m, the Shuang Wen School.

To the 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 to the southeast of the Development Site.

Immediately to the west of the Development Site, within the LSRD, are Parcels 4A and 4B (see Section 5, Description of the Development Site, below). Two residential buildings are under construction to the west of Parcels 4A and 4B and outside the LSRD on Block 247, Lot 1: a 78-story mixed residential/commercial building at 250 South Street and a 13-story residential building at 229 Cherry Street.

Further to the west is the Manhattan Bridge overpass. Two open spaces are located west of the Manhattan Bridge overpass: (i) playing fields for Murry Bergtraum High School bounded by Cherry Street to the north, the Manhattan Bridge overpass to the east, South Street to the south, and Market Slip to the west (Block 249, Lots 1, 78, and 999), and (ii) the Coleman Playground bounded by Monroe Street to the north, the Manhattan Bridge overpass to the east, Cherry Street to the south, and Market Street to the west (Block 254, Lots 1 and 51).

4. Description of the Project Area

The project area is comprised of the LSRD. The LSRD includes six parcels and extends from Pike Street to the west and to mid-block between Clinton Street and Montgomery Street to the east. The LSRD has a total lot area of 371,156 sf, and generates a total floor area of 3,710,760 sf (10.0 FAR) and 4,452,912 sf (12.0 FAR) with an Inclusionary Housing bonus), of which 1,789,942 sf (4.82 FAR) has been allocated to the Parcels within the LSRD.

Parcel 4A, consisting of Block 248, Lot 70, has a lot area of 20,094 sf and a maximum floor area of 200,940 sf (10.0 FAR) (241,128 sf (12.0 FAR) with an Inclusionary Housing bonus). While zoning allows for a maximum of 10.0 FAR (12.0 FAR with an Inclusionary Housing bonus), the LSRD currently permits a maximum floor area of 81,809 sf (4.06 FAR) on Parcel 4A, all for residential use. Pursuant to the LSRD, Parcel 4A is permitted up to 109 dwelling units and received approval for four accessory parking spaces, located within the development without regard to zoning lot lines. Parcel 4A is improved consistent with the LSRD.

Parcel 4B, consisting of Block 248, Lots 15 and 76, has a lot area of 49,116 sf, and a maximum floor area of 491,160 sf (10.0 FAR) (589,392 sf (12.0 FAR) with an Inclusionary Housing bonus). The LSRD currently permits a maximum of 264,000 sf of floor area (5.38 FAR) on 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). Pursuant to the LSRD, Parcel 4B is permitted 198 dwelling units and 11 accessory parking spaces. Parcel 4B is improved consistent with the LSRD.

As an independent application to the Proposed Modification, Cherry Street Owner LLC and Two Bridges Senior Apartments, L.P. are also applying for a minor modification to the LSRD as it relates to Parcels 4A and 4B (the "Parcel 4 Application"). The minor modification would facilitate the construction of a new, 80-story, approximately 501,518 square foot mixed residential/commercial building located at 235-247 Cherry Street between and above portions of the existing buildings at Block 248, Lot 70 and Block 248, Lot 76. The construction of the new building would be paired with the refurbishment of the portions of the Lot 70 building and the

existing open space on block 248, Lots 15, 70, and 76. The application would also merge Parcels 4A and 4B of the LSRD into new Parcel 4. If approved, the new development would contain 660 new dwelling units and 10 relocated senior dwelling units from the Lot 70 building. The 10 relocated units and 25 percent of the new units would be affordable. The new development would also contain 2,393 square feet of new retail space. This application is being reviewed concurrently with the Proposed Modification.

Parcel 5 occupies the western portion of the block bounded by Cherry Street to the north, Jefferson Street (demapped) 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 and a maximum floor area of 1,450,310 sf (10.0 FAR) (1,740,372 sf (12.0 FAR) with an Inclusionary Housing bonus). The LSRD, as amended by the 2013 Modification, permits a maximum floor area 831,963 sf (5.74 FAR) on Parcel 5, of which 615,071 sf[2] (4.24 FAR) is incorporated into the existing building on Parcel 5, and 183,700 sf (1.27 FAR) is permitted for the Healthcare Chaplaincy, which has not been constructed and is no longer being pursued. The LSRD permits on Parcel 5 a maximum residential floor area of 646,063 sf (4.45 FAR) and a maximum commercial floor area of 2,200 sf (0.02 FAR), most of which is incorporated into the existing building, and 183,700 sf of community facility floor area (1.27 FAR), 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 building on Parcel 5 and 45 approved for the Healthcare Chaplaincy).

The Existing Buildings on Parcel 5, 265-275 Cherry Street (Block 247, Lot 1) were developed in 1977 pursuant to Stage III of the LSRD and contain two 26-story residential buildings with 490 low-income units and outdoor space. Additionally, pursuant to the 2013 Modifications, the CPC approved construction of the Healthcare Chaplaincy, a 17-story community facility building along South Street (Block 247, Lot 2). No permits have been filed with the Department of Buildings relating to the Healthcare Chaplaincy.

Parcel 6A is located 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 and a maximum floor area of 713,570 sf (10.0 FAR) (856,284 sf (12.0 FAR) with an Inclusionary Housing bonus). The LSRD 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 252 dwelling units and 35 accessory parking spaces. The existing building on Parcel 6A, 275 South Street (Block 246, Lot 1), was developed in 1973 pursuant to Stage II of the LSRD and is a 16-story building with 255 rental units. Parcel 6A is improved consistent with the LSRD.

As an independent application to the Proposed Modification, LE1 Sub LLC is also applying for a minor modification to the LSRD as it relates to Parcel 6A. The minor modification would facilitate the construction of a new, 63-story mixed-use development on Parcel 6A (the "Parcel 6A Application" and, together with the Parcel 4 Application, the

[2] This amount is based on calculation by Handel Architects dated Feb 22, 2016. The 2013 Modification identified 648,263 sf of floor area in the existing buildings.

"Concurrent Applications"). If approved, the new development would contain 590,992 sf of residential floor area, 765 residential units (25% of which would be affordable), and 2,415 sf of commercial floor area. This application is being reviewed concurrently with the Proposed Modification.

Parcel 6B is located 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, Lots 1001-1057. Parcel 6B has a lot area of 53,821 sf and a maximum floor area of 538,210 sf (10.0 FAR) (or 645,852 sf (12.0 FAR) with an Inclusionary Housing bonus). The LSRD 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. The three existing buildings on Parcel 6B, 291-319 Cherry Street/251-257 Clinton Street (Block 246, Lots 1001-1057) are three-story buildings with a total of 57 condo units. Parcel 6B is improved consistent with the LSRD.

Parcel 7, located east of Parcel 6A, 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 north and consists of Block 245, Lot 1. Parcel 7 has a lot area of 31,657 sf, and has a maximum floor area of 316,570 sf (10.0 FAR) (or 379,884 sf (12.0 FAR) with an Inclusionary Housing bonus). The LSRD 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 consistent with the LSRD.

5. Description of the Development Site

The Development Site consists of Parcel 5 of the LSRD, and is located on the western half of the block that is bounded by Cherry Street to the north, Rutgers Slip to the west, South Street to the South, and Jefferson Street (demapped) to the east. The Development Site has a lot area of 145,031 sf, a frontage of 419.49 feet along Cherry Street, a frontage of 330.39 feet along Rutgers Slip, and a frontage of 408.9 feet along South Street. The eastern boundary of the lot is a paved service drive that follows the former location of Jefferson Street (demapped).

The Development Site is zoned C6-4 (a R10 equivalent) and is within the LSRD. The maximum overall, residential, commercial, and community facility FAR is 10.0 FAR; up to 12.0 FAR is permitted for projects containing residential uses through the Inclusionary Housing program.

The Development Site is currently developed with the Existing Buildings 5-1 and 5-2 located at 265 and 275 Cherry Street. The Existing Buildings 5-1 and 5-2 contain 26 stories each and have a total floor area of 615,071 sf (4.24 FAR), a residential floor area of 613,047 sf (4.22 FAR), including 490 rental apartments for low income residents, and commercial floor area of 2,024 sf (.01 FAR). The Development Site also contains a 103 space accessory surface parking lot fronting on South Street, a paved area west of 265 Cherry Street, and a courtyard containing two private playgrounds and landscaped seating areas between the Existing Building 5-1 and

Existing Building 5-2. Parcel 5 also includes the private open space along the Rutgers Slip block frontage ("Rutgers Slip Open Space") which contains trees, playgrounds, seating areas, and a basketball court and is entirely enclosed with tall metal fences.

6. Description of the Proposed Development

The Applicant is proposing to construct the New Building, consisting of two towers on a shared base. The New Building would front on South Street and would be located adjacent to and oriented perpendicular to Existing Buildings 5-1 and 5-2. The east tower would total approximately 69 residential stories, and the west tower would total approximately 62 residential stories. The 103 existing surface parking spaces would be relocated to a garage in the lower level of the New Building. Two existing curb cuts on South Street would be reused to provide access to a new driveway that would lead to the parking garage entry and exit and a resident and visitor drop-off. The main entrance to the residential lobby would front on South Street to the south, and an additional entrance would be centered on the existing courtyard to the north.

The New Building would provide up to 1,350 residential units, 25 percent of which would be designated as affordable, and approximately 16,362 square feet of community facility space. A portion of the affordable units would be made permanently affordable pursuant to the requirements of the "R10 Program", set forth in Zoning Resolution Sections 23-154(a) and 23-90. The remainder of the affordable units would be made permanently affordable pursuant to Regulatory Agreements with the New York City Department of Housing Preservation and Development as established in consultation with the Applicant.

The New Building's two towers would become thinner as they rise, providing an elegant silhouette along the East River waterfront, and a dynamic addition to the city's skyline. The towers would be separated by a minimum distance of 60 feet at a height of 85 feet, 75 feet at a height of 618.5 feet, and 85 feet at a height of 678.5 feet. A major entrance to the New Building's lobby would be from South Street, bringing pedestrian activity and vitality to the area. A vehicular driveway and pedestrian way would bring residents and visitors to the lobby's second entrance that faces the existing courtyard, and would provide off-street access to the parking garage. The New Building's façade would be offset by five feet from the facades of Existing Building 5-1 and Existing Building 5-2, thereby breaking down the length of the east and west facades. A series of height, setback and articulation controls would regulate the New Building's design. The total height of the towers would be limited to 718 feet to the rooftop parapet (748 feet including mechanical bulkheads and parapets) for the west tower, and 768 feet to the rooftop parapet (798 feet including mechanical bulkheads and parapets) for the east tower, and articulation controls would mandate the tower setbacks, the setback adjacent to Existing Building 5-1 and Existing Building 5-2, and minimum width and height controls for the two east and west vehicular and pedestrian passageways in the base of the New Building.

Along Cherry Street, the ground floor retail in Existing Building 5-1 and Existing Building 5-2 would be enlarged by approximately 5,319 square feet, and envelope controls would limit the height of the new retail to a maximum of 12 feet. An open area of at least 60 feet in width would also be required between the two retail enlargements to ensure a generous pedestrian entrance to the existing courtyard. The 490 units in Existing Building 5-1 and Existing Building 5-2 would remain affordable, consistent with the current regulatory

agreements. At completion of the New Building, the Development Site will contain a total of up to 1,840 dwelling units, have a total floor area of 1,740,372 sf, a residential floor area of 1,716,667 sf, a commercial floor area of 7,343 sf, and a community facility floor area of 16,362 sf. The existing open space on the Development Site would also be significantly improved. The courtyard and the Rutgers Slip Open Space would be redesigned with new paths, plantings, trees, play areas, and a substantial increase in the amount and variety of seating. The Rutgers Slip Open Space would be expanded to incorporate the parking area adjacent to 265 Cherry Street.

The Proposed Development would also provide for new flood resiliency measures for the entire block. The ground floor of the New Building would be located at an elevation of 13 feet per NAVD88. As a result, landscaped berms and terraces would be introduced along the South Street frontage and within Rutgers Slip Open Space, garden walls and deployable flood gates would be constructed along the Development Site's eastern boundary, and deployable flood gates would be used along Cherry Street.

7. Actions Necessary to Facilitate the Project

The New Building complies with all applicable requirements of the Zoning Resolution. Accordingly, the Applicant requests a minor modification to a previously approved LSRD site plan (originally approved by CP-21885; last amended by M 120183 ZSM) to update the site plan and zoning calculations of the LSRD (the "Site Plan Revisions"). The updates would reflect the location and envelope of the New Building and retail enlargement, additional floor area at the Development Site, additional lot coverage at the Development Site; and modifications to landscaping at the Development Site.

Consistent with the overall development objectives of the LSRD, the Proposed Development would secure better site planning while safeguarding present and future land uses at the Development Site and the LSRD, and, specifically, would achieve more efficient land use, and encourage harmonious designs incorporating a variety of building types and variations in the siting of buildings consistent with the underlying zoning.

The Proposed Development would add new housing at a variety of income levels, provide significant improvements to existing open space, and add new retail opportunities along Cherry Street. These changes are consistent with the Zoning Resolution and the LSRD framework.

8. Conclusion

As discussed above, the Applicant respectfully requests approval of a minor modification to the approved LSRD site plan for Parcel 5 to facilitate the Proposed Development. The New Building is a mixed residential and community facility building to be constructed adjacent and perpendicular to Existing Building 5-1 and Existing Building 5-2 and parallel to South Street. The New Building would take the form of two towers on a shared base, with approximately 62 stories in the west tower, and approximately 69 stories in the east tower. The New Building would contain approximately 1,350 new dwelling units, 25 percent of which would be designated as affordable, and 16,362 square feet of community facility space. The Proposed Development also involves adding 5,319 square feet of ground floor retail space along Cherry

Street, and significant improvements to the courtyard located between Existing Building 5-1 and Existing Building 5-2, Rutgers Slip Open Space, and flood resiliency systems.

The New Building will be consistent with the existing mixed residential/ commercial/ community facility character in the surrounding area. Although the New Building's 69-story height is taller than Existing Building 5-1 and Existing Building 5-2, 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, a 80-story under construction at Block 248, Lot 1, to the west of the Development Site. The Proposed Development would improve existing conditions at the Development Site by replacing a surface parking lot with 1,350 new dwelling units, enlivening the pedestrian environment of Cherry Street with expanded ground floor retail, and significantly improving existing open space.

For the reasons stated above, the Applicant respectfully requests that the Commission grant a minor modification to the LSRD site plan as requested herein.

LR Item 11
Minor Modifications of the Two Bridges Large-Scale Residential Development
Applicant's Statement of Findings

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 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 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 (1) 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 (2) 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 (1) 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 between Existing Building 5-2 and the building on Parcel 6A ("Existing Building 6A-1"), and (2) 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) was developed pursuant 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 (CP-22359 and CP-21885; approved by the CPC on June 15, 1973).[1]

- Parcel 6B (Block 246, Lots 1001-1057) was developed pursuant to (1) an authorization pursuant 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 (2) 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 (1) 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, (2) 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, (3) 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 (4) 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: 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 (together, the "Site Plan Revisions ") to facilitate development of a new 69-story, approximately 1,125,301 square foot ("sf") mixed residential and community facility building (the "New Building") located at 260 South street, the addition of ground floor retail to the two existing residential buildings ("Existing Building 5-1 and Existing Building 5-2") fronting on Cherry Street, improvements to the existing courtyard located between Existing Building 5-1 and Existing Building 5-2 and the adjacent Rutgers Park, and the relocation of the 103 exiting surface parking spaces into the New Building (the "Proposed Development").

Concurrent Application – Parcels 4A and 4B: As an independent application, Cherry Street Owner LLC and Two Bridges Senior Apartments, L.P has applied for a minor modification to the LSRD as it relates to Parcels 4A and 4B to update the LSRD site plan and zoning calculations (the "Parcel 4 Application") to combine Parcels 4A and 4B into a new parcel, Parcel 4, and facilitate development of a new residential building (the "Parcel 4 Development"). If approved, the Parcel 4 Development would contain 830,520 sf of floor area (12 FAR), including 791,079 sf of residential floor area (11.43 FAR), 26,322 sf community facility floor area (.38

[1] Existing Building 6A-1 provides compliant rear yards and was not developed pursuant to the authorization granted pursuant to ZR Section 78-311(d).

FAR), and 13,119 sf of commercial floor area (.19 FAR). The Parcel 4 Development would contain up to 967 residential units (25% of which would be affordable) and have a maximum envelope height of 978 feet (80 stories). The Parcel 4 Application is being reviewed concurrently with the Site Plan Revisions.

Concurrent Application – Parcel 6A: As an independent application, LE1 Sub LLC has applied for a minor modification to the LSRD as it relates to Parcel 6A to update the LSRD site plan and zoning calculations (the "Parcel 6A Revisions") to facilitate development of a new mixed-use building (the "Parcel 6A Development" and, together with the Parcel 4 Development, the "Concurrent Development"). LE1 Sub LLC has also applied for a certification pursuant to ZR Section 32-435 to modify the ground-floor commercial use requirement along Clinton Street at Parcel 6A (the "Parcel 6A Certification" and, together with the Parcel 6A Revisions, the "Parcel 6A Application"; the Parcel 6A Application, together with the Parcel 4 Application, the "Concurrent Applications"). If approved, the Parcel 6A Development would contain 593,407 sf of floor area (8.32 FAR), including 590,992 sf of residential floor area (8.28 FAR) and 2,415 sf of commercial floor area (0.03 FAR). The Parcel 6A Development would contain up to 765 residential units (25% of which would be affordable) and a maximum envelope height of 730 feet (63 stories). The Parcel 6A Application is being reviewed concurrently with the Site Plan Revisions.

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 to 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 the development of the Existing 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 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 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 that was 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 and improve the existing senior and affordable housing within the LSRD while providing new affordable and market rate housing. 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 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 use proposed for the Proposed Development and Concurrent Development would comply with underlying C6-4 zoning regulations and not require any authorizations (ZR 78-311) or special permits (ZR 78-312) with regard to the distribution or location of buildings. The Site Plan Revisions would result in development of a new building on South Street, located adjacent and perpendicular to Existing Building 5-1 and Existing Building 5-2, and the addition to Existing Building 5-1 and Existing Building 5-2 of one-story of retail use along Cherry Street. The Site Plan Revisions would not change the location or degree of waivers of the height and setback, yards, zoning rooms,

and minimum distance between buildings regulations that were previously granted to facilitate development of the existing buildings at Parcels 4A, 4B, 5, 6A, 6B, and 7.[2] Specifically with respect to Parcel 5, the CPC determined that variations in height and setback for the portion of Existing Building 5-1 and Existing Building 5-2 that front on Cherry Street, the distance between Existing Building 5-1 and Existing Building 5-2[3], and the distance between Existing Building 5-2 and Existing Building 6A-1 were appropriate in the context of the LSRD and would permit better site planning and would thus benefit both the residents of the Two Bridges LSRD and the city as a whole. As part of the Proposed Development, the New Building along South Street will be connected and oriented perpendicular to Existing Building 5-1 and Existing Building 5-2, and retail will be added to Existing Building 5-1 and Existing Building 5-2 along Cherry Street, which is permitted by zoning. The distance between the portions of Existing Building 5-1 and Existing Building 5-2 that contain residences, and the distance between Existing Building 5-2 and Existing Building 6A-1, will remain unchanged.

Similarly, the Concurrent Applications would result in development of new buildings at Parcels 4 and 6A but, even in conjunction with the Site Plan Revisions, would not change the location or degree of waivers of height and setback, yard, and minimum distance between buildings regulations that were previously granted with respect to the Existing 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 still continue to be appropriate in the context of the LSRD, allowing better site planning and benefiting residents of the LSRD and the 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 Buildings. In granting these waivers, the CPC determined that the approved location of buildings on Parcels 4, 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 not require any authorizations (ZR 78-311) or special permits (ZR 78-312) with regard to the

[2] Regulations pertaining to zoning rooms are no longer applicable.

[3] The zoning regulations regarding minimum distance between the portion of a building containing residences and any other building on the same zoning lot have changed since the waivers were granted. Existing Building 5-1 and Existing Building 5-2 now comply with ZR Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot).

distributions or location of buildings. The Site Plan Revisions would result in development of a new building on South Street, located adjacent and perpendicular to Existing Building 5-1 and Existing Building 5-2, and the addition to Existing Building 5-1 and Existing Building 5-2 of one-story of retail use along Cherry Street. The Site Plan Revisions would not change the location or degree of waivers of height and setback, yards, zoning room, and minimum distance between buildings regulations that were previously granted to facilitate development of the existing buildings at Parcels 4A, 4B, 5, 6A, 6B, and 7.[4] Similarly, the Concurrent Applications would result in development of new buildings at Parcels 4 and 6A but, even in conjunction with the Site Plan Revisions, would not change the location or degree of waivers of height and setback, yard, and minimum distance between buildings regulations that were granted with respect to the Existing 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 still not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of occupants of buildings in the block or nearby blocks.

(d) that such distribution or location will not affect adversely any other #zoning lots# outside the #large-scale residential development# by restricting access to light and air or by creating traffic congestion;

The Prior Actions modified height and setback, yard, minimum distance between buildings, and zoning room regulations with regard to the Existing Buildings. In granting these waivers, the CPC determined that the approved locations of Existing 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 would not require any authorizations (ZR 78-311) or special permits (ZR 78-312) with regard to the distribution or location of buildings. The Site Plan Revisions would result in development of a new building along South Street, located adjacent and perpendicular to Existing Building 5-1 and Existing Building 5-2, and the addition to Existing Building 5-1 and Existing Building of one-story of retail use along Cherry Street. The Site Plan Revisions would not change the location or degree of waivers of height and setback, yards, zoning rooms, and minimum distance between buildings regulations that were previously granted with regard to the Existing Buildings.[5] Similarly, the Concurrent Applications would result in development of new buildings on Parcels 4 and 6A but, even in conjunction with the Site Plan Revisions, would not change the location or degree of those waivers of height and setback, yard, and minimum distance between buildings regulations that were previously granted with respect to the Existing Buildings.

[4] The regulations pertaining to zoning rooms are no longer applicable.
[5] The regulations pertaining to zoning rooms are no longer applicable.

As the location of buildings facilitated by the previously granted modifications of height and setback, yard and minimum spacing regulations would not change and no new modifications are required, the previously granted modifications would still 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 and uses proposed for the Proposed Development and Concurrent Developments would comply with the underlying C6-4 zoning regulations and would not require modification of height and setback regulations. The Site Plan Revisions would result in development of a new building along South Street, located adjacent and perpendicular to Existing Building 5-1 and Existing Building 5-2, and the addition to Existing Building 5-1 and Existing Building 5-2 of one-story of retail use along Cherry Street. The Site Plan Revisions would not change the location or degree of height and setback waivers previously granted with regard to existing buildings located at Parcels 4A, and 7. Similarly, the Concurrent Applications would result in development of new buildings on Parcels 4 and 6A but, even in conjunction with the Site Plan Revisions, the Concurrent Applications would not change the location or degree of those height and setback waivers previously granted with respect to existing buildings at Parcels 4, 5, and 7.

