EXHIBIT A

CITY PLANNING COMMISSION
January 28, 1976 / Calendar #12 CP-23042

Amendment of the Zoning Resolution pursuant to Section 200 of the New York City Charter relating to new Section 74-95 concerning the establishment of a special permit for housing quality developments.

Housing Quality zoning is a flexible set of rules based on qualitative optimums or goals to be achieved, rather than the traditional system of rigid quantitative minimum standards. It is a voluntary option to the present city-wide zoning regulations governing new multi-family residential buildings. Housing Quality zoning will require that a new building 'fit' into its surrounding neighborhood. It will insure a properly planned building with the security and recreational amenities which make housing pleasant and safe.

On October 20, 1975 (Cal.#2) the Commission scheduled a PUBLIC HEARING on the proposed amendment. The public hearing was held on November 19, 1975 (Cal. #16).

Speakers in favor of the proposed text change included 3 members of the City Council , the Co-Chairman of the Housing Committee of the New York Chapter of the American Institute of Architects, the Chairperson of the Housing and Planning Committee of the Women's City Club, the Executive Director of the Parks Council, the Acting Director of the Municipal Art Society, the managing editor of Our Town Newspaper and representatives of Community Boards #6 and #8 in Manhattan, the Clinton Housing Forum, the American Society of Landscape Architects, the North Shore Home Owners Association, the Crown Heights Board of Community Affairs, the Prospect Heights Advisory Committee, the East Fifties Association and the East Side Residents Associations.

The Commission has also received communications in support of the proposed text change from the New York Chapter of the American Institute of Planners, the Chair of the New York City Commission on Human Rights, the Urban Design Council, Community Board #3 and #4 in Manhattan and #14 in the Bronx, the Parkway Stuyvesant Community and Housing Council, the Associated Associations - Brooklyn Children's Musuem Area, the New York City Housing and Development Administration and several architects.

Of those speaking in favor many groups [American Institute of Planners (AIP/NY), Municipal Art Society, The East Side Residential Associations, East Fifties Association, Community Planning Board #3 (Manhattan), Community Planning Board #6 (Manhattan), Community Planning Board #8 (Manhattan)] felt that the portion of HQ zoning (§74-958(c)) which permitted the R8 portion of a zoning lot straddling R8 and R10 districts to be 'bonused' in accordance with strict guideline should be opposed on the basis of an unwarranted increase in density in an already very dense district. Many supporting groups felt that the benefits to be gained from Housing Quality zoning were so great that its regulations should be mandatory.

Several groups suggested either of the following 2 modifications:

1) HQ zoning be mandatory city-wide, for public agencies, for special districts, or at the option of the Community Planning Board (the AIP/NY, CPB#4, CPB#3, CPB#8, Prospect Heights Advisory Committee, Clinton Housing Forum).
2) Density incentives be added to the HQ regulations to compensate the developer and his architect for the additional time and effort required to learn and employ the HQ provisions. Within this category some groups suggested that a special permit procedure imposed upon builders a degree of uncertainty and extra time which would be costly. It was suggested that a certification by the Planning Commission rather than a special permit would be a direct way to alleviate these problems. (AIP/NY, AIA/NY, CPB#14, CSS, PHAC, and Women's City Club.)

Those opposing Housing Quality zoning were concerned about its effect on construction costs and the lack of incentives to compensate them for such costs. These groups did not feel that the floor area exemptions (for required amenities), waivers of coverage, open space, height and setback regulations, decreased construction cost due to lower buildings, economic feasibility of construction on small assemblages and greater flexibility of floor size and reduction in number of required parking spaces were, together, enough, of a compensation. The bonusable floor area on R8 portions

of R8/R10 split lots (§74-958(c)) was not addressed as an incentive. In addition, their speakers expressed a degree of uncomfortableness with the idea that it is possible to 'quantify' quality. (The Real Estate Board of N.Y., Inc., the Queens Chapter of the American Institute of Architects, Citizens Housing and Planning Council, Associated Builders of Greater New York., and an individual architect). The hearing was closed.