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 still not (i) impair the essential character of the surrounding area or (ii) have adverse effects upon the access to light, air and privacy of adjacent properties.

NYC Finance

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
- Project Area / LSRD Boundary
- Development Site / Zoning Lot Line
- Zoning Lot Line

255

PIKE STREET

CHERRY STREET

286.71

112

58.96

40.16

120.36

121.58
121.58

176.50

191.84

R

70

76

1

48.75
48.75

50.01

330.62

72.28
72.28

15.34

97.49
97.49

RUTGERS SLIP

247

248

CONDO #: 2589 1 C

330.95

PIKE SLIP

PIKE SLIP

MANHATTAN BRIDGE BIKE PATH

138.17

15

160.25

208.68

Street Widening
286.73

SOUTH STREET

FDR DRIVE

0 4.5 9 18 27 36 FEET

NYC Finance

NYC Digital Tax Map

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

Manhattan Block: 247

Legend

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

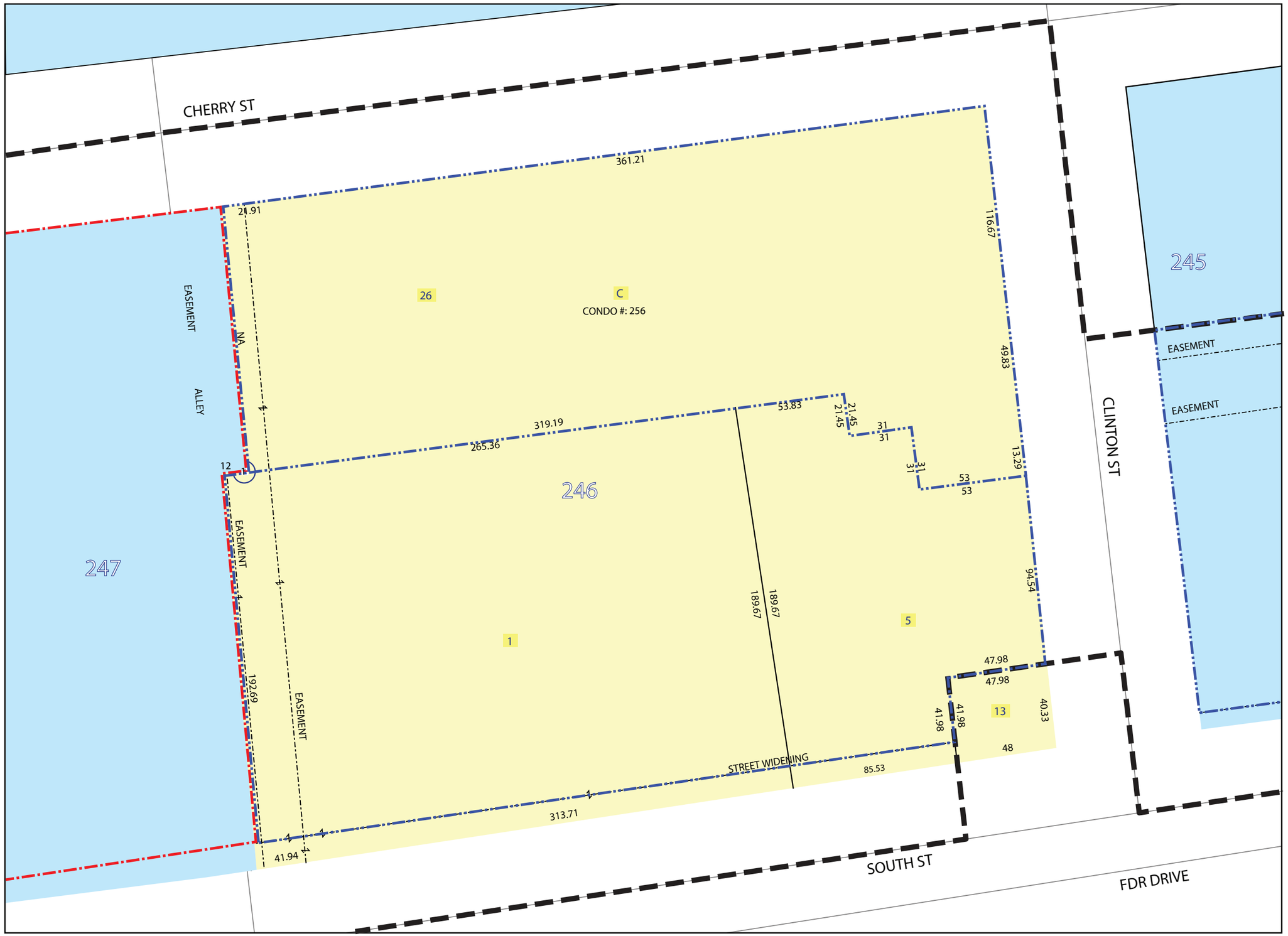
CHERRY ST
RUTGERS SLIP
SOUTH ST
FDR DRIVE
ALLEY
EASEMENT
Street Widening
CONDO #: 256
247
248
246
1
2
295.33
124.96
121.31
50.16
158.92
123.7
113.2
285.2
283.03
283.03
107.48
107.48
192.69
28.12
29.91
130.67
112
FEET
0 4.5 9 18 27 36

NYC Finance

NYC Digital Tax Map

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

Manhattan Block: 246



Legend

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

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

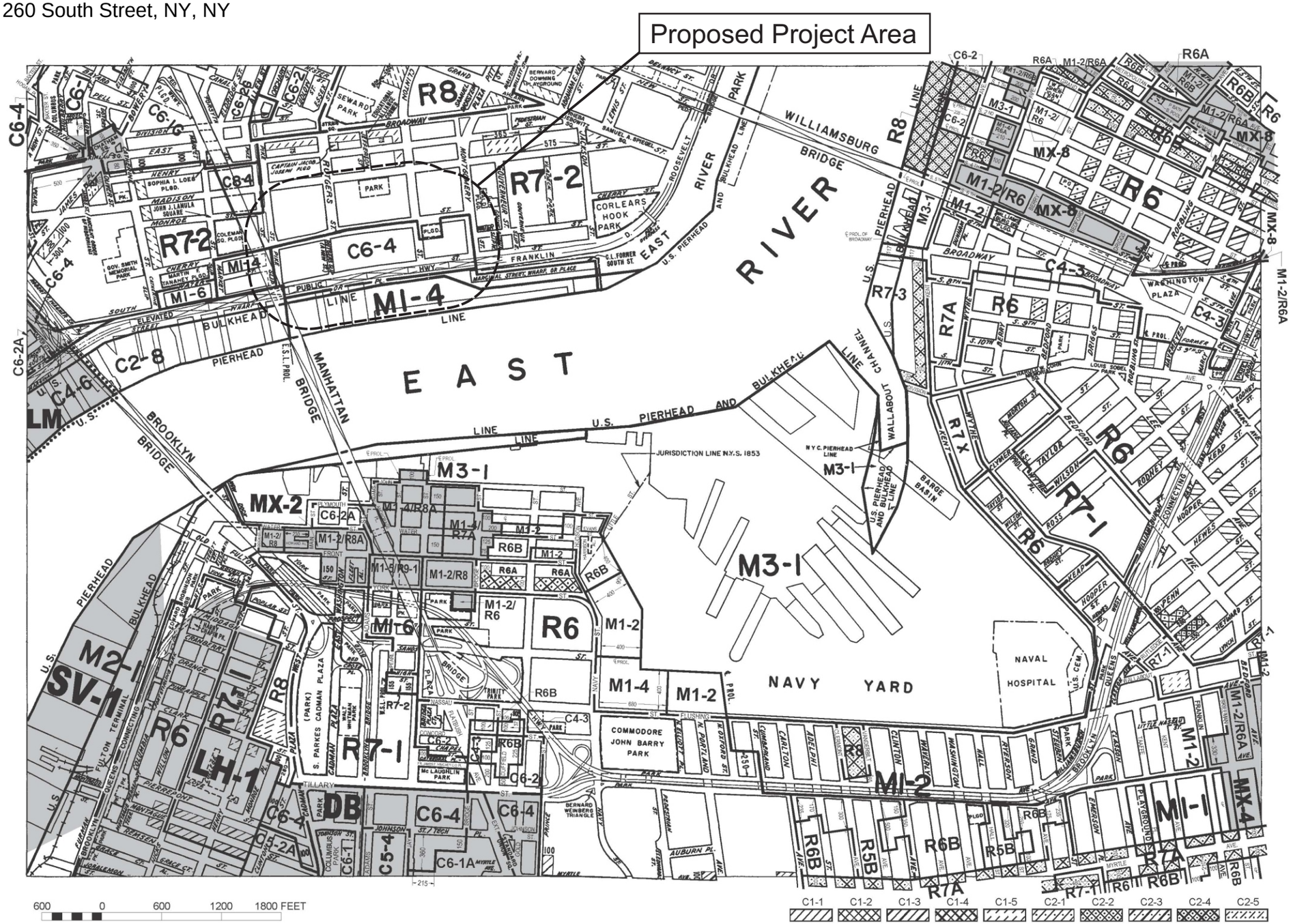
Effective Date : 12-09-2008 11:41:38
End Date : Current

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
- Project Area / LSRD Boundary
- Development Site / Zoning Lot Line
- Zoning Lot Line

260 South Street, NY, NY



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

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

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:

03-20-2013 C 130052 ZMM

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 on this map, see APPENDIX F.

N

MAP KEY

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

© Copyrighted by the City of New York

ZONING MAP **12d**

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.

Area Map

260 South Street, Manhattan
Block 247, Lots 1 & 2

Project Information

- 600' Radius
- Development Site / Zoning Lot Line
- Project Area / LSRD Boundary
- Zoning Districts
- Special Districts
- Zoning Lot Line

Existing Commercial Overlays

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

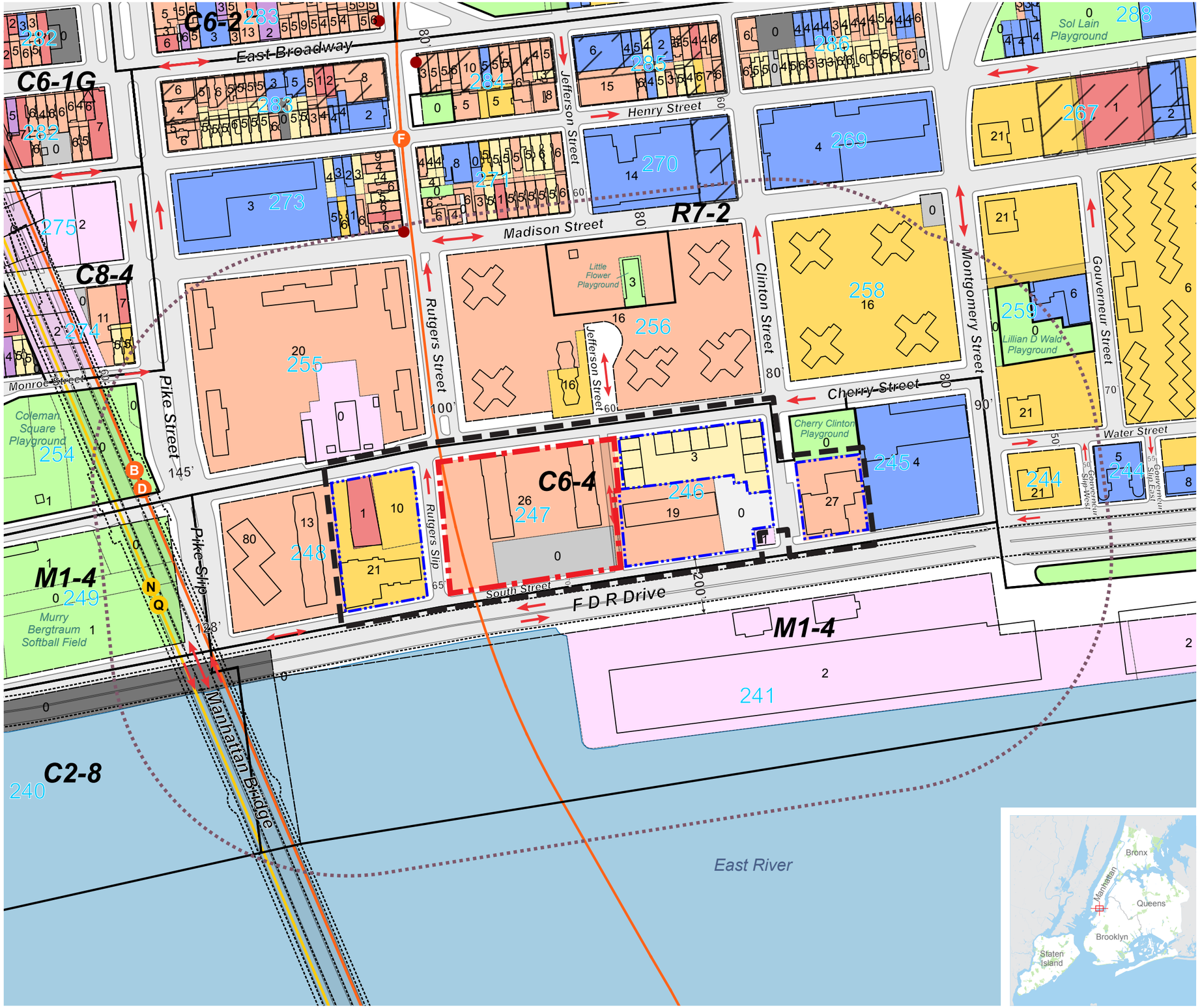
- Subway Entries
- 5037 Block Numbers
- Elevated Road / Rail
- Property Lines
- 5 Number of Floors

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

North

0 200 400 600 Feet



Prepared by Urban Cartographics March 2017

1. South corner of site on South Street looking towards Block 247

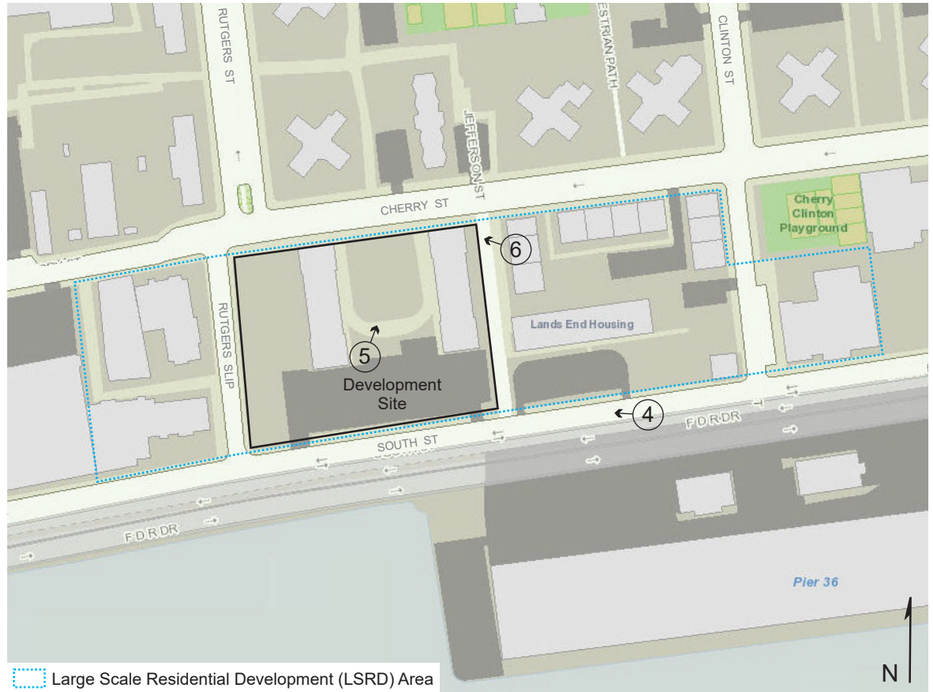
2. On South Street looking at Existing 247 Block and Parking Lot, with 265 and 275 Cherry Street buildings in the background

3. View from Manhattan Bridge towards Manhattan

4. South East on South Street looking at Block 247

5. South West corner of the courtyard looking North towards 275 Cherry Street

6. North East Corner of the site looking towards the existing 275 Cherry Street building

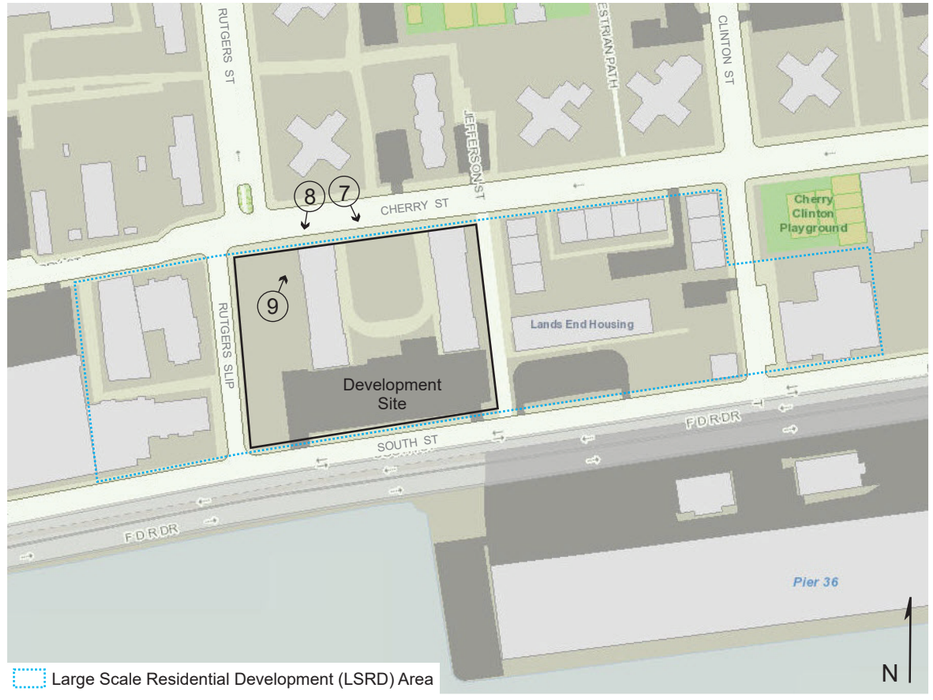


Photographs Taken on March 29, 2017

7. North West of the site looking South East towards Block 247 courtyard

8. North West of site looking south at the existing 275 Cherry Street building

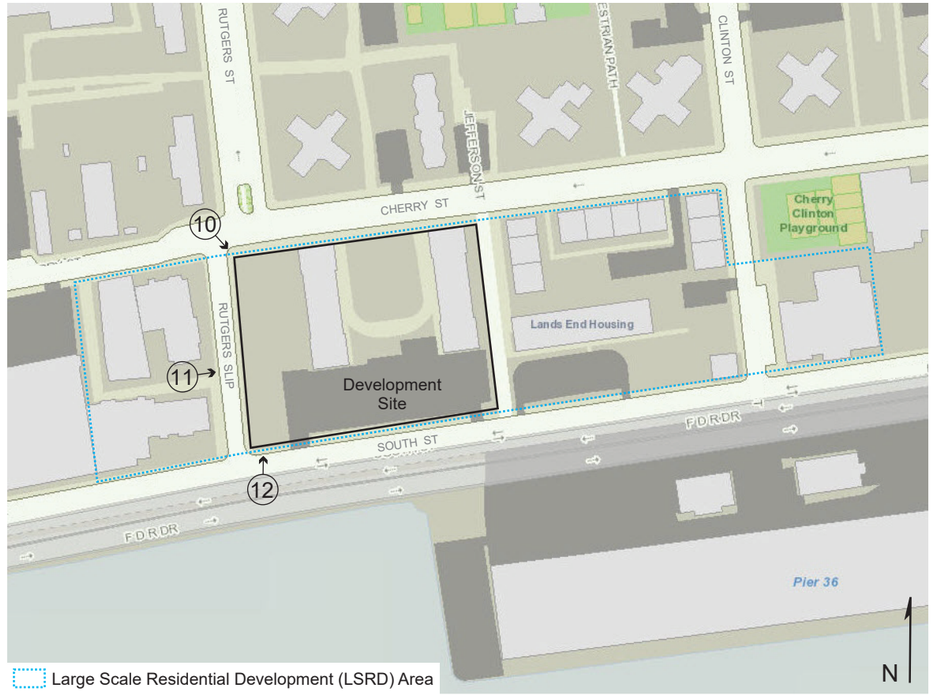
9. East of Rutgers Park looking North towards the existing 265 Cherry Street building



10. North West corner of the site looking South East at the existing Rutgers Park

12. South West corner of the site on South Street looking North at Rutgers Park and Block 247

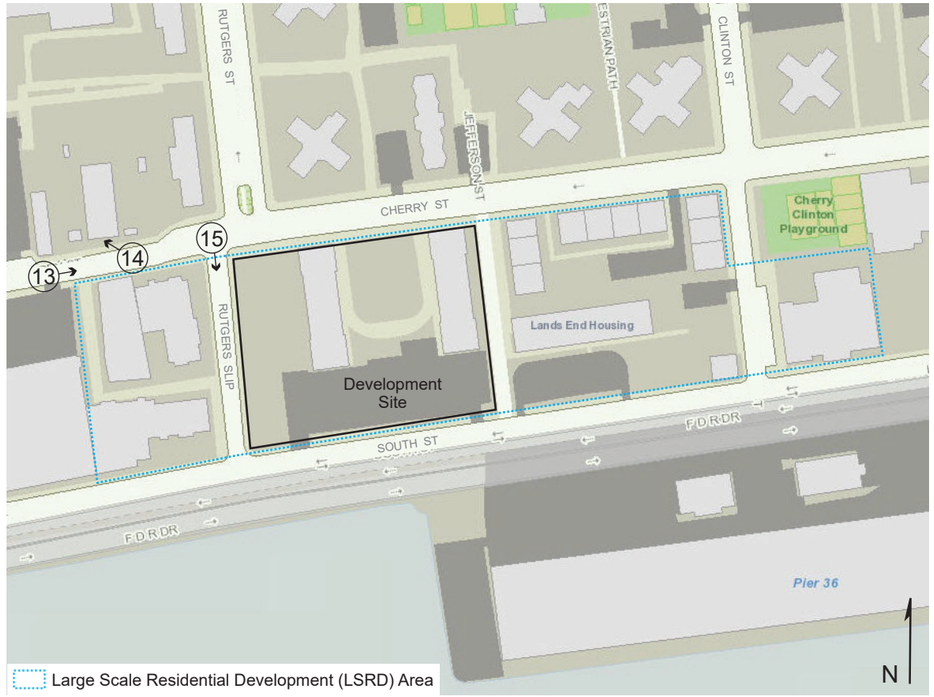
11. West of site looking at Rutgers Park and existing 265 Cherry Street Building



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

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

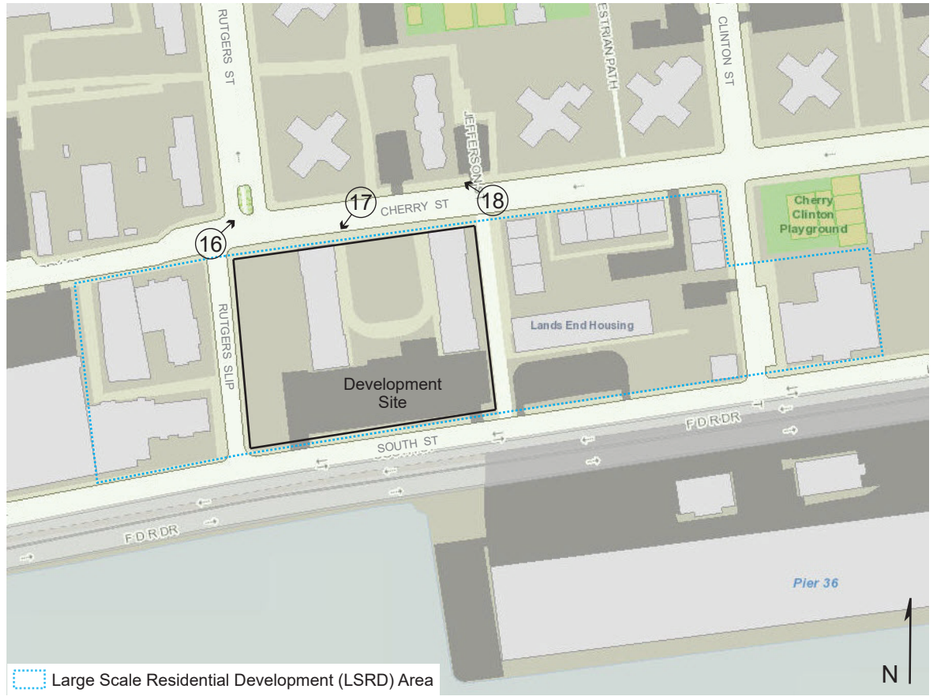
15. View of Rutgers Slip facing south from Cherry Street.



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

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

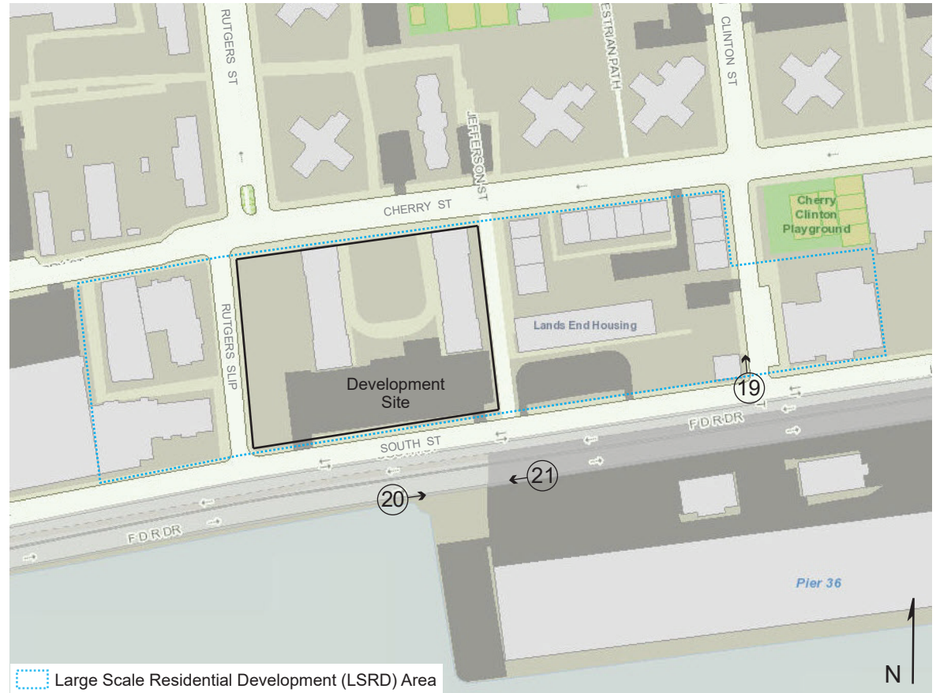
18. View of the north side of Cherry Street between Rutgers Street and Jefferson Street facing northwest.



19. View of the sidewalk along the western side of Clinton Street facing north

20. View of the sidewalk along the northern side of South Street facing east

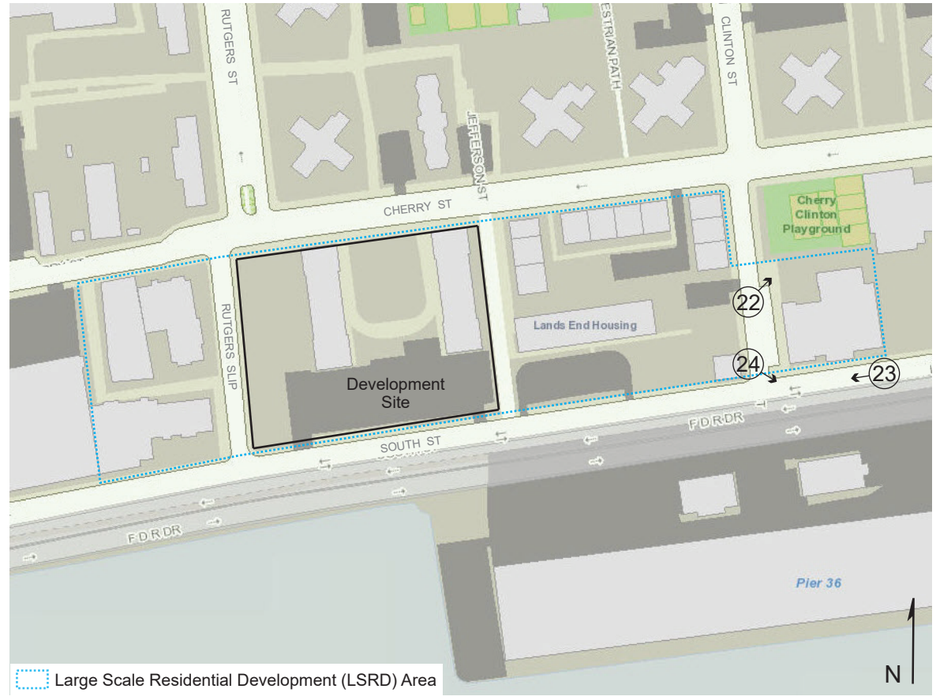
21. View of the sidewalk along the northern side of South Street facing west



22. View of the east side of Clinton Street between Cherry Street and South Street facing northeast.

23. View of South Street facing west towards Clinton Street.

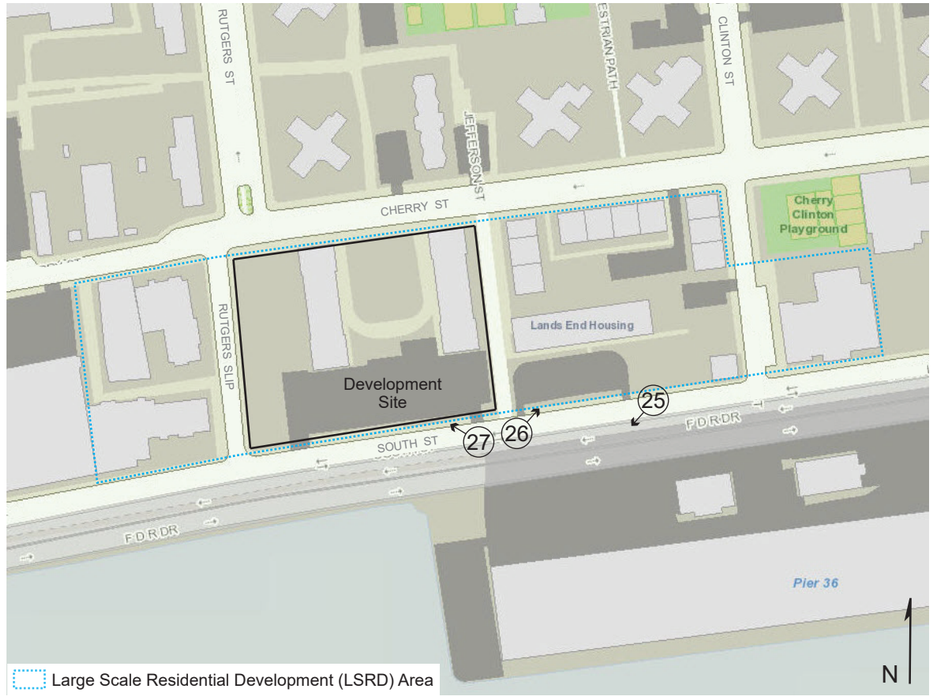
24. View of the intersection of South Street and Clinton Street, taken from north west corner



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

26. View of the north side of South Street between Rutgers Slip and Clinton Street facing northeast.

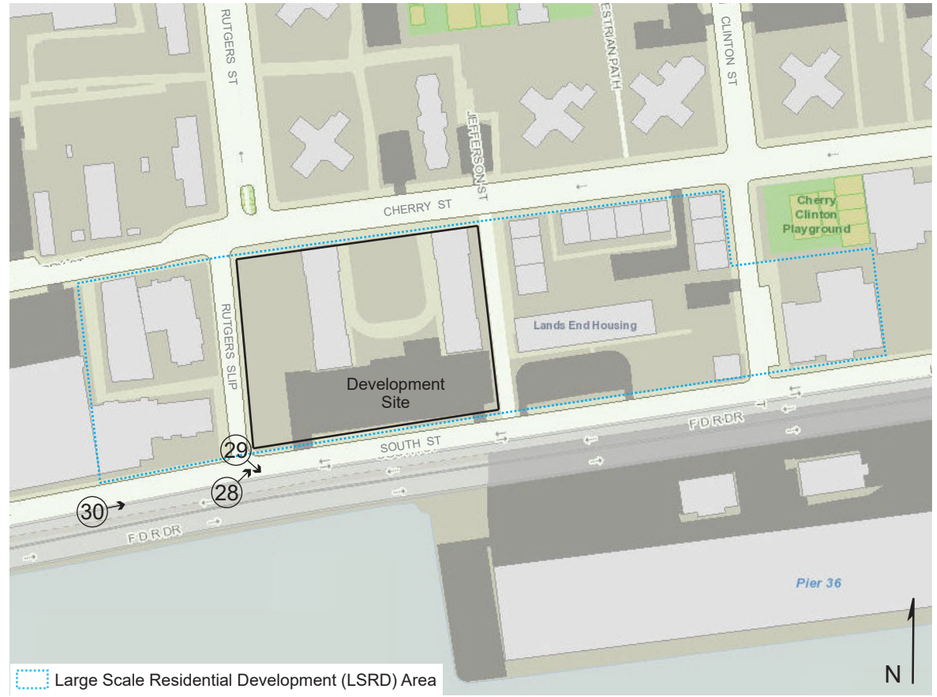
27. View of 265 Cherry Street and 275 Cherry Street, taken from South side of South Street, looking north



28. View of the intersection of Rutgers Slip and South Street facing northeast.

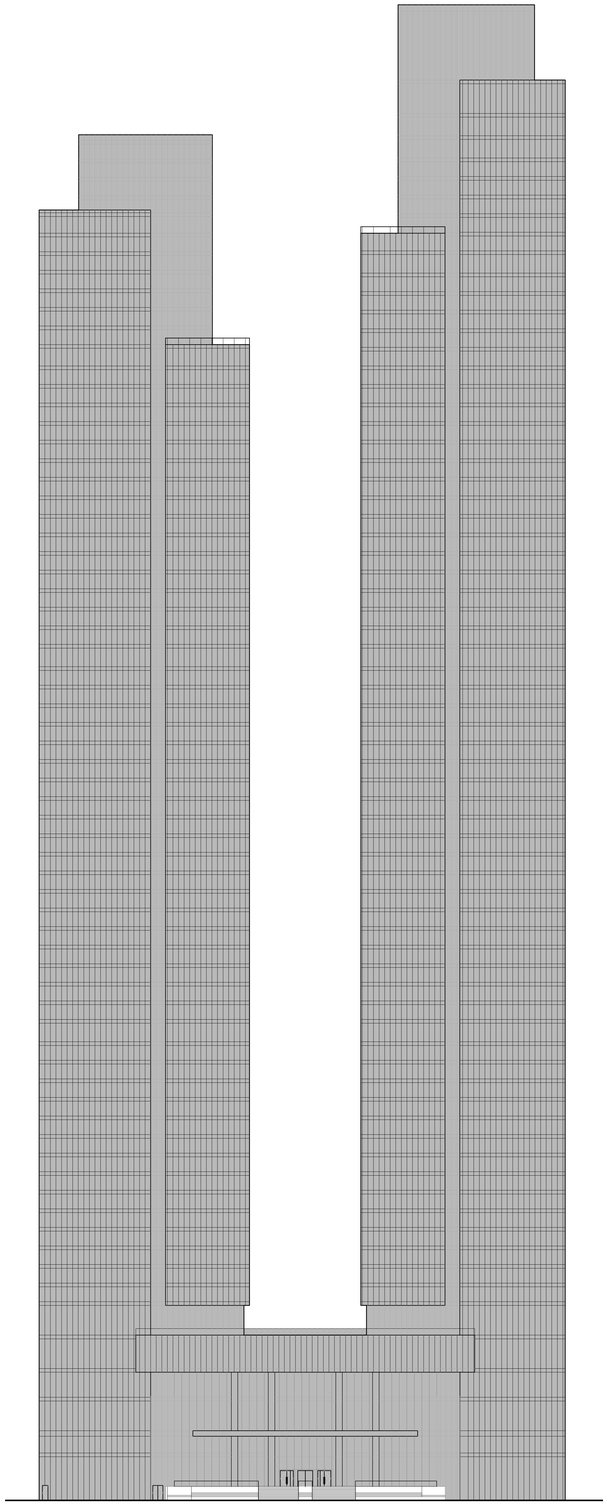
29. View of the intersection of Rutgers Slip and South Street facing southeast.

30. View of South Street facing east toward Rutgers Slip.



260 SOUTH STREET

BLOCK: 247
LOTS: 1 & 2



DRAWING NO.	DRAWING TITLE
T-000.00	TITLE SHEET
Z	**ZONING**
Z-001.00	LSRD ZONING ANALYSIS
Z-002.00	LSRD SITE PLAN
Z-003.00	SITE 5 - JUNE 1976 ZONING DATA
Z-004.00	ZONING ANALYSIS
Z-005.00	SITE PLAN (ROOF PLAN)
Z-006.00	ILLUSTRATIVE GROUND FLOOR PLAN
Z-010.00	ZONING SECTION A
Z-011.00	ZONING SECTION B
Z-012.00	ZONING SECTION C
Z-013.00	ZONING SECTION D
Z-014.00	ZONING SECTION E
Z-015.00	ZONING SECTION I
Z-016.00	ZONING SECTION J
Z-017.00	ZONING SECTION K
Z-018.00	ZONING SECTION L
Z-020.00	ILLUSTRATIVE BUILDING ELEVATION - NORTH
Z-021.00	ILLUSTRATIVE BUILDING ELEVATION - SOUTH
Z-030.00	NEIGHBORHOOD ELEVATIONS
Z-031.00	NEIGHBORHOOD ELEVATIONS
Z-032.00	NEIGHBORHOOD ELEVATIONS
Z-033.00	NEIGHBORHOOD ELEVATIONS

260
SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
TITLE SHEET

DRAWING NO:
T-000.00

© Handel Architects LLP 2017

SUMMARY OF PREVIOUSLY GRANTED LSRD CERTIFICATIONS, AUTHORIZATIONS & SPECIAL PERMITS; NO NEW WAIVERS REQUIRED

PARCEL 7 (STAGE I) AUTHORIZATION—CP 21885

1. Sec. 78-311(a) to permit the distribution of zoning rooms without regard for zoning lot lines and district boundary lines as required by Sec. 23-223.
2. Sec. 78-311(d) to permit the location of buildings without regard for yard regulations as required by Sec. 23-47 and 23-53.
3. Section 78-311(e) to permit the location of buildings without regard for height and setback regulations on the interior of the project as required by Sec. 23-632 and 23-64.

PARCEL 7 (STAGE I) SPECIAL PERMIT—CP21885

4. Sec. 78-312(d) to permit the locations of buildings without regard for height and setback regulations, on the periphery of the project as required by Sec. 23-632 and 23-64.

PARCEL 6A (STAGE II) AUTHORIZATION—CP21885

5. Sec. 78-311(d) to permit the location of buildings without regard for yard regulations as required by Sec. 23-47 and 23-53.

PARCEL 5 (STAGE ILL) SPECIAL PERMITS—C 760143 ZLM

6. Sec. 78-312(d) to authorize minor variations in the front height and setback regulations on the periphery of the development.
7. Sec. 78-312(f) to permit modification of the minimum spacing requirements consistent with the intent of the provisions of Sec. 23-71 (Minimum distance between buildings on a single zoning lot) and to authorize modification of the spacing required by Sec. 78-311(d) (for distance between east building on Parcel 5 and building on Parcel 6A).

PARCEL 6B (STAGE IV) AUTHORIZATIONS—N 830316 ZAM

8. Sec. 78-311(d) to authorize the location of the west building without regard for yard regulations which would otherwise apply along portions of the rear lot line wholly within the development.
9. Sec. 78-311(h) to modify the minimum spacing requirements between the west building on Parcel 6B and the building on Parcel 6A.

PARCEL 4A (STAGE V) AUTHORIZATIONS—N 850737 ZAM

10. Sec. 78-311(e) to authorize minor variations in setback regulations within the development. Deletion of Parcel 8 of Urban Renewal Plan from LSRD Plan Area.

PARCEL 4A (STAGE V) AUTHORIZATIONS—N 860727 ZAM

11. Sec. 78-41 to authorize permitted accessory, off-street parking spaces to be located within the development without regard to zoning lot lines to provide four parking spaces for Parcel 4A.

PARCEL 4B (STAGE VI) AUTHORIZATION—C 950078 ZSM

12. Sec. 78-311(e) authorize location of building without regard for height & setback regulations.

PARCEL 4B (STAGE VI) SPECIAL PERMIT—C 950078 ZSM

13. Sec. 78-312(f) authorize modification of minimum spacing requirements.

PARCEL 4B (STAGE VI) CERTIFICATIONS—C 950078 ZSM

14. Sec. 26-07 certification to modify the no curb cut on wide street regulations as required by Sec. 26-05.
15. Sec. 37-015 certification to waive retail continuity on wide street.

PARCEL 5 (UNDEVELOPED 2013 APPROVAL)—M 120183 ZSM

16. Modification to the LSRD site plan to permit an increase in community facility and total zoning floor area; to authorize a relocation of existing and development of new parking spaces; and to correct zoning calculations.