The mechanism designed to achieve the goals of Housing Quality zoning consists of 26 program elements organised into four "programs":

1) Neighborhood Impact. This program concentrates on the impact a new building will have on the surrounding neighborhood. Its overall goal is to assure that new housing will grace its environment.

- Offsite Sunlight maximizes sunlight on nearby buildings and open space during the period of 9 A.M. to 3 P.M. at the equinox.
- Ground Floor Activity encourages visual activity facing the street and at its level to enliven it and establish a connection between the private building and the public street.
- Street Wall Length establishes a procedure for determining a generalized area in which the front portion of the building should be located. This preserves neighborhood scale by visually joining the front of the building with the fronts of nearby buildings.
- Street Wall Height extends this visual connection to the crucial area of building height. With the use of setbacks, it determines procedure to relate adjacent buildings to each other.
- Building Height regulates the average height of the entire development requiring it to closely conform to the median height of all nearby buildings.
- Street Trees assures that there will be enough healthy trees to guarantee shaded and attractive sidewalks.

2) Recreation Space. This program represents a dramatic departure from common regulatory practice by relating the nature and extent of the facilities provided to the occupancy characteristics of the intended residents. Undifferentiated, often useless open space becomes usable and accessible recreation space. The recreation program expands the definition of open space to include recreation space not only on ground level but also on roofs, wherever these roofs are suitably and conveniently developed for the use of the residents. Covered or weather protected space is also suitable for recreation purposes, as in certain instances are indoor spaces.

- Type and Size recreation space requirements would be achieved in four areas--child use space, adult use space, mixed use space and free use space. There are various criteria for each, and the final combination would depend on neighborhood and tenancy development characteristics. Square foot requirements exceed current zoning standards.

- Sunlight Onsite is designed to assure that as much outdoor space as possible receives sunlight between 9 A.M. and 3 P.M. during the equinox.

- Parking minimizes the environmental impact of parked automobiles, both visually and as psychological barriers to the use of recreation space. It also encourages enclosed or properly landscaped parking. Outdoor parking is not considered recreation space.

- Planting provides attractive outdoor space and buffers between recreation areas.

- Trees: specifies the amount and sizes to be used landscaping outdoor space.

3) Security and Safety. This program reflects the mutual concerns of both tenant and management. It incorporates the principle of maximum visual surveillance as a deterrent to potential personal or property damage and enhances that goal by creating building spaces where strangers are bound to be recognized. The concept of recognition is extended to the outdoor spaces by defining what is publicly accessible and what is private and available to the tenants and guests.

- Density of Public Corridor encourages increased recognition among neighbors on each floor and less chance for an outsider to go unnoticed by limiting the number of rooms on a corridor.

- Visibility of Elevator Doors from Public Space encourages easy surveillance of the main lobby or courtyard entrance from the street. It should be possible to see the elevator waiting area from the sidewalk.

- Visibility of Private Outdoor Space from the Lobby insures the safe use of all private outdoor space by tenants. All private outdoor space should be visible from within a ground floor or upper floor lobby.

- Surveillance from Apartments concentrates the apartments for the elderly, handicapped and large families on the lower floors to maximize surveillance of outdoor space and minimize the need for children to use elevators.

- Entry of Building from Parking Garage or Lot forbids direct access into a building from an uncontrolled point.

- Visibility of Elevator Door to Apartment Door is related to corridor density. It regulates the visibility of an apartment door from the elevator waiting areas.

4) Building Interior. This program catalogues a simple list of reasonable considerations for sound residential building design.

- Size of Apartment encourages large apartment sizes.

- Visual Privacy Offsite attempts to insure that eye contact between an occupant of a ground floor apartment and a pedestrian standing on the sidewalk is not possible. There are many ways to achieve this, such as elevation changes, setbacks, stoops, gates and other traditional devices.