LSRD ZONING CALCULATIONS

	Parcel	4	5	6A	6B[1]	7[1]	TOTAL	NOTES
	Stage (approved)	V (1985,1986), VI (1995)	III (1977)	II (1973)	IV (1982)	I (1972)		
	Block	248	247	246	246	245		
	Lot	15, 70, 76	1, 2	1, 5	Condo 1001-1057	1		
	ZONING DISTRICT	C6-4	C6-4	C6-4	C6-4	C6-4	C6-4	Map 12d
	LOT AREA	69,210	145,031	71,357	53,821	31,657	371,076	
ZR Sections	Item							
32-00	USES PERMITTED	Use group 1-2 (residential); 3-4 (community facility); 5-12 (retail & commercial)						
	USES PROPOSED							
	Existing Uses	UG 2, 3, 4, 6	UG 2, 6	UG 2	2	2	UG 2, 3, 4, 6	Complies
	New Building Uses	UG 2, 6	UG 2, 3, 4, 6	UG 2, 6	2	2	UG 2, 3, 4, 6	Complies
	Uses Total	UG 2, 3, 4, 6	UG 2, 3, 4, 6	UG 2, 6	2	2	UG 2, 3, 4, 6	Complies
35-31, 33-122, 23-15, 33-123, 35-23, 23-154(a), 23-90	FAR PERMITTED							
	Residential	10	10	10	10	10	10	
	Community Facility	10	10	10	10	10	10	
	Commercial	10	10	10	10	10	10	
	Residential IH Bonus	2	2	2	2	2	2	
	Maximum Total	12	12	12	12	12	12	
	FAR PROPOSED (New and Existing)							
	Residential	11.43	11.84	11.97	1.22	8.78	9.99	Complies
	Community Facility	0.38	0.11	0.00	0.00	0.17	0.13	Complies
	Commercial	0.19	0.05	0.03	0.00	0.00	0.06	Complies
	Maximum Total	12.00	12.00	12.00	1.22	8.96	10.18	Complies
	FLOOR AREA PERMITTED							
	Residential	692,100	1,450,310	713,570	538,210	316,570	3,710,760	
	Community Facility	692,100	1,450,310	713,570	538,210	316,570	3,710,760	
	Commercial	692,100	1,450,310	713,570	538,210	316,570	3,710,760	
	Residential Inclusionary	138,420	290,062	142,714	107,642	63,314	742,152	
	Maximum Total	830,520	1,740,372	856,284	645,852	379,884	4,452,912	
	FLOOR AREA PROPOSED							
	Residential							
	Existing (to remain)	289,561	611,348	262,877	65,793	278,000	1,507,579	Complies
	New	501,518	1,105,319	590,992			2,197,829	Complies
	Total	791,079	1,716,667	853,869	65,793	278,000	3,705,408	Complies
	Community facility							
	Existing (to remain)	26,322	0	0	0	5,500	31,822	Complies
	New	0	16,362	0	0	0	16,362	Complies
	Total	26,322	16,362	0	0	5,500	48,184	Complies
	Commercial							
	Existing (to remain)	10,726	2,024	0			12,750	Complies
	New	2,393	5,319	2,415			10,127	Complies
	Total	13,119	7,343	2,415	0	0	22,877	Complies
	Total							
	Existing (to remain)	-296,480	613,372	262,877	65,793	283,500	929,062	Complies
	New	1,127,000	1,127,000	593,407	0	0	2,847,407	Complies
	Total	830,520	1,740,372	856,284	65,793	283,500	3,776,469	Complies
12-10	LOT COVERAGE							
	Required	Not applicable - LSRD refers to "lot coverage" for Urban Renewal purposes (expired)						
	Proposed							
	Existing	25,728	24,335	13,836	21,931	10,563	96,393	Not Applicable
	New	5,952	31,008	15,696	0	0	52,656	Not Applicable
	Total	31,680	55,343	29,532	21,931	10,563	149,049	Not Applicable
12-10	OPEN SPACE							
	Required	Not applicable						
	Existing	43,920	120,696	57,521	31,890	21,094	275,121	Not Applicable
	Proposed	37,530	89,688	41,825	31,890	21,094	222,027	Not Applicable
35-50	YARDS							
33-20, 23-40	Required	No front or side yards required; min. 8' side yard if provided. No rear yard required in R10 equivalent where rear lot line coincides with a side lot line of adjoining lot.	No front or side yards required; min. 8' side yard if provided. Rear Yard Equivalent required.	No front or side yards required; min. 8' side yard if provided. Along rear lot line, required residential yard depth of 30'and required commerical rear yard depth of 20'.	No front or side yards required; min. 8' side yard if provided. 30' rear yard required at rear lot line.	No front or side yards required; min. 8' side yard if provided. 30' rear yard required at rear lot line.		
	Proposed	No front or rear yards provided; side yard provided in excess of 8'	Rear yard equivalent provided.	Rear Yards: Rear yards greater than 30' provided all rear lot lines. Side Yards: Building 6A-1 provides minimum side yard depth of 30'-4". Building 6A-2 does not provide side yards. Front Yard: Provided along South Street; not provided along Clinton Street.	Minimum yards not provided**	Minimum yards not provided***		* Waiver #5 (CP21885) ** Waiver #8 (N 830316 ZAM) *** Waiver #2 (CP21885)
23-65	HEIGHT & SETBACK							
35-60, 35-63 33-40, 23-60	Required	15' minimum tower setback 2.7 to 1 sky exposure plane from narrow street above 85'	Cherry Street (Wide Street): Max Street Wall 85', Min 10' setback, Sky Exposure Plane 5.6:1, except for towers. South Street (Narrow Street): Max Street Wall 85', Min 15' setback, Sky Exposure Plane 2.7:1, except for towers.	Clinton Street: Above 85', 10' minimum tower setback; 5.6:1 sky exposure plane. South Street: Above 85', 15' minimum tower setback; 2.7:1 sky exposure plane.	15' minimum setback 5.6 to 1 sky exposure plane from wide street above 85'	15'/20' minimum setback 5.6/2.7 to 1 sky exposure plane from wide/narrow street above 85'		*Waiver #10 (N 850737 ZAM) & #12 (C 950078 ZSM)
	Provided	Cherry St: 15' setback at 51.5'; South Street: 40' setback above 40'; Rutger Slip: Building 4-4 provides 15' setback; Buildings 4-3 & 4-1 provide 8.14' & 8.08' setbacks; Building 4-1 penetrates sky exposure plane for 114.5' *	Cherry Street: Existing building rises without setback within 10' of street line, and penetrate sky exposure plane to a height of 146'-6' **** South Street: Building not within initial set back distance; All portions of building that pierce sky exposure plane comply with Tower Regulations.	Clinton Street - Building 6A-2: 10' setback above 50'-5' South Street - Building 6A-2: 43'-3" setback above 50'-5'	Building does not exceed 85'	Clinton Street: Penetrates sky exposure plane for 155' *** South Street: Penetrates sky exposure plane for 57' ***		** Waiver #7 (C760143 ZLM) *** Waiver #3 (CP21885) & #4 (CP21885) **** Waiver #6 (C 760143 ZLM)
23-711	MINIMUM DISTANCE							
	Required	Wall to Wall - 40' Wall to Window - 50' Window to Window - 60'						*Waiver #13 (C 950078 ZSM)
	Provided	30.17' between buildings 4-1 and 4-2*	Existing buildings separated 160' Window to Window. Complies under current zoning *** Proposed building: Above a height of 85', Tower C and Tower D are separated by a min 60'.	Buildings 6A-1 and 6A-2 abut.	37' between buildings 6A & 6B**	N/A		**Waiver #9 (N 830316 ZAM) *** Waiver #7 (C 760143 ZLM) previously granted but no longer necessary
13-10	PARKING (Accessory)							
	Required	0	0	0	0	0	0	
	Proposed							
	Existing	11	103	34	12	30	190	Complies
	New	-4	0	0	0	0	-4	Complies
	Total	7	103	34	12	30	186	Complies
36-61, 36-62	LOADING							
	Required	No accessory loading required for community facility, or first 25,000 SF of retail					0	
	Proposed	No loading proposed					0	Complies

Notes:
1. Parcels 6B and 7 are within the LSRD, but are not being modified in conjunction with the proposed projects

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE; NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4 — ZONING DISTRICT
- 7 — LSRD PARCEL NUMBER
- 4-3 — BUILDING NUMBER
- 26 / 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' (HT +418.50) — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

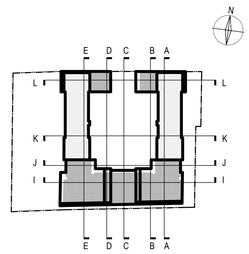
GENERAL NOTES

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

WITHIN DEVELOPMENT ENVELOPE: SHAPE AND FOOTPRINT OF 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.



260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
	DCP FILING	06/19/2018

REGISTERED ARCHITECT GARY EDWARD HANDEL 016934 STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:

LSRD ZONING ANALYSIS

DRAWING NO:

Z-001.00

© Handel Architects LLP 2017

260
SOUTH STREET

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- MAX DEVELOPMENT ENVELOPE: NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
- C6-4 — ZONING DISTRICT
- 7 — LSRD PARCEL NUMBER
- 4-3 — BUILDING NUMBER
- 26 / 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

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

GENERAL NOTES

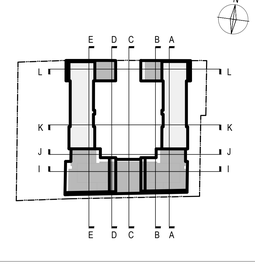
APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

WITHIN DEVELOPMENT ENVELOPE: SHAPE AND FOOTPRINT OF 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.

0' 25' 50' 100' — GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



KEY PLAN

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

REGISTERED ARCHITECT
GARY EDWARD HANDEL
STATE OF NEW YORK
016994

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
LSRD SITE PLAN

DRAWING NO:
Z-002.00

© Handel Architects LLP 2017

LSRD SITE PLAN | 1" = 50'-0" | 1 / Z-002

LANDS END TWO-A

COVERAGE CALCULATIONS

WEST BLDG.

AT GL-0" = 207'-5" = 12776.63

LESS:

B = 5'-0" X 109'-4" = 327.99
C = 5'-0" X 78'-0" = 390.0
D = 5'-0" X 29'-9" = 89.25

– 667.24

COVERAGE OF W. BLDG. = 12149.39 SQ.FT.

EAST BLDG.

E AT GL-0" = 208'-4" = 12812.30

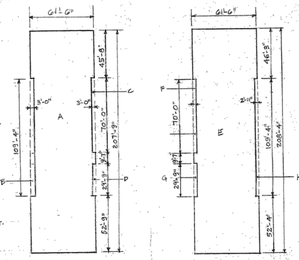
F = 5'-0" X 70'-0" = 350.0
G = 5'-0" X 29'-5" = 89.25
H = 5'-0" X 1051.4" = 221.99

– 661.24

COVERAGE OF E. BLDG. = 12185.06 SQ.FT.

TOTAL COVERAGE = 12149.39 + 12185.06 = 24334.45

TOTAL BLDG. AREA = TOTAL COVERAGE × 26 FLS.
24334.45 × 26 = 632,695.7 SQ.FT.



SITE NO.	SITE AREA IN SQ.FT.	MAX. F.A.R. PERMITTED BY U.R. PLAN (MAXIMUM + 1.5% PLAN)	ALLOWABLE FLOOR AREA IN SQ. FT.	PROPOSED COMMERCIAL AREA OR COMMUNITY AREA (NOT TO BE ALLOWED ON UPPER STREETWALL AREA - SEE TABLE 1, U.R. PLAN)	PROPOSED FLOOR AREA IN SQ. FT.	COVERAGE IN SQ. FT.	COVERAGE AS A % OF LOT AREA	COVERAGE AS A % ALLOWABLE (SEE TABLE 1, U.R. PLAN)
5	145,029	3.4	493,099	4,800	632,696.*	26,334.5	16.28	34.0
6A	71,393	4.0	285,486	0	263,694	16,658	23.3	25.0
6B	53,821	5.2	279,869	6,945	305,449	14,543	27.0	42.0

ZONING DATA

* AN AMENDMENT TO U.R. PLAN WILL BE REQUESTED TO INCREASE F.A.R. + ALLOWABLE FLOOR AREA.

ZONING: SITES 5, 6A, 6B, 7
C6-4 (R-10 EQUIVALENT)

ZONING MAP: 12d

SITE NO.	ZONING ROOMS
5	2,185 (SEE DWG.4)
6A	1,062 (IN CONST.)
6B	1,190 (FUTURE CONST.
7	1,249 (CONSTRUCTED)
TOTAL	5,686

U.R. PLAN PERMITS TOTAL OF 7,000 ZONING ROOMS ON ABOVE SITES AND SITE 4

SITE 5: TWO BRIDGES URBAN RENEWAL AREA

URBAN RENEWAL CONTROLS URBAN RENEWAL PLAN 27 MAY 1965 ; REV. JUNE 1975

PERMITTED USE: RESIDENTIAL. PAGE 5 + TABLE I
MAX. LOT COVERAGE: 34½ TABLE 1
MAX. FLOOR AREA: 3.4 TABLE 1 (SEE NOTE AT ZONING DATA CHART AT LEFT

REFERENCES

CHAPT. 3 Z.R., U.R.C., L.S.R.	BULK REGULATIONS: PROVISIONS OF CHAPT. 3 Z.R. GOVERN AS MAX. 34-1/2 Z.R. AND CONTROLS ABOVE.
URC + LSP	LOT COVERAGE: SEE CHART THIS DWG.
LEGAL SURVEY	LOT AREA
THIS DWG.	GROSS FLOOR AREA
23-30 Z.R.	DENSITY REGULATIONS
23-222 Z.R.	REQUIRED MIN. LOT AREA PER ZONING ROOM: 30 SQ.FT LOT AREA PROVIDED PER ZONING ROOM 145,029 SQ.FT. = 66.57 SQ.FT./ZONING RM. 2185 R.R.
URC	TOTAL ALLOWABLE ZONING RMS. SITES 4,5,6A,6B,7 = 7000 R.R. SEE CHART AT IMMEDIATE LEFT, THIS DWG.
23-30 Z.R.	MIN. LOT AREAS AND WIDTHS
23-40 Z.R.	CORNER LOT & THROUGH LOT
24-20 Z.R.	EXCEPTIONS TO APPLICABILITY OF RESIDENCE DISTRICT CONTROLS
24-22 Z.R.	MODIFICATION OF YARD REGULATIONS
24-221 Z.R.	FRONT YARD IS NOT REQUIRED
24-222 Z.R.	SIDE YARDS ARE NOT REQUIRED
25-663 Z.R. + 23-86 Z.R.	HEIGHT + SETBACK REGULATIONS: REAR SETBACKS: 30' MIN. REQUIRED FOR BLDG. 125' OR MORE HIGH. ALL REAR SETBACKS COMPLY. MIN. DISTANCE FOR LEGAL WINDOWS TO BLDG. OR LOT LINE = 30' ALL LEGAL WINDOWS.
BD. OF STANDARDS + APPEALS	PARKING: APPROVAL OR PARKING AS SHOWN HEREON FOR SITE 5 WILL BE REQUESTED TO SERVE SITES 5 + 6B.

MINIMUM SPACING CALCULATIONS: SECT. 23-71 & 23-82 Z.R.

(SEE SITE DIAGRAM BELOW)

SITE 5:

$S_1 = \frac{La + Lb + 2(Ha + Hb)}{6}$

$S_1 = \frac{305.88 + 205.88 + 2(250.41 + 250.12)}{6} = 222.4$ REQUIRED, 150.0' PROVIDED

BETWEEN 5 AND 6B:

$S_2 = \frac{60' + 60' + 2(250.41 + 188.5)}{6} = 154.7$ REQUIRED, 346.0' PROVIDED

BETWEEN 5 AND 6A:

$S_3 = \frac{41' + 41' + 2(175.75' + 250.12')}{6} = 148.5$ REQUIRED, 601.0' PROVIDED

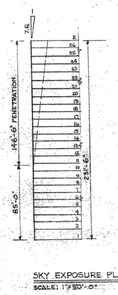
AUTHORIZATIONS APPROVED BY LARGE SCALE RESIDENTIAL PLAN:

BY CITY PLANNING COMMISSION:

1. SECT. 78-311(a) TO PERMIT THE DISTRIBUTION OF ZONING ROOMS WITHOUT REGARD FOR ZONING LOT LINES + DISTRICT BOUNDARY LINES AS REQUIRED BY SECT. 25-223.
2. SECT. 78-311(d) TO PERMIT THE LOCATION OF BUILDINGS WITHOUT REGARD FOR YARD REGULATIONS AS REQUIRED BY SECT. 23-47 AND 23-53.
3. SECT. 78-311(e) TO PERMIT THE LOCATION OF BUILDINGS WITHOUT REGARD FOR HEIGHT AND SETBACK REGULATIONS ON THE INTERIOR OF THE PROJECT AS REQ. BY SECTIONS 23-632 AND 23-64.
4. BY SPECIAL PERMIT: SECT. 78-312(d) TO PERMIT THE LOCATION OF BUILDINGS WITHOUT REGARD FOR HEIGHT AND SETBACK REGULATIONS ON THE PERIPHERY OF THE PROJECT AS REQUIRED BY SECTIONS 23-632 AND 23-64.

AUTHORIZATIONS NOW REQUESTED

1. SECT. 78-312(4) TO AUTHORIZE MINOR VARIATIONS IN THE FRONT HEIGHT AND SETBACK REGULATIONS ON THE PERIPHERY OF THE DEVELOPMENT.
2. SECT. 78-312(4) TO PERMIT MODIFICATION OF MINIMUM SPACING REQUIREMENTS AS REQUIRED BY SECT. 23-71 AND TO PERMIT MODIFICATION OF SPACING REQUIRED BY SUBSECTION (d) OF SECT. 78-311.



SITE DATA

Block	247
Lots	1, 2
LSRD Parcel	5
Zoning Map	12d
Zoning District	C6-4 (R10 Equivalent)
Manhattan Community District	3
In Manhattan Core	Yes
In Transit Zone	No
Wide Streets	Cherry Street
Narrow Streets	Rutgers Slip, South Street
Frontage	1217.48' (includes Open Space)
Lot Type	Single Zoning Lot
LOT AREA	
Lot 1	113,688.30
Lot 2	31,343.08
Total Lot Area	145,031.38
Acres	3.33

PREVIOUSLY GRANTED SPECIAL PERMITS - C 760143 ZLM

1. SEC. 78-312 (d) TO AUTHORIZE MINOR VARIATIONS IN THE FRONT HEIGHT AND SETBACK REGULATIONS ON THE PERIPHERY OF THE DEVELOPMENT.

2. SEC. 78-312 (l) TO PERMIT MODIFICATION OF THE MINIMUM SPACING REQUIREMENTS CONSISTENT WITH THE INTENT OF THE PROVISIONS OF SEC. 23-71 (MINIMUM DISTANCE BETWEEN BUILDINGS ON A SINGLE ZONING LOT) AND TO AUTHORIZE MODIFICATION OF THE SPACING REQUIRED BY SEC. 78-311 (d) (FOR DISTANCE BETWEEN EAST BUILDING ON PARCEL 5 AND BUILDING ON PARCEL 6A)

ZONING FLOOR AREA TABLE PER BUILDING

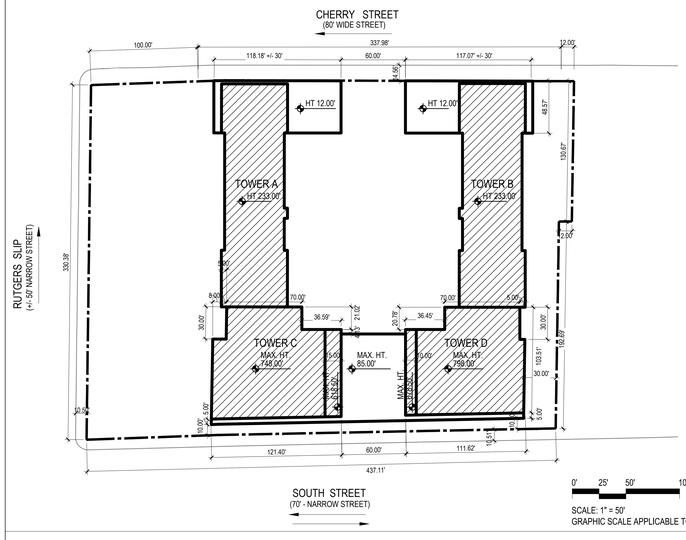
ZONING FLOOR AREA IN SQUARE FEET[1]

BUILDING	EXISTING ZFA[2]	PROPOSED: EXISTING ZFA TO REMAIN	PROPOSED: PROPOSED ZFA	PROPOSED: TOTAL ZFA
265 Cherry[3]- Bldg 5-1				
Commercial	2,024	2,024	1,832	3,856
Residential	305,412	305,412	0	305,412
Total	307,436	307,436	1,832	309,268
275 Cherry[3] - Bldg 5-2				
Commercial	0	1,699	1,788	3,487
Residential	307,635	305,936	0	305,936
Total	307,635	307,635	1,788	309,423
260 South Street - Bldg 5-3				
Community Facility	0	0	16,362	16,362
Residential	0	0	1,105,319	1,105,319
Total			1,121,681	1,121,681
Total Zoning Lot				
Commercial/Community Facility	2,024	3,723	19,982	23,705.14
Residential	613,047	611,348	1,105,319	1,716,667
Total	615,071	615,071	1,125,301	1,740,372

Footnotes
1. Allocation of FA by Use is subject to change. Total combined FA between Uses shall not exceed total FA proposed.
2. Proposed floor area identified in application 760143 ZLM for Parcel 5 is gross floor area. The existing and existing to remain floor area of 615,071 is zoning floor area, based on calculation by Handel Architects dated February 22, 2016.
3. ZFA for Both Existing Buildings combined for clarity (265 + 275 Cherry):

Commercial	2,024	3,723	3,620	7,343
Residential	613,047	611,348	0	611,348
Total	615,071	615,071	3,620	618,691

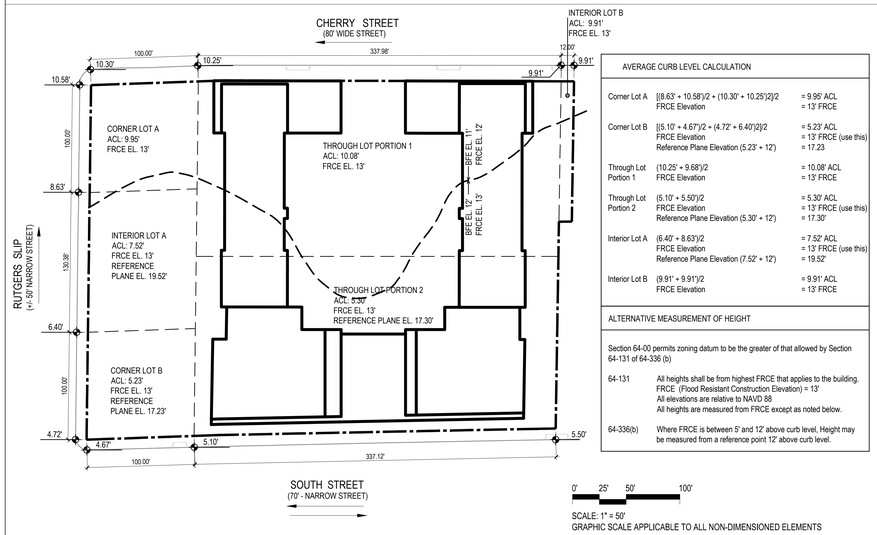
TOWER COVERAGE DIAGRAM 1" = 50'



TOWER COVERAGE	
Lot Area	145,031 SF
Existing Towers A+B	24,335 SF
New Towers C+D	21,436 SF
Total Tower Area	45,771 SF
Tower Coverage Provided	31.6%
MAX ALLOWED	40%
	(COMPLIES)

AREA OF TOWER COVERAGE

CURB LEVEL/BASE FLOOD ELEVATION DIAGRAM 1" = 50'



AVERAGE CURB LEVEL CALCULATION		
Corner Lot A	[(8.63' + 10.58')/2 + (10.30' + 10.25')/2]/2 FRCE Elevation	= 9.95' ACL = 13' FRCE
Corner Lot B	[(5.10' + 4.67')/2 + (4.72' + 6.40')/2]/2 FRCE Elevation Reference Plane Elevation (5.23' + 12')	= 5.23' ACL = 13' FRCE (use this) = 17.23
Through Lot Portion 1	(10.25' + 9.68')/2 FRCE Elevation	= 10.08' ACL = 13' FRCE
Through Lot Portion 2	(5.10' + 5.50')/2 FRCE Elevation Reference Plane Elevation (5.30' + 12')	= 5.30' ACL = 13' FRCE (use this) = 17.30'
Interior Lot A	(6.40' + 8.63')/2 FRCE Elevation Reference Plane Elevation (7.52' + 12')	= 7.52' ACL = 13' FRCE (use this) = 19.52'
Interior Lot B	(9.91' + 9.91')/2 FRCE Elevation	= 9.91' ACL = 13' FRCE

ALTERNATIVE MEASUREMENT OF HEIGHT

Section 64-00 permits zoning datum to be the greater of that allowed by Section 64-131 of 64-336 (b)

64-131	All heights shall be from highest FRCE that applies to the building. FRCE (Flood Resistant Construction Elevation) = 13' All elevations are relative to NAVD 88 All heights are measured from FRCE except as noted below.
64-336(b)	Where FRCE is between 5' and 12' above curb level, Height may be measured from a reference point 12' above curb level.