- Cross Ventilation is an obvious goal, and the present energy problem has added emphasis to this need.

- Daylight in Building Circulation Space specifies that public hallways should have one square foot of window for every 13 square feet of corridor area.

- Pram, Bicycle and Bulk Storage requires that there should be five square feet of storage space for each bedroom in the building. This space must be accessible and secure.

- Waste Storage states that each building corridor should have its own garbage disposal room containing a garbage chute.

Each program mentioned above is given a weight or numerical value. The sum of the value of the elements within each program is 25 points. All four programs thus add up to 100 points. In order to qualify for the special permit a score of 85 must be achieved with a minimum of 15 points in each program. When the score of 85 is achieved, the existing height, setback, yard and open space regulations may be waived and the site can then be developed to its full potential, that is, the maximum floor area and density that the zoning district presently allows.

The score is accumulated by earning points in each of the 26 program elements that comprise the four programs. Each program element contains a goal, a numerical value, and a set of performance criteria for determining the degree of compliance with the goal. Partial compliance, measured in points, receives a point score proportionate to the degree of compliance. The scoring system permits maximum flexibility while insuring a high level of overall quality. Thus Housing Quality zoning quickly and objectively establishes the degree of compliance a building has with clear and stated planning and design objectives. It permits the architect and developer to choose which components of quality--the program elements--to emphasize over others.

In effect, Housing Quality zoning establishes those areas which represent the public's interest in the design of housing while at the same time allowing for choice, and avoiding the monotony produced by rigid, inflexible rules.

HQ's innovative approach to zoning has been, over the last 2 1/2 years, the subject of many favorable articles in national professional journals. It has been extensively covered by the local press. In addition, a number of other cities have adopted HQP for special areas or have incorporated its ideas into their existing regulatory or administrative controls.

C. Consideration

The Commission believes that Housing Quality zoning, with its concern for the existing neighborhood environment, the recreation needs of the tenants and community, the security and safety of persons and property, and the liveability and marketability of the building interior, represents a significant and timely step forward in the development of land use controls.

Housing Quality is an evolutionary step in the development of zoning. Its lineage can be traced from the early efforts of the 1916 Ordinance and Tenement and Multiple Dwelling Laws to open the streets and yards to light and air and thereby create a more pleasant and healthful urban environment to the recent "Special District" zoning where the specific needs of localities were particularized. The midpoint of this process occured 15 years ago when, after many years of preparation, the City adopted a new Zoning Resolution to replace the 1916 document. The new version was a far reaching document intended to provide a rational guide to the growth and future development of the City. The intensity of development was regulated through a series of bulk control formulas and design controls which guaranteed a higher standard of light, air and open space for residential developments. In addition, previously ignored requirements for off-street parking were built into the Resolution.

At the time, the new Resolution represented a dramatic extension of zoning technology that was emulated by cities all across the country. Unforeseen, however, was the soon to become apparent reality that the abstract controls, which were the achievement of the new Resolution, would tend to create a new set of rigid formulas or zoning envelopes. There is thus built into this Resolution a specific aesthetic vision of the built world, unmoved by the specific realities of individual building sites. This vision is a series of residential towers placed in a system of open spaces.

In the 1920's when it was first promulgated by design and planning professionals, this concept represented a persuasive marriage of building technology and social awareness of urban problems. This attitude was manifested at its worst in instances where massive destruction of America's central cities occured under Urban Renewal in the 1950's and early 60's. It failed of acceptance, however, when the public at large desperately hung on to community identification through recognizable human-scaled buildings.

The existing New York City zoning concept relates buildable floor area to incremental increases in height and additional open space. In many areas the result is a high tower on a large lot surrounded by large areas of open space of which 50% can be devoted to parking. The unfortunate effect is that the Zoning Resolution mandates a building type which has become one of causes of extensive neighborhood conflict. It has become increasingly evident that within a dense urban framework the tower solution creates isolated buildings which oten suffer from remoteness.