ZONING ANALYSIS

ZR SECTION	SUBJECT	PERMITTED OR REQUIRED	EXISTING	PROPOSED: EXISTING TO REMAIN	PROPOSED: PROPOSED	PROPOSED: TOTALS OR SHEET REF.	COMPLIANCE/NOTES
22-00/32-00	USES	UG 1 through 12	UG 2 - Multi-Family Res. UG 6 - Retail	UG 2 Multi-Family Res. UG 6 Retail	UG 2 Multi-Family Res. UG 3,4 Comm. Fac. UG 6 Retail		
35-31, 23-15 23-154(a), 23-90 33-122, 33-123 33-123	FAR						
	Residential	10	4.23	4.22	0.00	4.22	
	Residential w/Inclusionary Bonus	12	0.00	0.00	7.62	7.62	
	Community Facility	10	0.00	0.00	0.11	0.11	
	Commercial	10	0.01	0.01	0.04	0.05	
	Maximum Allowed FAR/Total	12	4.24	4.23	7.77	12.00	
	FLOOR AREA						
	Residential	1,450,310	613,047	611,348	0	611,348	1,699 SF of existing ground floor accessory space will be converted to commercial space. The converted floor area is included within 5,319 SF of proposed commercial floor area
	Residential w/ Inclusionary Bonus	1,740,372	0	0	1,105,319	1,105,319	
	Community Facility	1,450,310	0	0	16,362	16,362	
	Commercial	1,450,310	2,024	2,024	5,319	7,343	
	Maximum Allowed FA/ Total	**1,740,372**	615,071	613,372	1,127,000	**1,740,372**	
	LOT COVERAGE						
	Area	LSRD refers to Lot Coverage for Urban Renewal Puposes (expired June 2007)	24,335	24,335	31,008	55,343	
	YARD REGULATIONS						
35-50	A. Front Yard	No front yard required in R10 Equivalent	No front yard provided	No front yard	N/A	Complies	
23-462	B Side Yard	No side yard required in R10 Equivalent	No side year provided	No side yard.	NA	Complies	
23-471	Rear Yard	Rear Yard Equivalent Required		Complies	Provided	Z-005	Complies
23-632 23-64	HEIGHT AND SETBACK						
	Required Front Setback Building at street line or within intial setback distance shall not penetrate the sky exposure plane except for towers.	**Cherry Street (Wide Street):** Max Street Wall 85', Min 10' setback, Sky Exposure Plane 5.6:1, except for towers.	Existing building rises without setback within 10' of street line, and penetrates sky exposure plane to a height of 146'-6". Authorization previously granted C 760143 ZLM.	Proposed 1 story 13'-6" retail enlargments comply		Z-005, Z-010, Z-011, Z-013	Complies - Authorization Granted C 760143 ZLM for Existing Buildings.
		South Street (Narrow Street): Max Street Wall 85', Min 15' setback, Sky Exposure Plane 2.7:1, except for towers.		Building not within initial set back distance; All portions of building that pierce sky exposure plane comply with Tower Regulations. (See Below)		Z-010, Z-011, Z-012, Z-013, Z-014	Complies
23-652	TOWER REGULATIONS						
	Permitted Tower Lot Coverage Above 85'	Aggregate area of tower may not occupy more than 40% (58,012 SF) of the zoning lot area	Existing Building Tower coverage 24,335 SF	Propoed new Tower coverage 23,337 SF	24,335 + 21,740 = 46,075 46,075/145,031 = 31.8% 31.8%<40%. Complies.		Complies - See Tower Coverage Diagram this sheet
	Standard Tower Setbacks	Above a height of 85' Tower must be set back from the Street Line; 10' min from a wide street (Cherry St.) and 15' min from a narrow street (South St)	Existing Building rises to a height of 146'-6" within 10' of Cherry Street street line, Authorization previously granted. C 760143 ZLM.	Proposed Tower is setback 15' from South Street street line.		See Z-003, Z-010, Z-011, Z-012, Z-013, Z-014	Complies - Authorization Granted C 760143 ZLM for Existing Buildings.
23-711	MINIMUM DISTANCE						
	Standard Minimum Distance between Buildings on the same zoning lot.	Wall to Wall: 40' Wall to Window: 50' Window to Window: 60'	Existing buildings separated 160' Window to Window Complies under current zoning. Previously Granted C 760143 ZLM modifications for Existing Buildings no longer necessary.	Above a height of 85', Tower C and Tower D are separated by a min 60'. Complies		Z-003, Z-005	Complies under current zoning. Previously Granted C 760143 ZLM modifications for Existing Buildings no longer necessary.
26-41	TREE PLANTING	1 Per 25' of frontage					
	On Cherry Street - 450'	18 Trees	3 Trees	0 Trees	11 Trees	11 Trees	Complies. Additional 19 required trees to be provided off site in consultation with the Department of Parks and Recreation.
	On Rutgers Slip - 330'	13 Trees	5 Trees	0 Trees	11 Trees	11 Trees	
	On South Street -437'	17 Trees	0 Trees	0 Trees	9 Trees	9 Trees	
13-41	ACCESSORY OFF-STREET PARKING						
	Residential	None Required	103 Parking spaces. Based on October 1976 LSRD plan submitted to CPC with parcel 5 application (760143 ZLM) and Certificate of Occupancy dated Ocotber 19, 1979.	103 spaces	None Provided	103 spaces	Existing 103 Residential Spaces to be relocated from surface parking lot to parking below grade. Complies
	Commercial	None Required	None Provided	None Provided	None Provided		
	Community Facility	None Required	None Provided	None Provided	None Provided		
13-12	OFF-STREET LOADING						
25-70	Residential	None Required	None Provided	None Provided	None Provided		Complies
36-62	Commercial	None Required first 25,000 of Retail.	None Provided	None Provided	None Provided		
25-70, 36-62	Community Facility	None Required	None Provided	None Provided	None Provided		
25-80 (d)	BICYCLE PARKING						
	Residential	1 per 2 New Dwelling Units 1350 Du's Proposed/2 = 675 Spaces	None Provided	None Provided	675 spaces	675	Bicycle parking count is for illustrative purposes and is subject to change. Bicycle parking provisions apply to new dwelling units or building segments constructed after April 22, 2009. Complies
25-80, 36-71	Community Facility	1 per 10,000 SF 16362 SF Proposed/10,000 = 1.6	None Provided	None Provided	2 spaces	2	
25-80, 36-71	Commercial	1 per 10,000 SF 7,343 SF Proposed/10,000 = .7	None Provided	None Provided	1 space	1	

260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

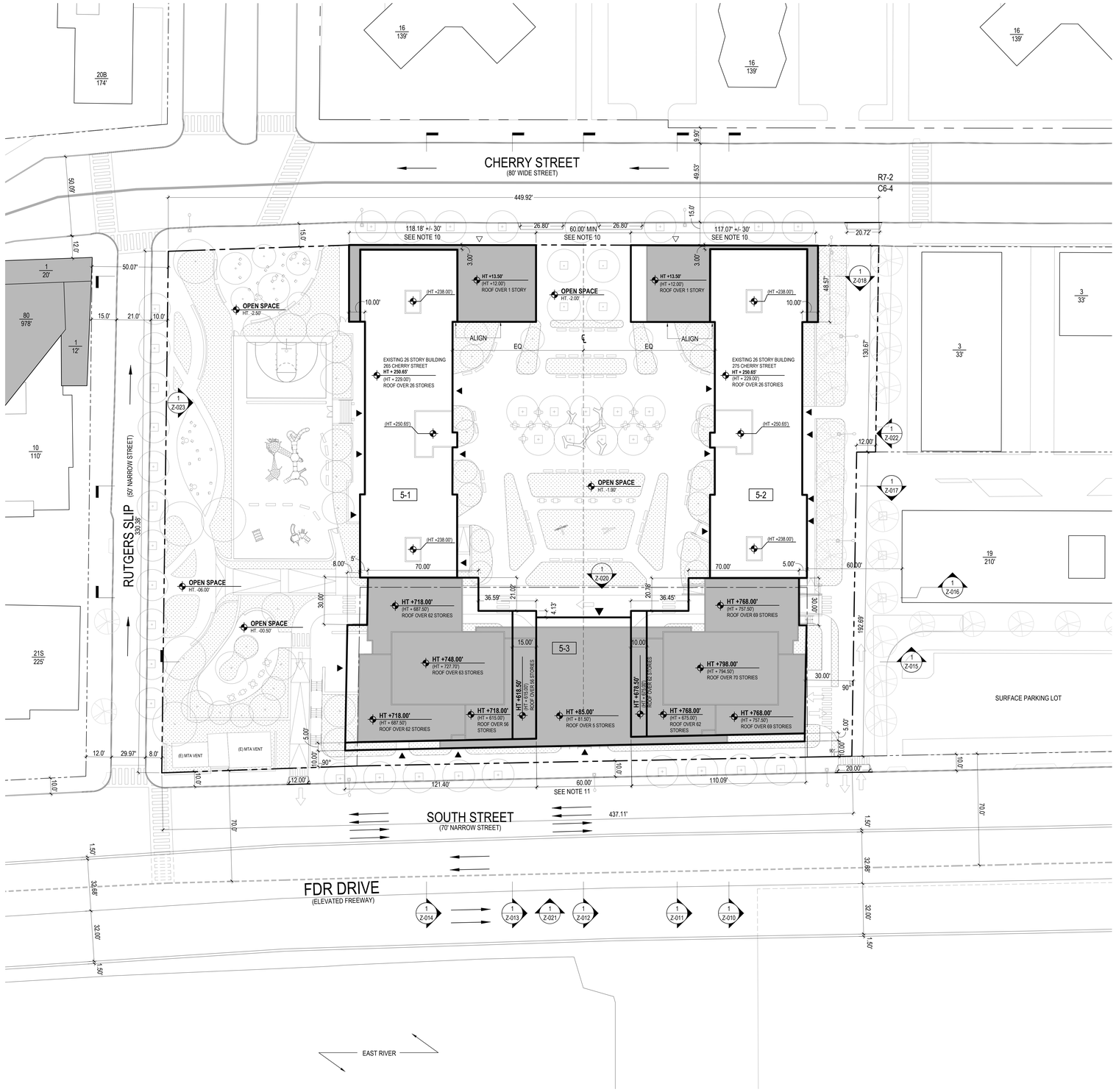
REGISTERED ARCHITECT GARY EDWARD HANDEL 016994 STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING ANALYSIS

DRAWING NO:
Z-004.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ENLARGED SITE PLAN

SCALE: 1" = 25'

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R10 / C6-4 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- 7 — LSRD PARCEL NUMBER
- 5-1 — BUILDING NUMBER
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- EXISTING CURB CUT
- RELOCATED EXISTING CURB CUT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- LANDSCAPE AREA
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0.0') ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +676.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.

260 SOUTH STREET

OWNER

TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT

HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT

MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

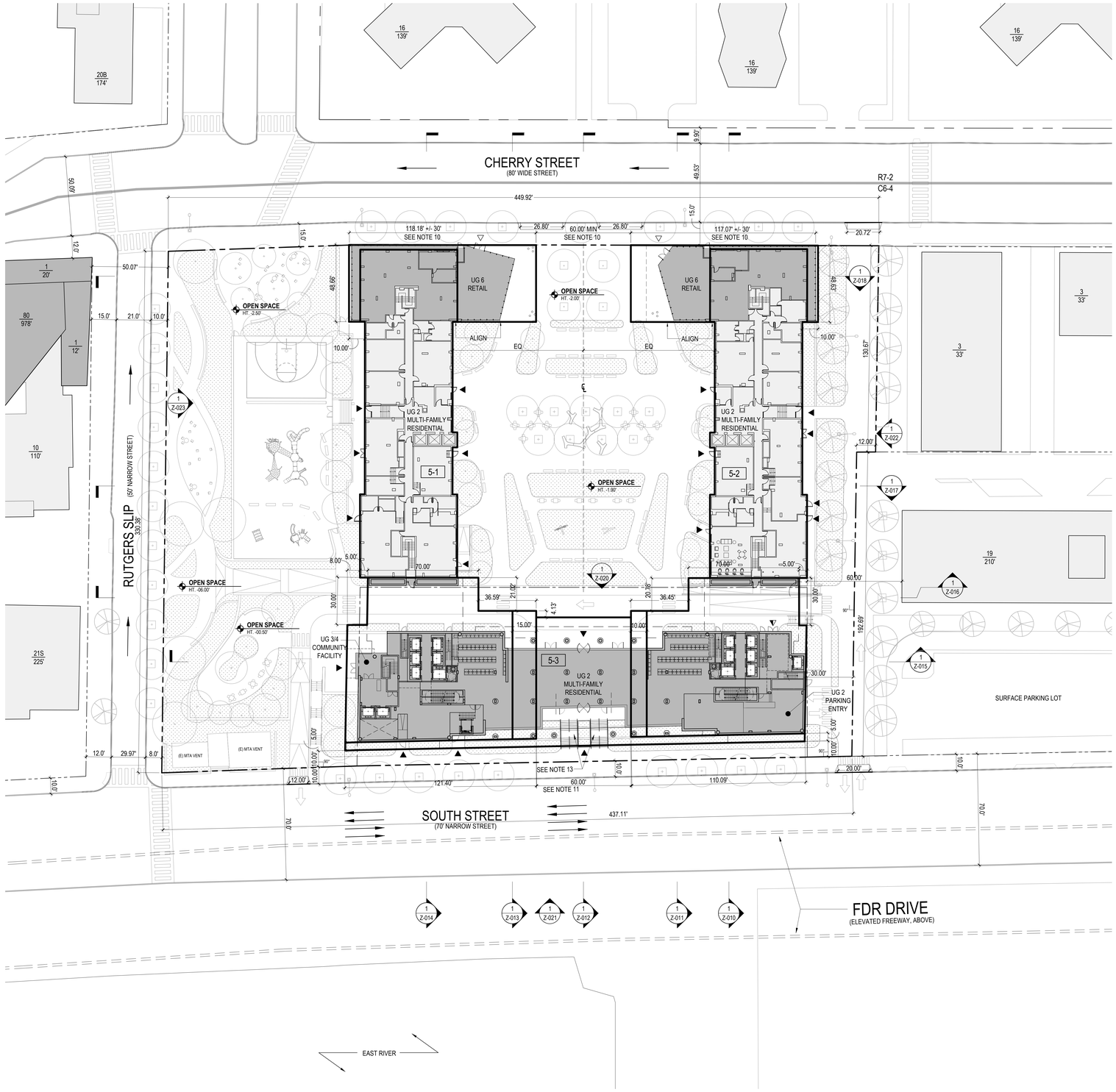
REGISTERED ARCHITECT
GARY EDWARD HANDEL
016994
STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
SITE PLAN
(ROOF PLAN)

DRAWING NO:
Z-005.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ENLARGED SITE PLAN

SCALE: 1" = 25'

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R10 / C6-4 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- 7 — LSRD PARCEL NUMBER
- 5-1 — BUILDING NUMBER
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- Q — OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- VEHICULAR ACCESS / EGRESS
- TRAFFIC DIRECTION
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- P — EXISTING POST
- MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- EXISTING CURB CUT
- RELOCATED EXISTING CURB CUT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- LANDSCAPE AREA
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT

NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT + 0.0') ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. STAIRWAY TO BE LOCATED WITHIN A VOLUME THAT IS OPEN ALONG THE FRONTAGE OF SOUTH STREET, THE VOLUME SHALL HAVE A MINIMUM HEIGHT OF 18', A MINIMUM WIDTH OF 16', AND A MINIMUM DEPTH OF 20'

260 SOUTH STREET

OWNER

TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT

HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT

MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

REGISTERED ARCHITECT
GARY EDWARD HANDEL
016994
STATE OF NEW YORK

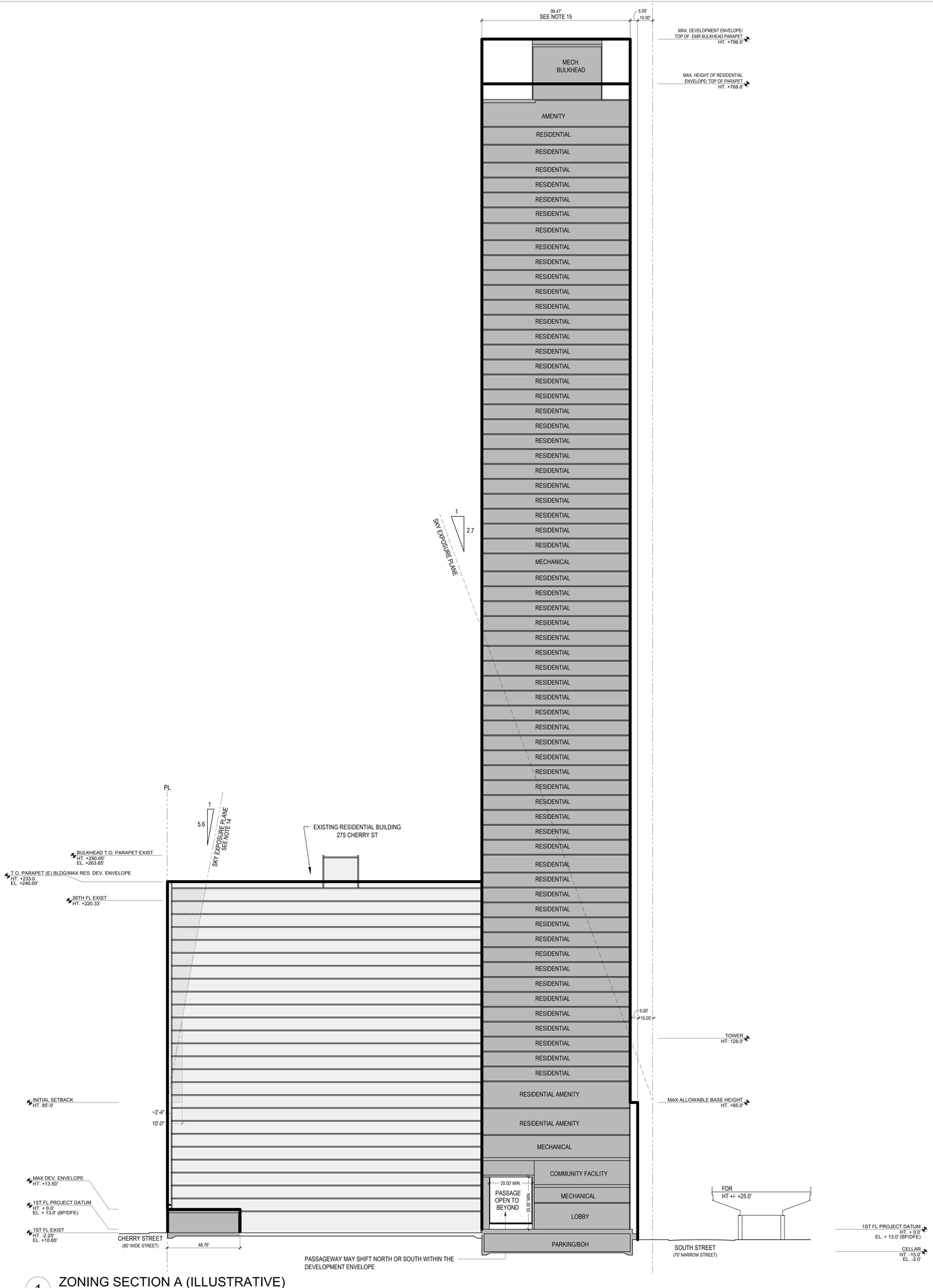
DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ILLUSTRATIVE GROUND FLOOR PLAN

DRAWING NO:

Z-006.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ZONING SECTION A (ILLUSTRATIVE)
SCALE: 1" = 25'

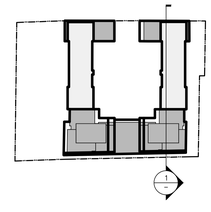
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 28-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.
14. SKY EXPOSURE PLANE WAIVER ON EXISTING BUILDING PREVIOUSLY GRANTED (C760413ZL19). NO CHANGE PROPOSED.
15. DEVELOPMENT ENVELOPE WIDTH DIMENSION VARIES BETWEEN 98'-9" AND 99'-11" BASED ON DISTANCE BETWEEN SOUTH FACADE OF EXISTING RESIDENTIAL BUILDING AND THE REQUIRED 15' SETBACK FROM SOUTH STREET

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING
- AREA ABOVE SKY EXPOSURE PLANE, ACCEPTABLE PURSUANT TO PREVIOUSLY APPROVED WAIVER, REFERENCE SHEET Z-004

KEY PLAN



260 SOUTH STREET

OWNER

TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT

HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT

MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

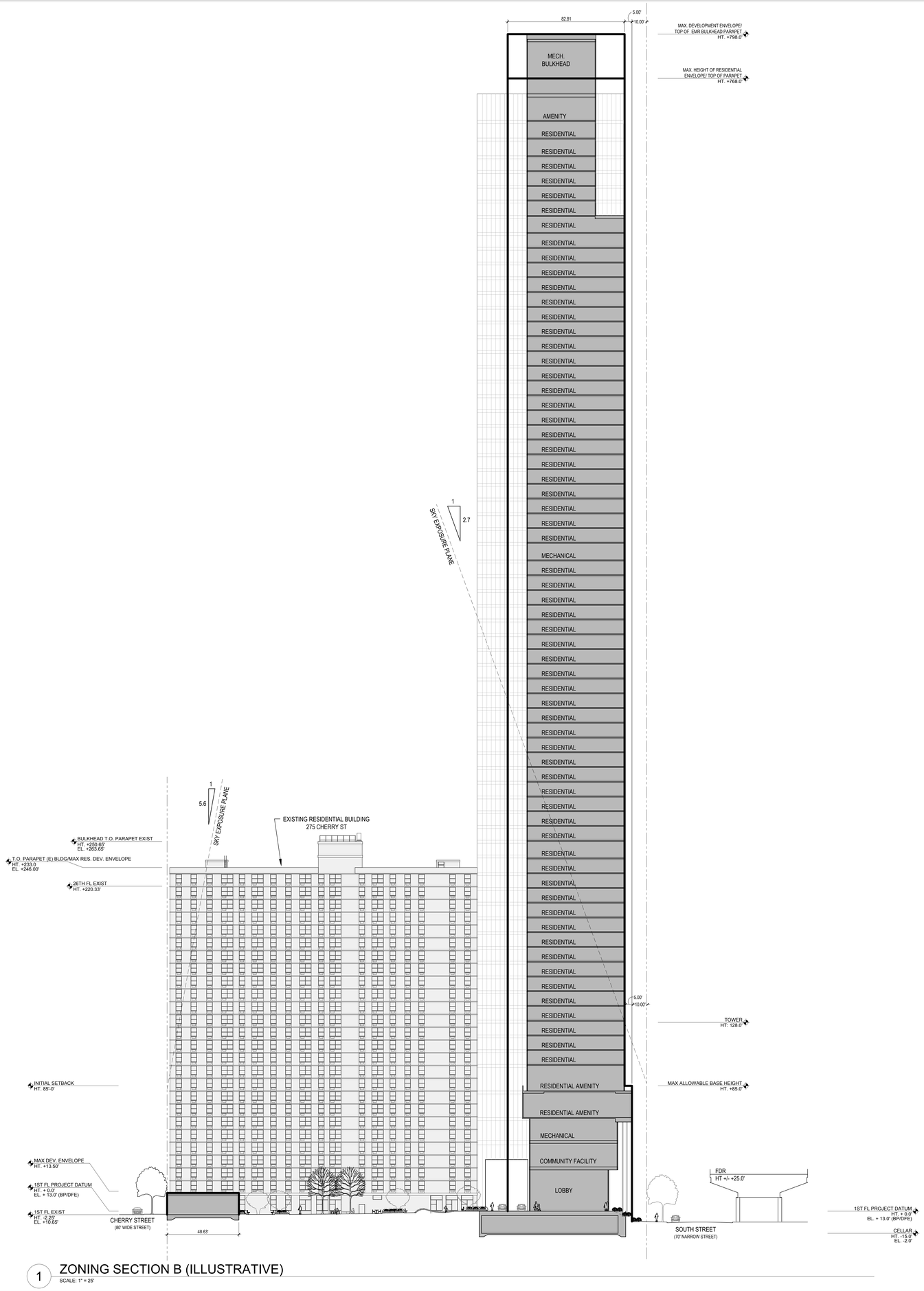
REGISTERED ARCHITECT
GARY EDWARD HANDEL
016934
STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING SECTION A

DRAWING NO:
Z-010.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ZONING SECTION B (ILLUSTRATIVE)
SCALE: 1" = 25'

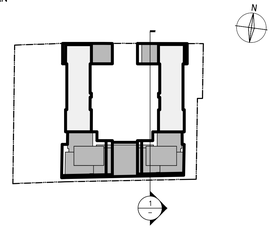
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.
14. LOCATION OF CELLAR LEVEL MAY EXTEND BELOW PORTION OF COURTYARD IN ORDER TO ACCOMMODATE PARKING LAYOUT

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING

KEY PLAN



260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

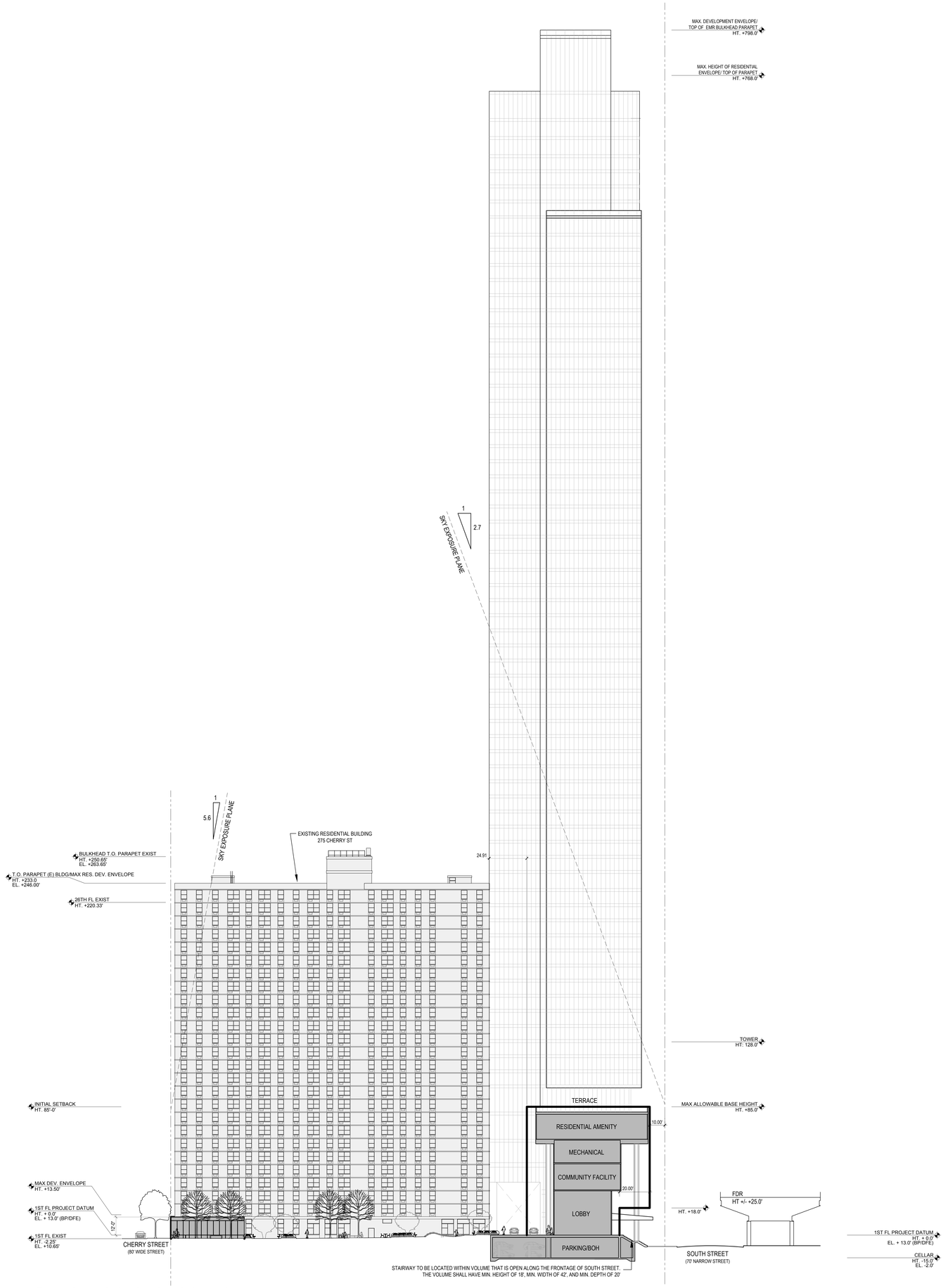
REGISTERED ARCHITECT GARY EDWARD HANDEL 016998 STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING SECTION B

DRAWING NO:
Z-011.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ZONING SECTION C (ILLUSTRATIVE)
SCALE: 1" = 25'

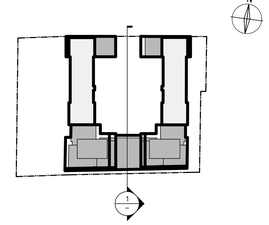
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.
14. LOCATION OF CELLAR LEVEL MAY EXTEND BELOW PORTION OF COURTYARD IN ORDER TO ACCOMMODATE PARKING LAYOUT

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING

KEY PLAN



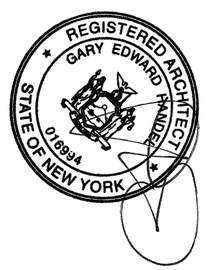
260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

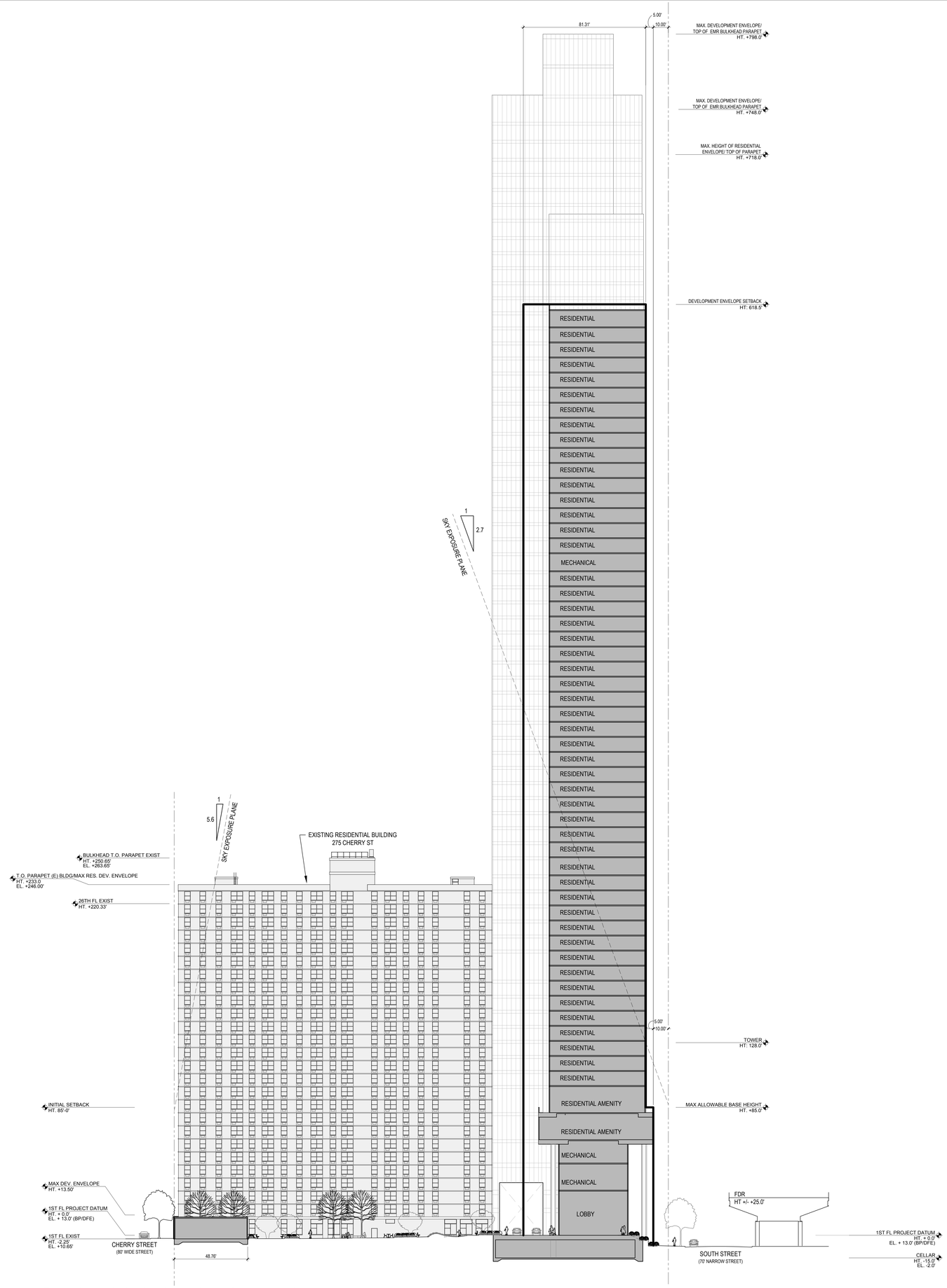


DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING SECTION C

DRAWING NO:
Z-012.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ZONING SECTION D (ILLUSTRATIVE)
SCALE: 1" = 25'

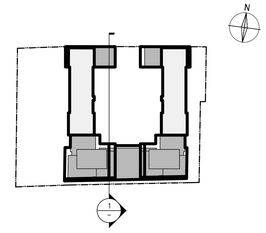
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.
14. LOCATION OF CELLAR LEVEL MAY EXTEND BELOW PORTION OF COURTYARD IN ORDER TO ACCOMMODATE PARKING LAYOUT

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING

KEY PLAN



260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

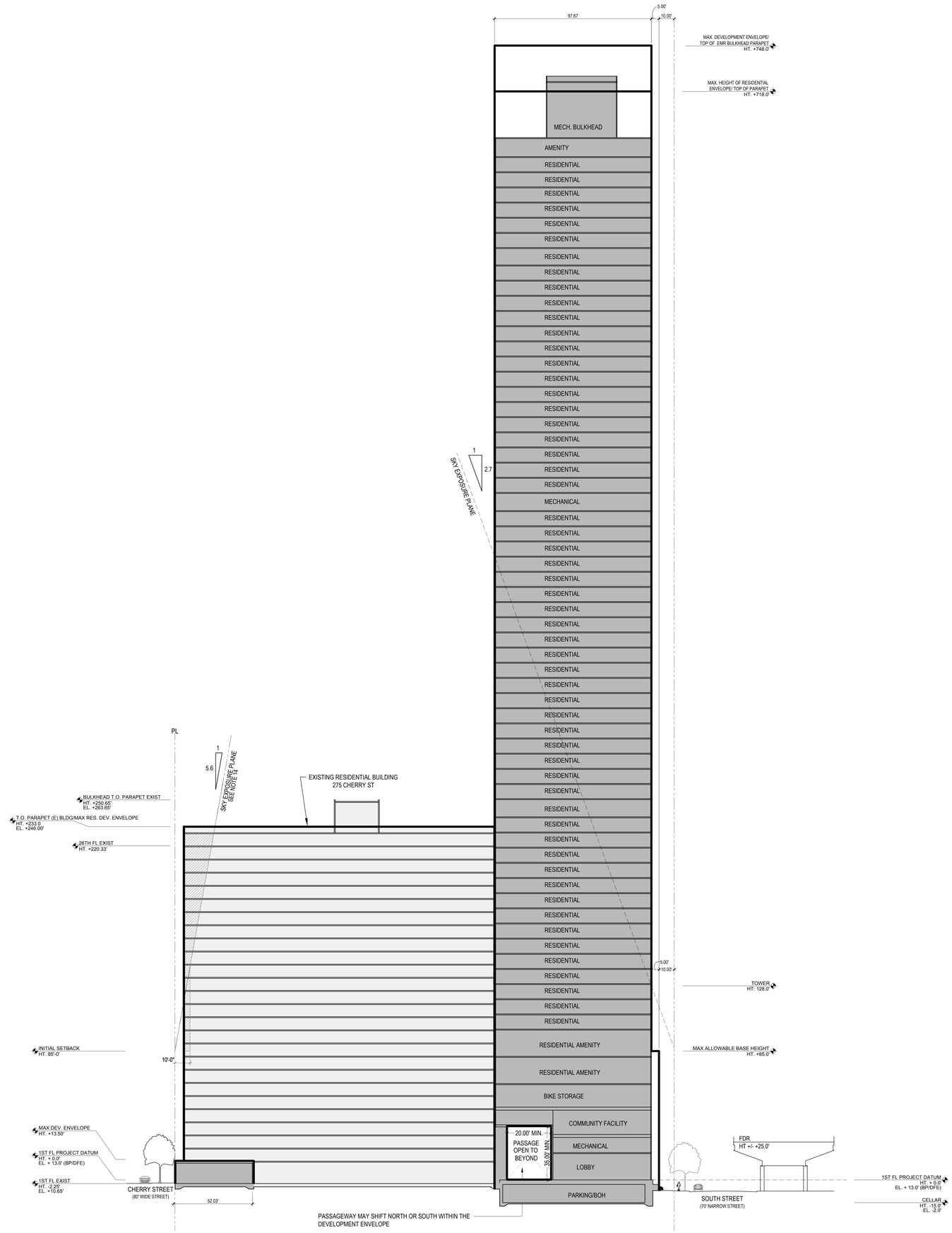
REGISTERED ARCHITECT GARY EDWARD HANDEL 016934 STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING SECTION D

DRAWING NO:
Z-013.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ZONING SECTION E (ILLUSTRATIVE)

SCALE: 1" = 25'

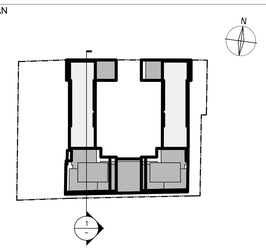
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.
14. SKY EXPOSURE PLANE WAIVER ON EXISTING BUILDING PREVIOUSLY GRANTED (C760413ZL19), NO CHANGE PROPOSED.
15. DEVELOPMENT ENVELOPE WIDTH DIMENSION VARIES BETWEEN 102'-9" AND 99'-11" BASED ON DISTANCE BETWEEN SOUTH FACADE OF EXISTING RESIDENTIAL BUILDING AND THE REQUIRED 15' SETBACK FROM SOUTH STREET

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING
- AREA ABOVE SKY EXPOSURE PLANE, ACCEPTABLE PURSUANT TO PREVIOUSLY APPROVED WAIVER, REFERENCE SHEET Z-004

KEY PLAN



260 SOUTH STREET

OWNER

TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT

HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT

MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

REGISTERED ARCHITECT
GARY EDWARD HANDEL
STATE OF NEW YORK
016994

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

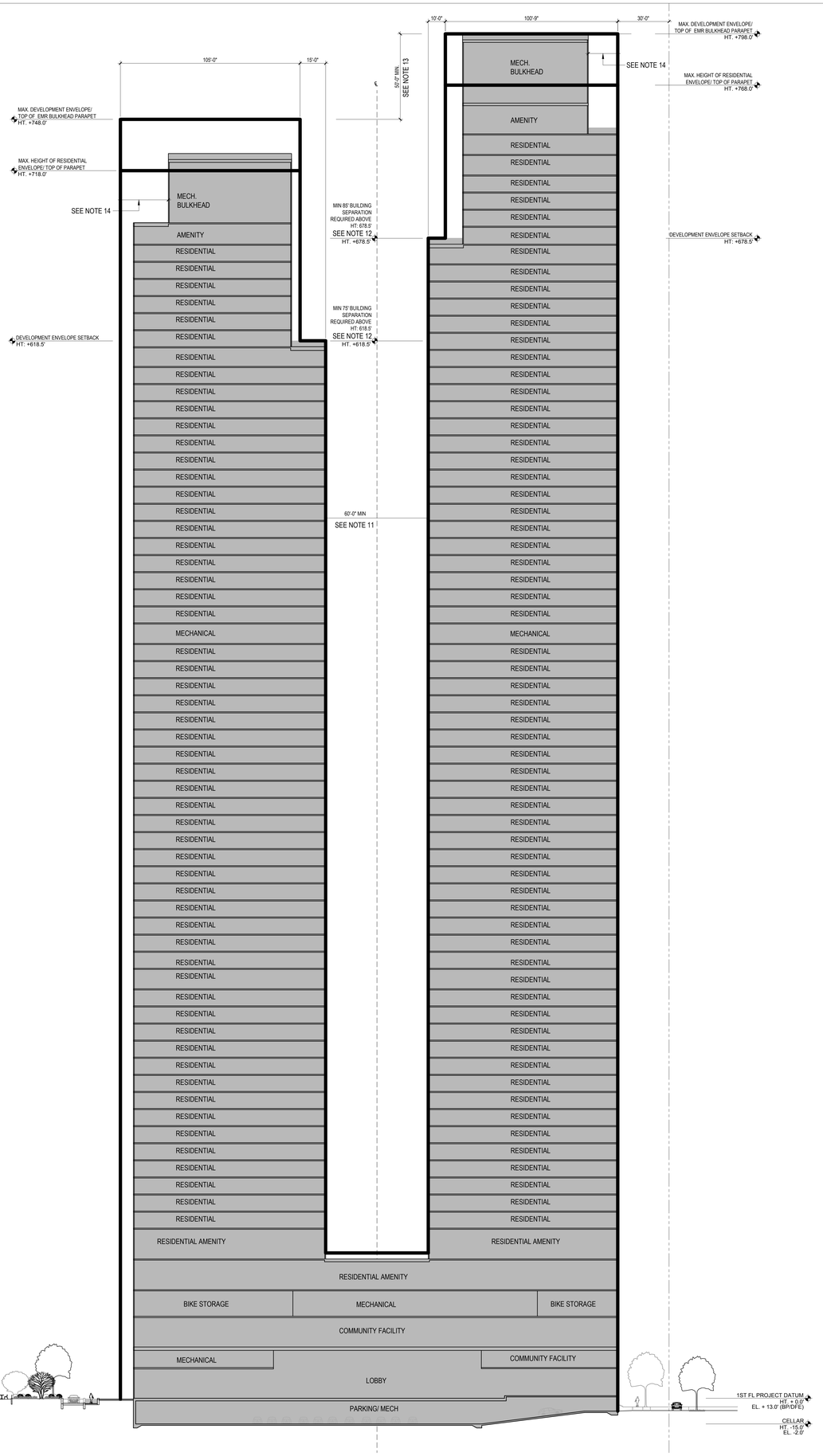
DRAWING TITLE:

ZONING SECTION E

DRAWING NO:

Z-014.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ZONING SECTION I (ILLUSTRATIVE)
SCALE: 1" = 25'

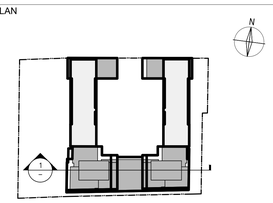
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.
14. ROOFTOP MECHANICAL BULKHEAD ON THE WEST TOWER MUST BE SET BACK A MINIMUM OF 20 FEET FROM WESTERNMOST PERMITTED ENVELOPE LINE, AND ROOFTOP MECHANICAL BULKHEAD ON THE EAST TOWER MUST BE SET BACK A MINIMUM OF 20 FEET FROM EASTERNMOST PERMITTED ENVELOPE LINE.