There is little sensitivity beyond generalized mapping of the various neighborhoods within the City. The similar densities of Greenwich Village and Flatbush require they be mapped R6. Unfortunately, the bulk, height and open space regulations for R6 districts take no account of the various topographic, physical, social or economic conditions within these dramatically different neighborhoods. As far as the zoning text is concerned they represent identical situations.

To compensate for this obvious zoning deficiency, the Special Zoning District has been developed over the past decade to achieve specific planning and urban design objectives related to unique neighborhoods. This form of legislation recognizes that the present zoning is not sufficiently particularized, nor attuned to the existing neighborhood pattern. Housing Quality zoning is an attempt to reinforce the distinctiveness which characterizes the City's neighborhoods while promoting the highest standards of quality development.

Housing Quality zoning recognizes that neighborhood scale cannot be satisfied by controls on buildings height alone. Scale includes those building and landscape elements that add up to the pedestrian's perceptual experience. The building element closest to the street, the "street wall", -- and therefore most critical -- receives special attention. The height of the "street wall", its continuity with existing buildings, the activities which take place in it at sidewalk level, become the language of neighborhood scale as well as building height. Sunlight, street trees, and landscaping are also considered for it is understood that scale goes beyond architectural elements and must include tactile elements as well.

Housing Quality has produced a definition of quality upon which substantial agreement has been reached among various and often competing housing interests including community groups, tenants, architects, developers and government officials.

To achieve this agreement it was necessary to define quality in all its aspects. This required an extension of zoning beyond its traditional concern with the bulk, placement and approximate density of a building. Housing Quality zoning requires that "open space" be useable space and that real recreation opportunities exist onsite for tenants and -- to a proper extent -- the surrounding community. In doing so, the Housing Quality regulations become concerned with the site planning and landscaping of recreational areas of the building and help to size those areas in accordance with the needs of the tenancy. It also recognizes that many forms of necessary recreation -- especially for the elderly -- can and should take place above ground level or indoors. This approach is unrecognized in most existing zoning.

Communities have feared new housing projects with their hidden corners, lobbies serving large anonymous populations, and unsurveilled outdoor spaces over which a sense of proprietorship was impossible. These factors led to an inability to successfully implement community self-policing which occurs normally through everyday living. The security and safety section responds to this need.

Housing Quality does not draw rigid minimum standards as has traditionally been done in the past. Pressure and habit too often have resulted in such minimum standards becoming effective maximums.

Instead, Housing Quality zoning uses a numerical rating system which is based on optimums rather than minimums. This system permits a developer and architect to "orchestrate" among each of the 26 program elements. This orchestration can be in response to marketability, design choice or personal belief. This choice can best be explained by the variety of housing designs possible under Housing Quality zoning as compared with the formula high rise of present zoning. For example, lower rise housing types suitable for families could be built without penalty of loss of floor area or rentable rooms. HQ asks only that, in sum, a certain level of overall quality is achieved and chooses to evaluate this plateau objectively rather than subjectively. This procedure enables a designer to understand from the first day how much flexibility he will have in matching the public's interest to the needs of the building and its economics. Staff analysis has yet to turn up a case where this match was not possible or profitable. This analysis has been confirmed by builders, builder organizations and cost estimators. These savings seem possible on enough potential sites to result in a saving of money and a spur to development. Because Housing Quality zoning's contextual concept of development goes to the heart of so much community opposition to new development, Housing Quality developments will not suffer the debilitating and costly results of such opposition.

The possibility of melding increased development and community acceptance is an irresistable challenge

General Issues. During the formulation of Housing Quality zoning over the past 2 1/2 years issues have surfaced which apply to the entire program and its application rather than the feasibility of its component parts. Many of these issues were raised again by speakers at the public hearing. These issues are dealt with below.