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING

KEY PLAN



260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

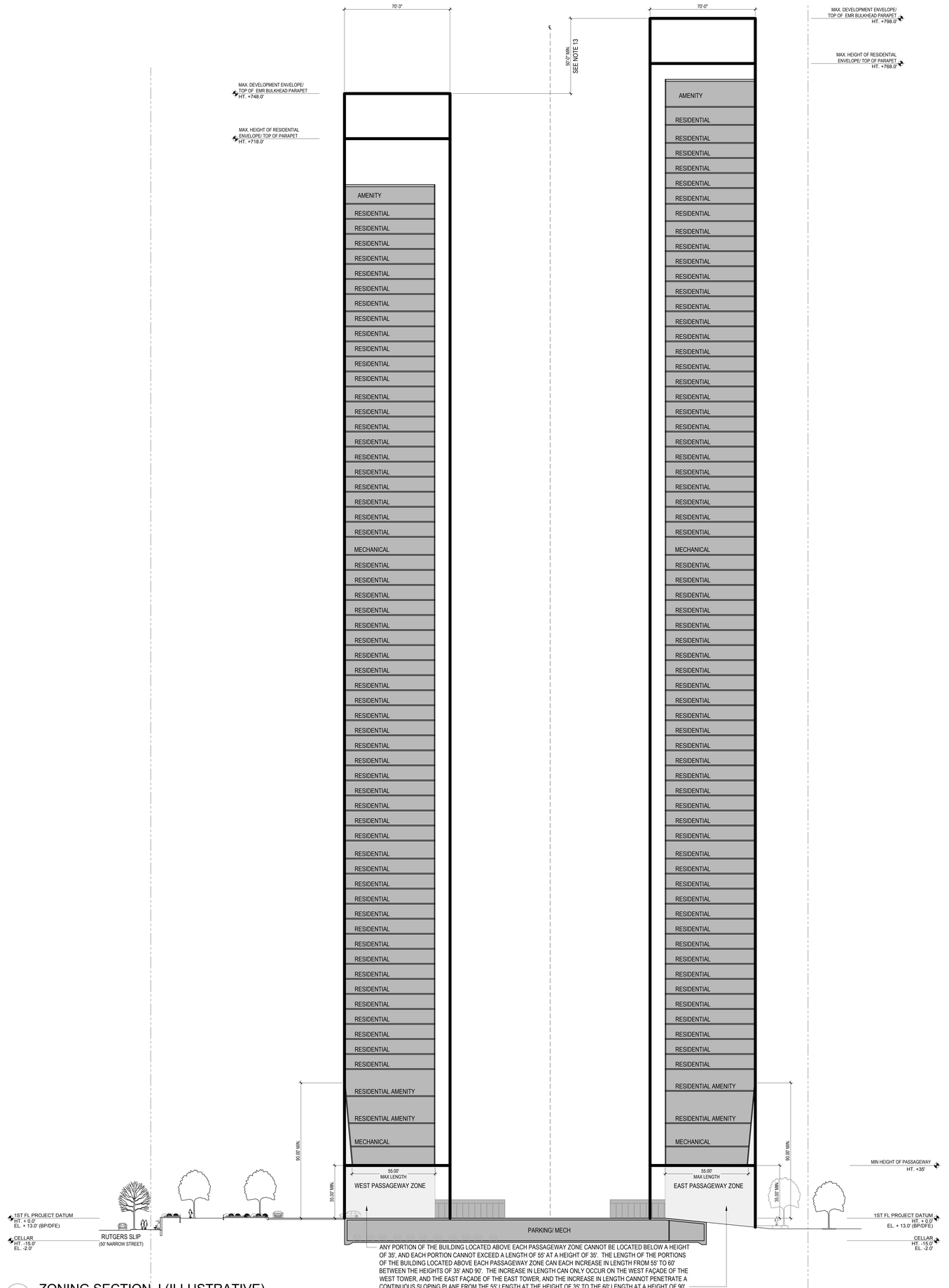
REGISTERED ARCHITECT
GARY EDWARD HANDEL
016994
STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING SECTION I

DRAWING NO:
Z-015.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ZONING SECTION J (ILLUSTRATIVE)
SCALE: 1" = 25'

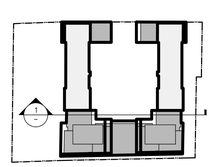
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING

KEY PLAN



260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

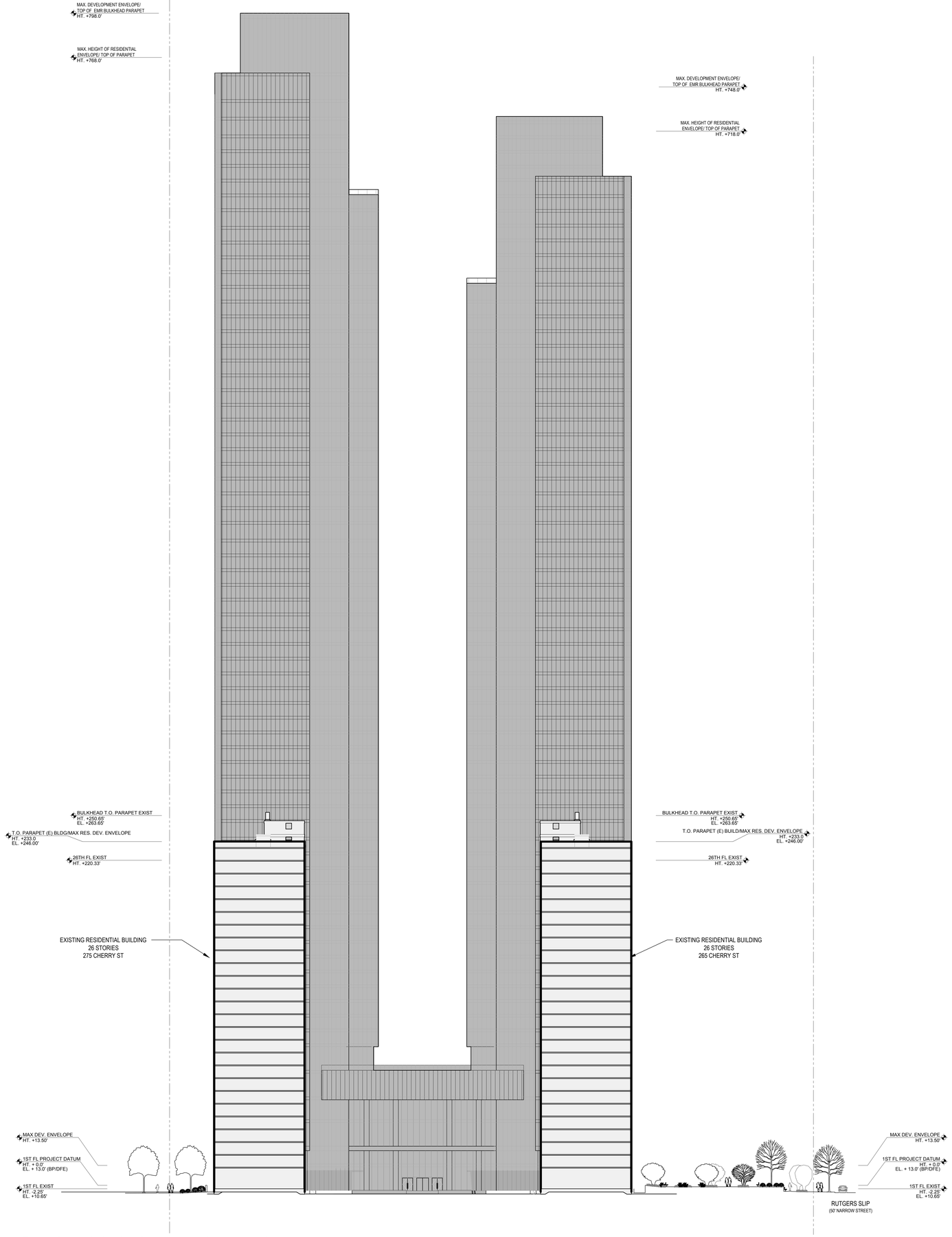
REGISTERED ARCHITECT
GARY EDWARD HANDEL
016934
STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING SECTION J

DRAWING NO:
Z-016.00

© Handel Architects LLP 2017



1 ZONING SECTION K (ILLUSTRATIVE)
SCALE: 1" = 25'

0' 25' 50' 100'
SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

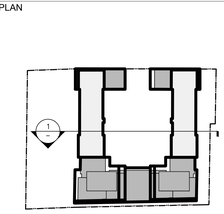
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING

KEY PLAN



260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

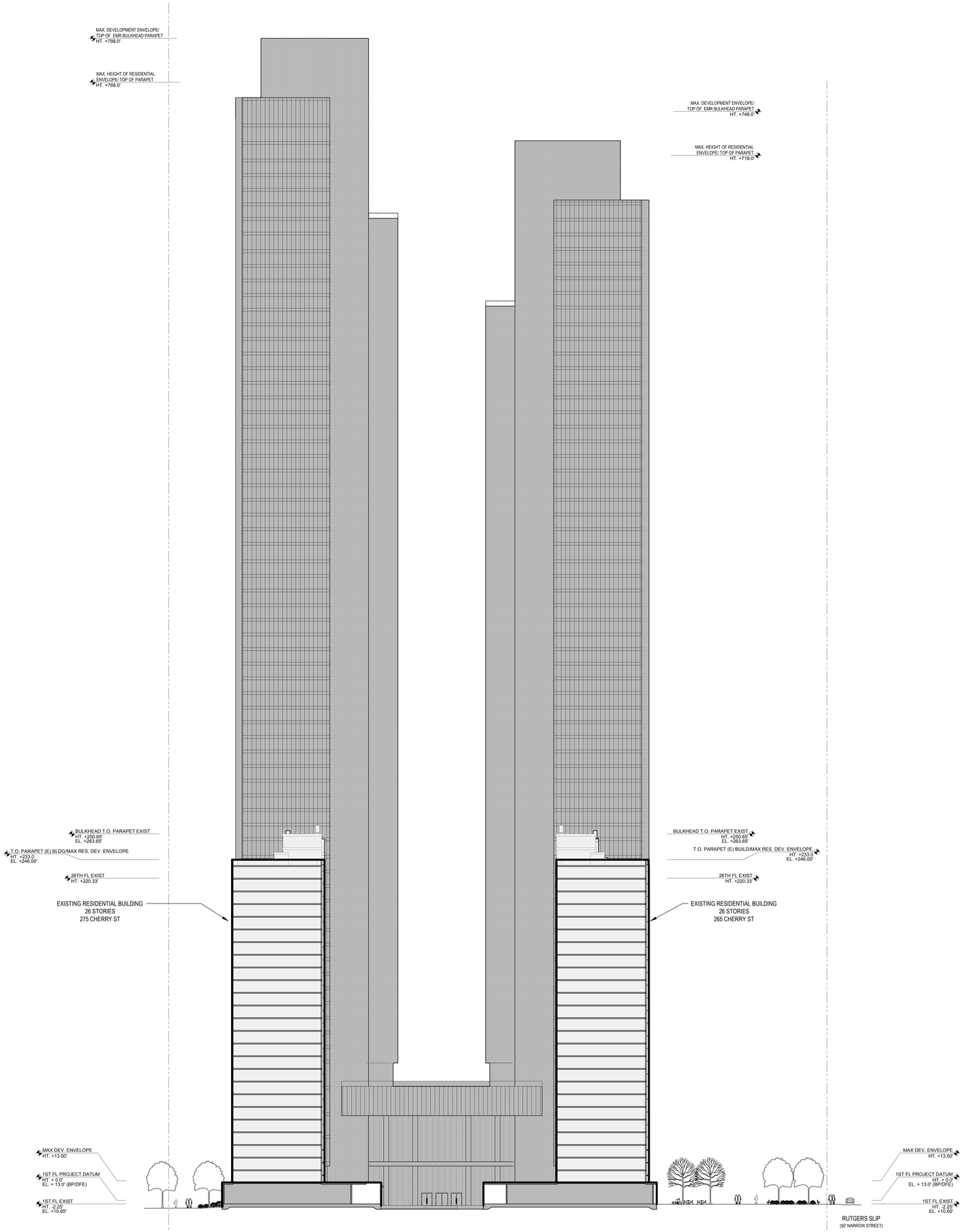
REGISTERED ARCHITECT
GARY EDWARD HANDEL
016934
STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING SECTION K

DRAWING NO:
Z-017.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 ZONING SECTION L (ILLUSTRATIVE)
SCALE: 1" = 25'

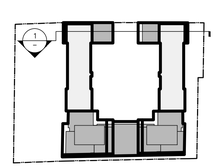
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING
- AREA ABOVE SKY EXPOSURE PLANE, ACCEPTABLE PURSUANT TO PREVIOUSLY APPROVED WAIVER, REFERENCE SHEET Z-004

KEY PLAN



260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

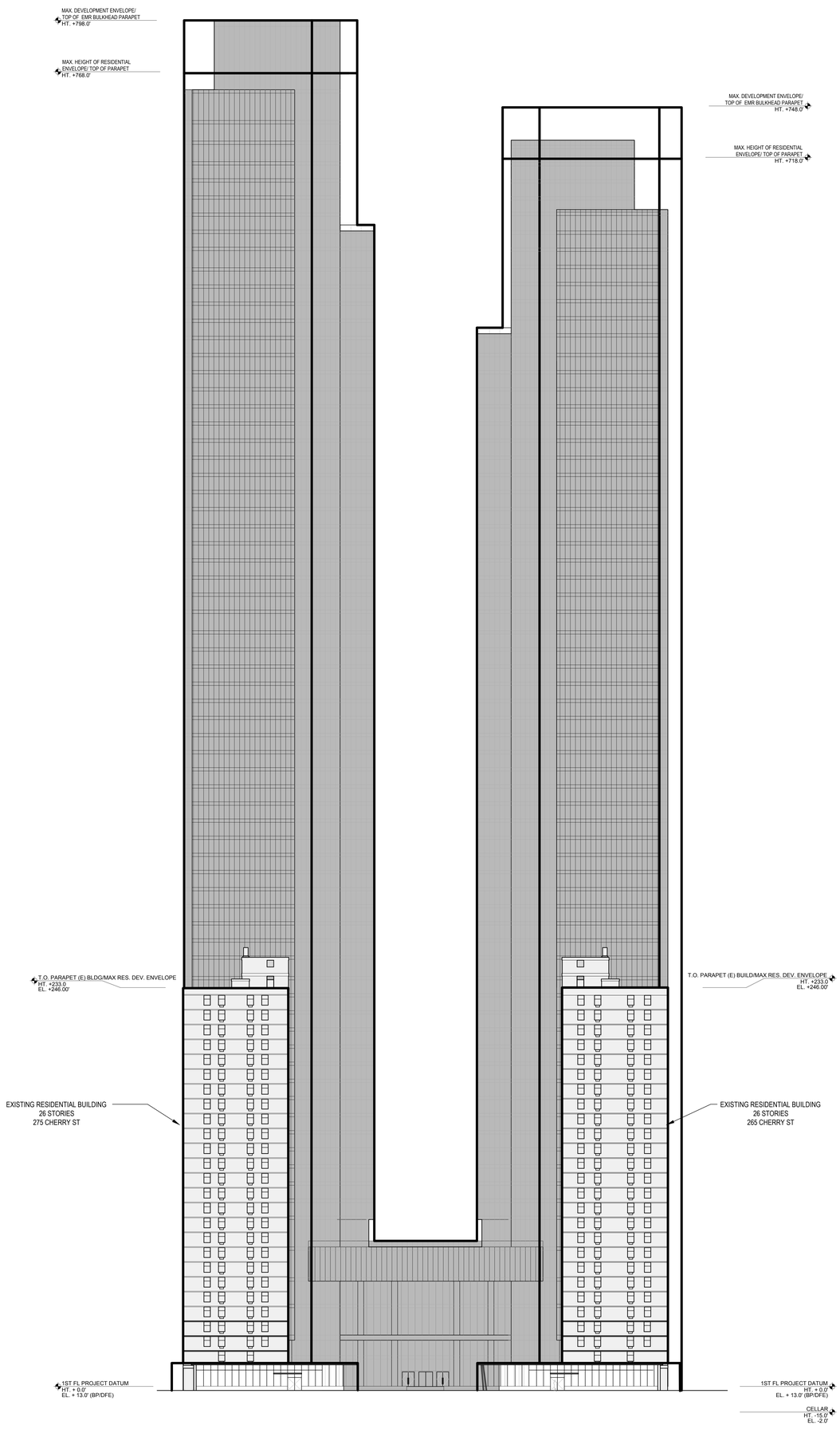
REGISTERED ARCHITECT
GARY EDWARD HANDEL
016994
STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ZONING SECTION L

DRAWING NO:
Z-018.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 NORTH ELEVATION (ILLUSTRATIVE)
SCALE: 1" = 25'

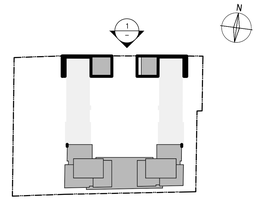
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE
  NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING
- AREA ABOVE SKY EXPOSURE PLANE, ACCEPTABLE PURSUANT TO PREVIOUSLY APPROVED WAIVER, REFERENCE SHEET Z-004

KEY PLAN



260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
	DCP FILING	06/19/2018

REGISTERED ARCHITECT
GARY EDWARD HANDEL
016934
STATE OF NEW YORK

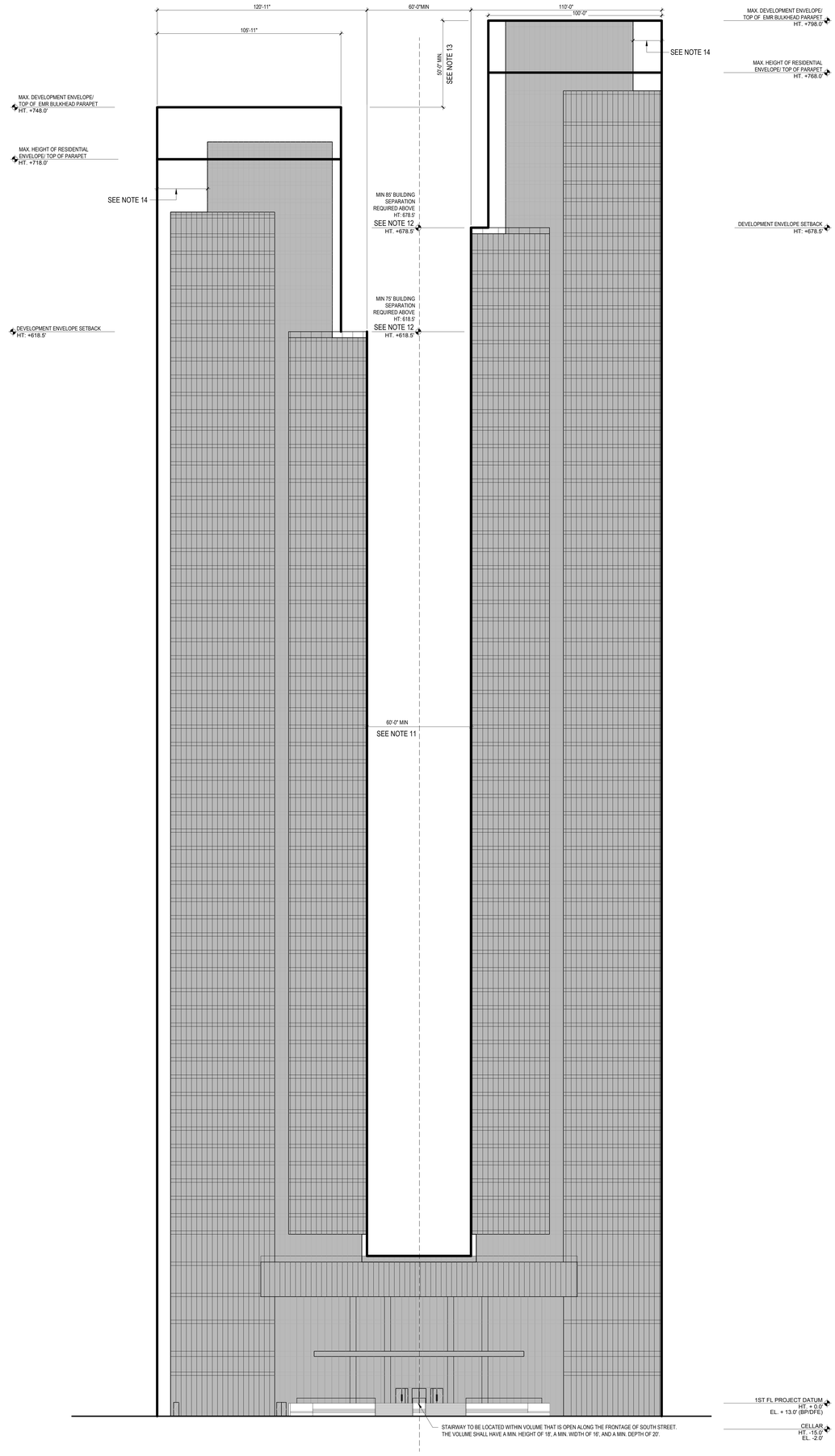
N

DATE: 06/19/2018
SCALE: 1"=30'-0"
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ILLUSTRATIVE BUILDING ELEVATION - NORTH

DRAWING NO:
Z-020.00

© Handel Architects LLP 2017



0' 25' 50' 100'

SCALE: 1" = 25'

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 SOUTH ELEVATION (ILLUSTRATIVE)

SCALE: 1" = 25'

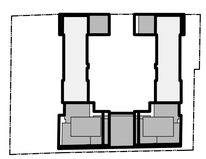
NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, HEIGHT, NUMBER OF FLOORS, WINDOW PATTERNS AND NOTATIONS WITHIN THE ZONING ENVELOPE ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
6. INFORMATION RELATED TO LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
9. ALL ELEVATIONS ARE IN NAVD88 DATUM. ALL HEIGHTS ARE MEASURED ABOVE THE BASE PLANE/DESIGN FLOOD ELEVATION, WHICH IS EL +13.0' (HT = 0'-0") ABOVE SEA LEVEL IN NAVD88 DATUM.
10. LOCATION OF 60' MINIMUM SEPARATION BETWEEN NEW ONE STORY RETAIL PORTIONS ON CHERRY STREET MAY SHIFT EAST OR WEST BY A MAXIMUM OF 30' FROM THE CENTERLINE BETWEEN THE TWO EXISTING BUILDINGS.
11. SEPARATION BETWEEN TOWERS TO BE 60.00' MINIMUM FROM A MINIMUM HEIGHT OF +85.00'.
12. AT A HEIGHT NOT GREATER THAN +618.50' A MINIMUM 15' SETBACK MUST BE PROVIDED ON THE WEST TOWER TO PROVIDE A MINIMUM 75' SEPARATION BETWEEN THE TOWERS. AT A HEIGHT NOT GREATER THAN +678.50', A MINIMUM 10' SETBACK MUST BE PROVIDED ON THE EAST TOWER TO PROVIDE A MINIMUM 85' SEPARATION BETWEEN THE TOWERS. THE 85' SEPARATION BETWEEN THE TOWERS MUST BE PROVIDED AT A MINIMUM OF 60' HIGHER THAN THE 75' SEPARATION.
13. TOP OF EMR BULKHEAD AT WEST TOWER TO BE AT LEAST 50' LOWER THAN TOP OF EMR BULKHEAD AT EAST TOWER.
14. ROOFTOP MECHANICAL BULKHEAD ON THE WEST TOWER MUST BE SET BACK A MINIMUM OF 20 FEET FROM WESTERNMOST PERMITTED ENVELOPE LINE, AND ROOFTOP MECHANICAL BULKHEAD ON THE EAST TOWER MUST BE SET BACK A MINIMUM OF 20 FEET FROM EASTERNMOST PERMITTED ENVELOPE LINE.

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED DEVELOPMENT ENVELOPE NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE
- SKY EXPOSURE PLANE
- EXISTING BUILDING
- NEW BUILDING
- AREA ABOVE SKY EXPOSURE PLANE, ACCEPTABLE PURSUANT TO PREVIOUSLY APPROVED WAIVER, REFERENCE SHEET Z-004

KEY PLAN



260 SOUTH STREET

OWNER

TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT

HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT

MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

REGISTERED ARCHITECT GARY EDWARD HANDEL 016994 STATE OF NEW YORK

DATE: 06/19/2018
SCALE: 1"=25'-0"
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
ILLUSTRATIVE BUILDING ELEVATION - SOUTH

DRAWING NO:

Z-021.00

© Handel Architects LLP 2017

260
SOUTH STREET

OWNER

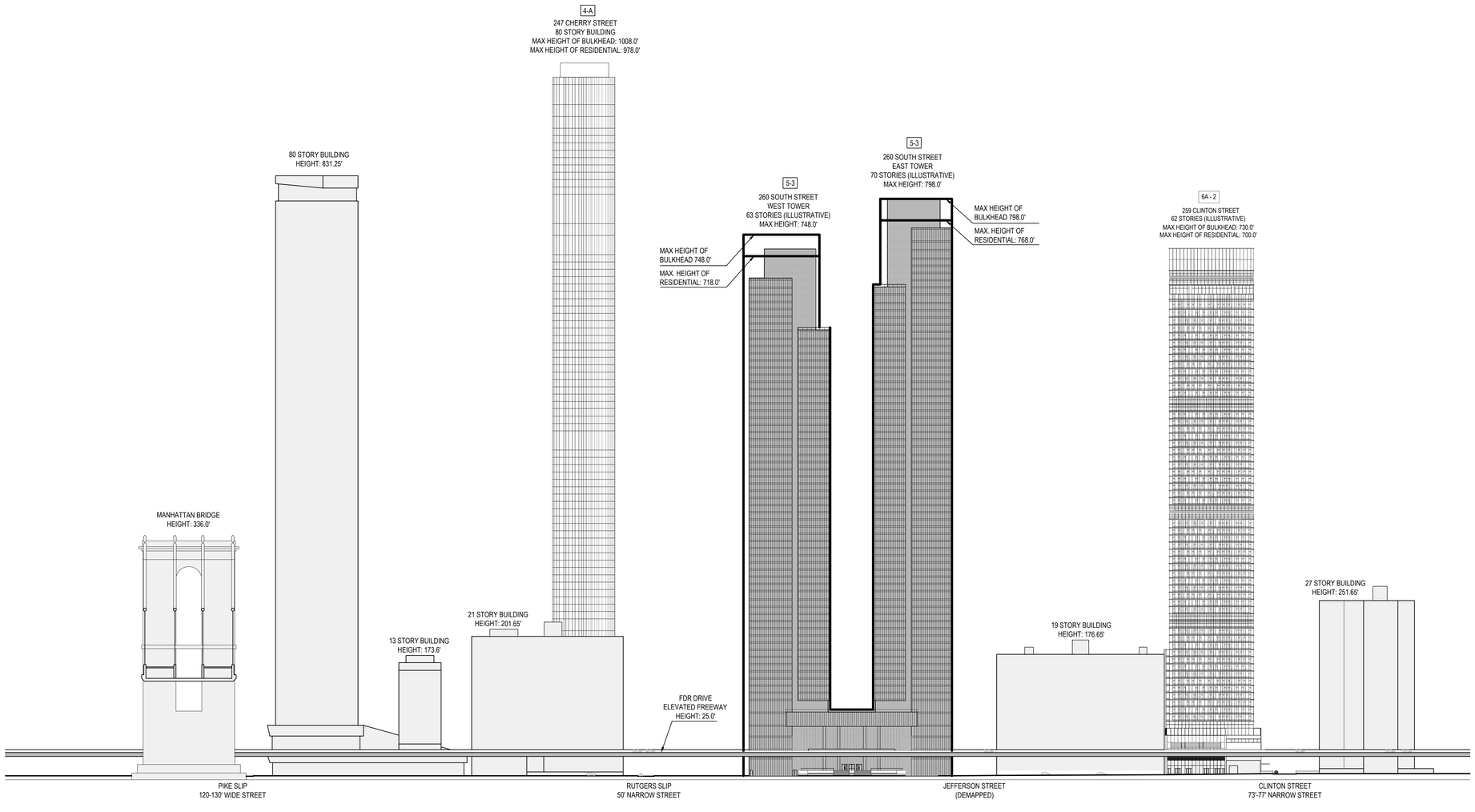
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT

HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT

MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609



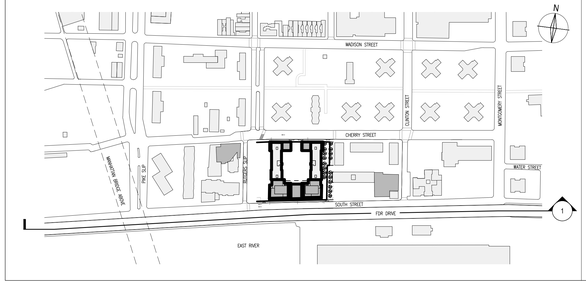
1 SOUTH STREET - ELEVATION LOOKING NORTH

SCALE: 1" = 300'

0' 30' 60' 120'

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

KEY PLAN



LEGEND

- ZONING LOT LINE
- PROPOSED DEVELOPMENT ENVELOPE
- EXISTING BUILDING

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
5. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.

NO.	ISSUANCE	DATE
	DCP FILING	06/19/2018

REGISTERED ARCHITECT
GARY EDWARD HANDEL
016994
STATE OF NEW YORK

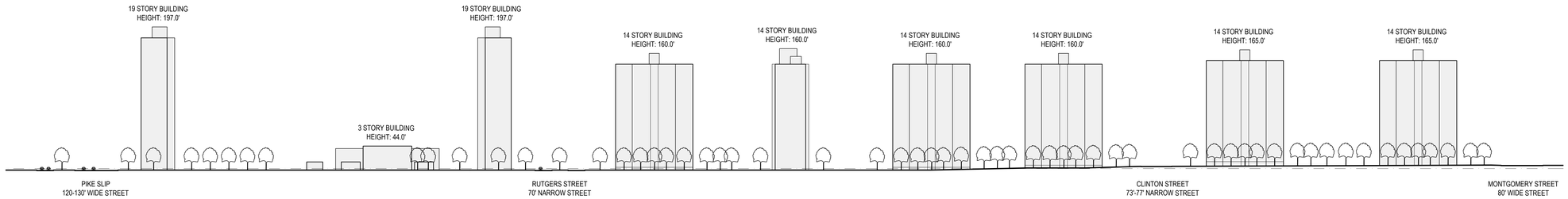
DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
NEIGHBORHOOD ELEVATIONS

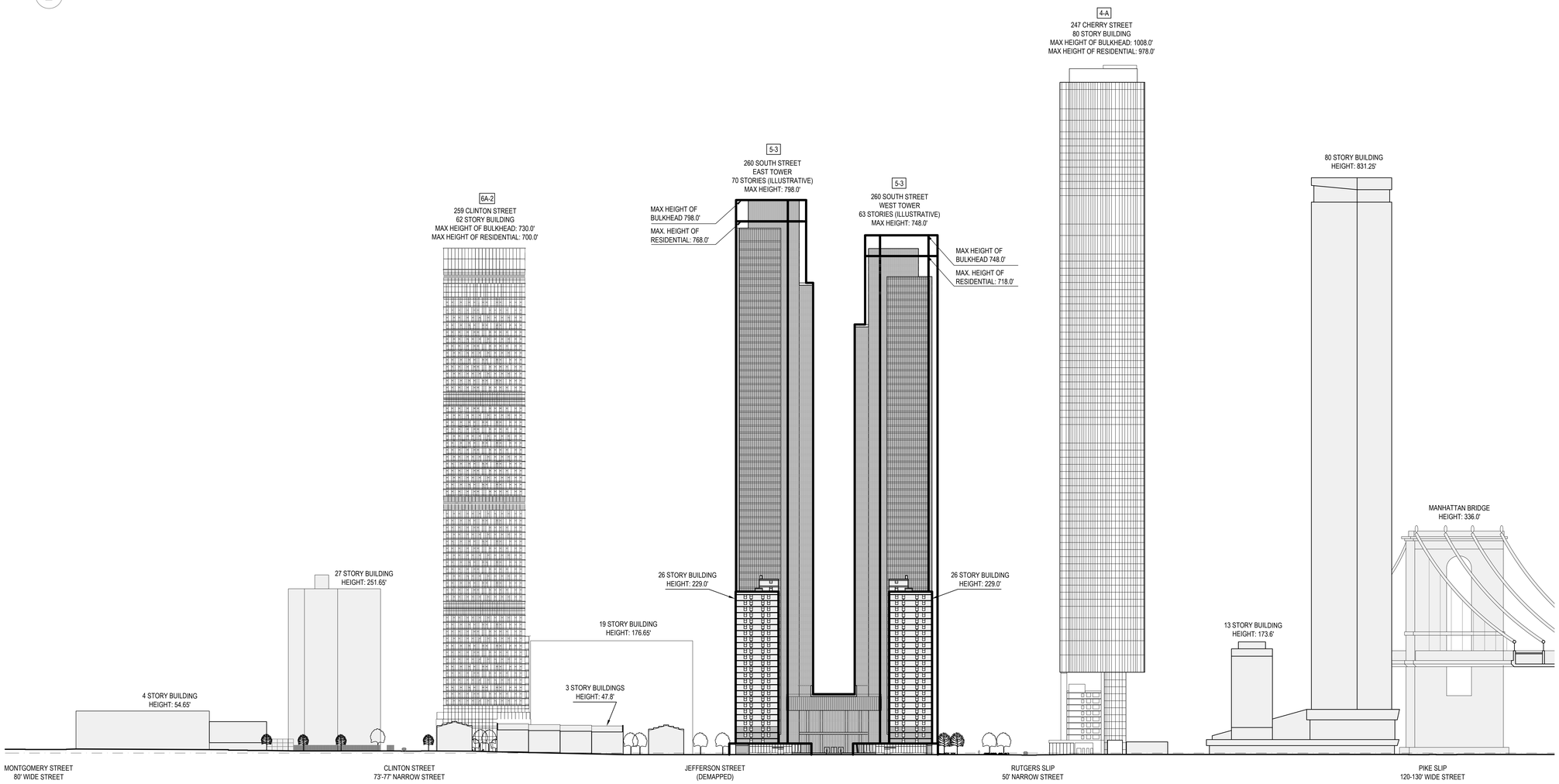
DRAWING NO:

Z-030.00

© Handel Architects LLP 2017



2 CHERRY STREET - ELEVATION LOOKING NORTH

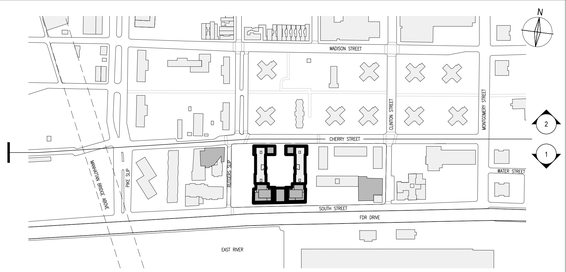


1 CHERRY STREET - ELEVATION LOOKING SOUTH

0' 30' 60' 120'

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

KEY PLAN



LEGEND

- ZONING LOT LINE
- PROPOSED DEVELOPMENT ENVELOPE
- EXISTING BUILDING

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
5. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.

260 SOUTH STREET

OWNER
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT
HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT
MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
DCP FILING		06/19/2018

REGISTERED ARCHITECT
GARY EDWARD HANDEL
016994
STATE OF NEW YORK

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
NEIGHBORHOOD ELEVATIONS

DRAWING NO:

Z-031.00

© Handel Architects LLP 2017

260
SOUTH STREET

OWNER

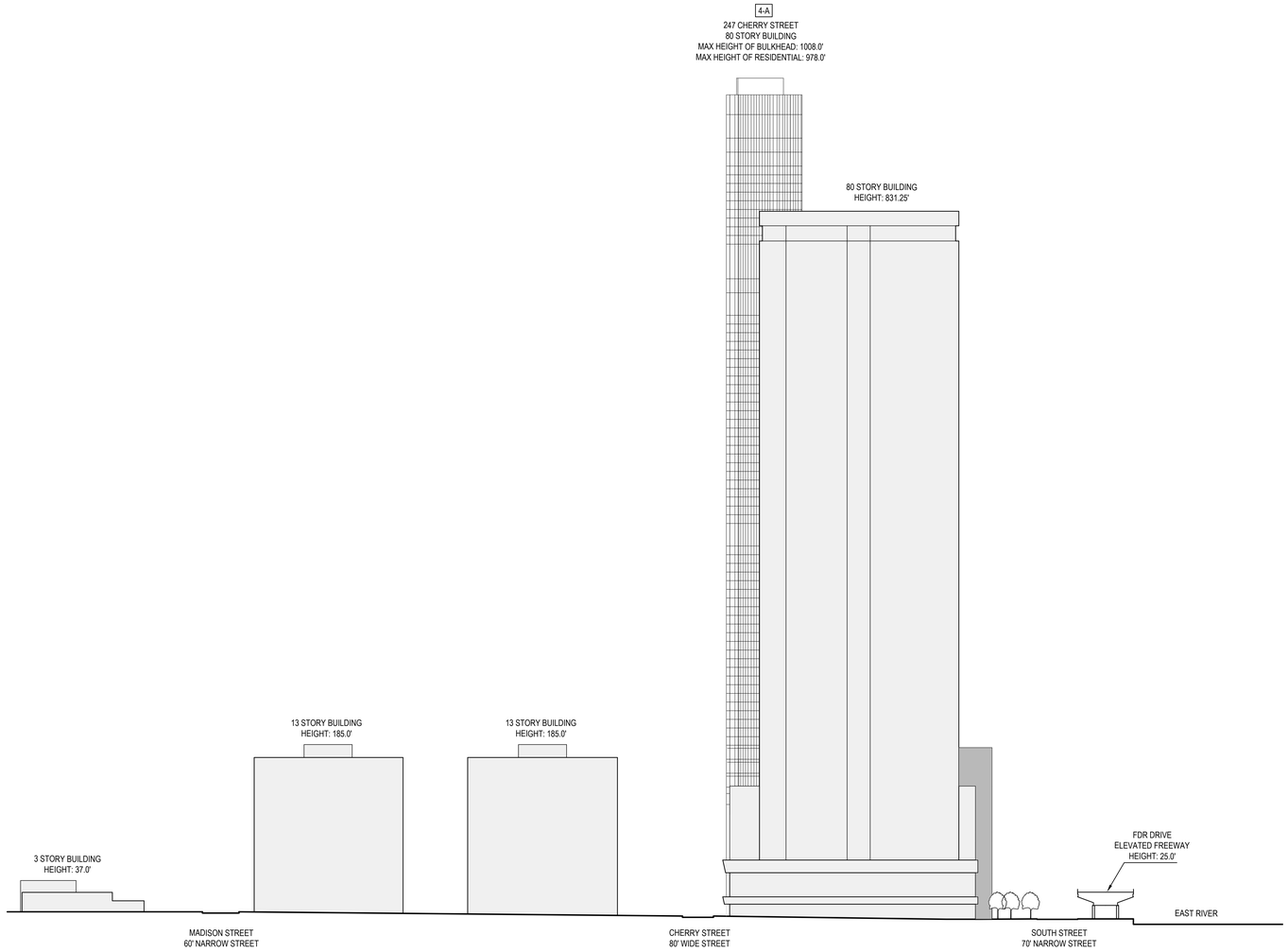
TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT

HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT

MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

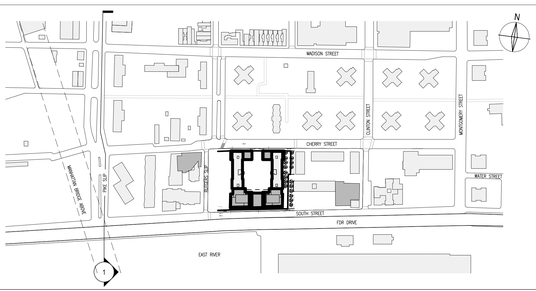


1 PIKE STREET - ELEVATION LOOKING EAST

0' 30' 60' 120'

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

KEY PLAN



LEGEND

- ZONING LOT LINE
- PROPOSED DEVELOPMENT ENVELOPE
- EXISTING BUILDING

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
5. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.

NO.	ISSUANCE	DATE
	DCP FILING	06/19/2018

REGISTERED ARCHITECT
GARY EDWARD HANDEL
STATE OF NEW YORK
016934

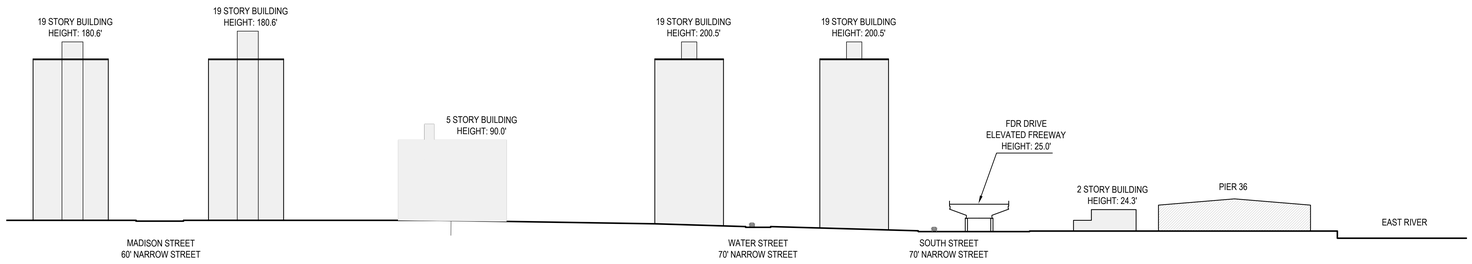
DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
NEIGHBORHOOD ELEVATIONS

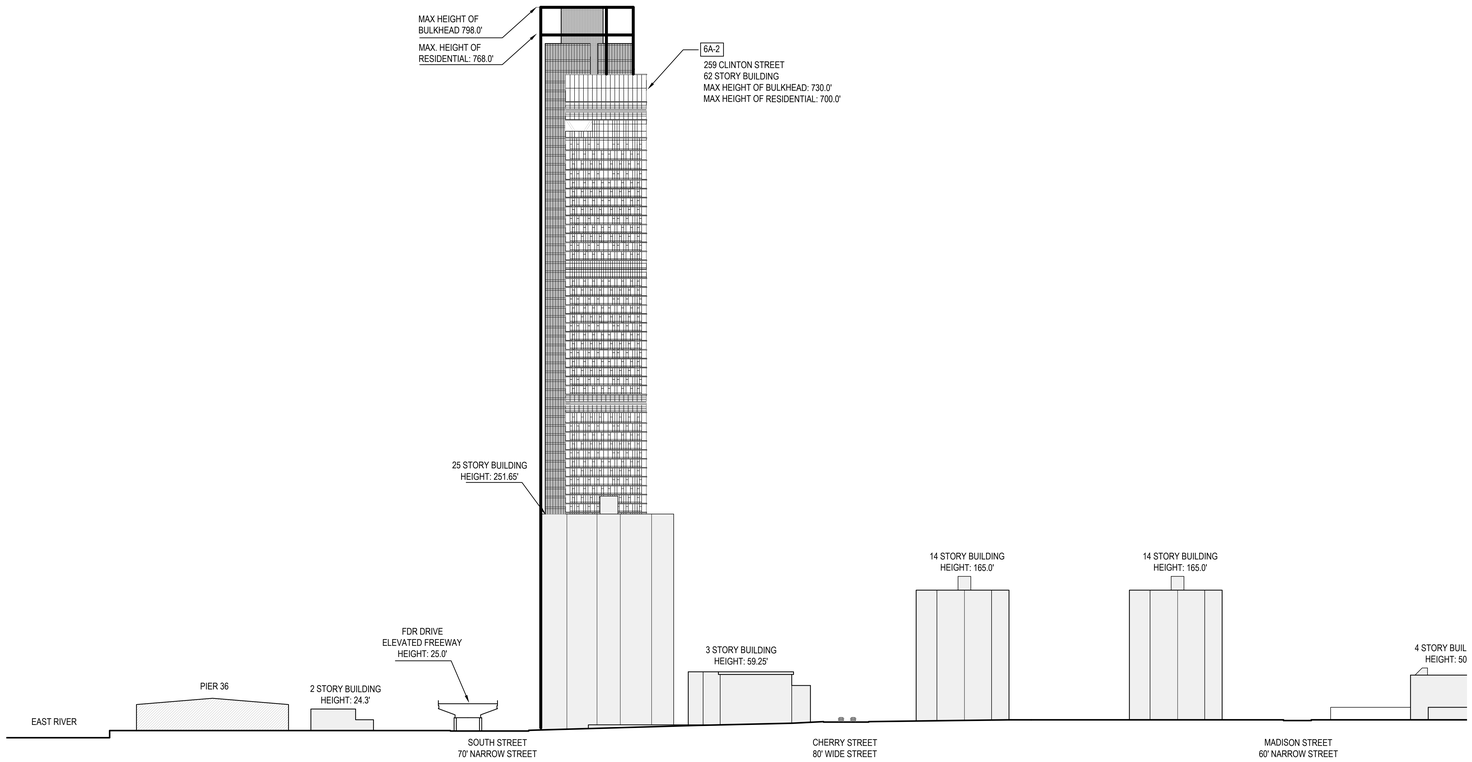
DRAWING NO:

Z-032.00

© Handel Architects LLP 2017



2 MONTGOMERY STREET - ELEVATION LOOKING EAST

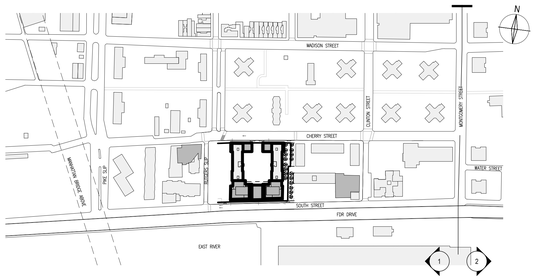


1 MONTGOMERY STREET - ELEVATION LOOKING WEST

0' 30' 60' 120'

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

KEY PLAN



LEGEND

- ZONING LOT LINE
- PROPOSED DEVELOPMENT ENVELOPE
- EXISTING BUILDING

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION - ZR 26-41. THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
5. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.

260
SOUTH STREET

OWNER

TWO BRIDGES ASSOC.
C/O CIM GROUP
540 MADISON AVE, 8TH FLOOR
NEW YORK, NY 1022
T: 646.582.0509

ARCHITECT

HANDEL ARCHITECTS, LLP
120 BROADWAY, 6TH FLOOR
NEW YORK, NY 10271
T: 212.595.4112

LANDSCAPE ARCHITECT

MATHEWS NIELSON
120 BROADWAY SUITE 1040
NEW YORK, NY 10271
T: 212.431.3609

NO.	ISSUANCE	DATE
	DCP FILING	06/19/2018

REGISTERED ARCHITECT
GARY EDWARD HANDEL
STATE OF NEW YORK
016984

DATE: 06/19/2018
SCALE:
PROJECT NO: 1151
SEAL & SIGNATURE

DRAWING TITLE:
NEIGHBORHOOD ELEVATIONS

DRAWING NO:

Z-033.00

© Handel Architects LLP 2017