1) Mandatory vs. Optional. When originally proposed in a different format by the Mayor's Urban Design Council, Housing Quality zoning was designed for mandatory city-wide application. It was to replace the existing "as of right" residential regulations of the zoning resolution. The Commission feels, however, that the structure of Housing Quality zoning is so radically different from existing zoning and that its city-wide application would be so sweeping that such a change would cause a difficult and self-defeating period of adjustment. The optional

device permits Housing Quality buildings to be designed and constructed. Only an evaluation of these buildings in their neighborhoods can determine future Housing Quality directions. Community and development needs will be an obvious part of this evaluation. For now, we cannot feel confident of any application of Housing Quality zoning which extends beyond an optional alternative.

2) Incentives. The public hearings demonstrated that a number of groups would feel more comfortable if there were a system of incentives built into Housing Quality zoning. While some felt these incentives were necessary to compensate for extra cost, others, acknowledging their belief that there probably would not be extra construction costs, still maintained that extra design costs would result owing to unfamiliar new regulations. They felt there should be an incentive which would compensate them for the extra time it would take to design and approve an Housing Quality building. Many community groups also identified a need for incentives because of their desire to see Housing Quality used and not simply put on a shelf as an innovative idea which did not achieve full acceptance in the development community.

Significant incentives already exist in Housing Quality zoning. A development which qualifies for the special permit may be granted floor area exemptions (for required amenities), waivers of coverage, open space, height and setback regulations, decreased construction costs due to lower building height, economic feasibility of construction or small assemblages and greater flexibility of floor size and reduction in number of required parking spaces. We believe these incentives and the possible construction cost savings are of sufficient attractiveness to developers and their architects.

3) Certification. The special permit procedure is a slow and unsure process involving presentation before the community board and two subsequent city-wide public hearings. It has been suggested that, in light of the objective and clearly stated measuring devices which are a part of Housing Quality, such hearings could be waived and a certification process substituted. This process would require that the Commission validate an applicant's Housing Quality score without any public hearings. The certification device has been rejected because we think an on-going evaluation of Housing Quality can only occur within the public spotlight.

4) Height Restrictions. As a further insurance for scale conformance, groups and individuals have suggested that there be height limitations for each zone as a part of Housing Quality. We believe the scale controls of Housing Quality are already sufficient and reflect a greater sensitivity to overall site planning considerations that sould be possible with height limitations. Furthermore, we do not believe Housing Quality is the proper medium to implement height controls. This would introduce an element of rigidity to Housing Quality which is inconsistent with its overall concept.

5) Easier Compliance. Testimony at the public hearing and subsequent communications suggested that some Housing Quality standards were excessive or impractical. These problem areas were primarily identified by the Queens AIA, the American Society of Landscape Architects and the City's Housing and Development Administration. Most of the changes recommended by these groups have been adopted and are explained below. Those that have not been adopted were not included only after analysis with the group which first raised the issue.

6) R8/R10 Split Lot (§74-958(c). Though not applicable to the entire program, this section of Housing Quality zoning received so much attention during the hearing that we feel it warrants separate discussion. Uniformly, the concept of R8/R10 split lot itself was rejected by speakers at the hearing. A number of groups felt that the Housing Quality procedure for split lot--permitting the R8 portion of a zoning lot to be bonused up to R10 in accordance with a specific list of bonusable amenities and only when an 85 point score had been achieved--was a good one. However, despite acknowledged qualities of this proposal it was rejected by the communities who felt that the increased density could not be supported in areas where there was a perceived under supply of community services and that therefore, the proposal was unacceptable under any circumstances. This reaction has led the Commission to delete it.

After further study and review subsequent to the public hearing the Commission determined that the following modifications were advisable:

1) Section 74-958(c) concerning zoning lots predominantly in an R10 and partially in an R8 district has been deleted.

2) The standards for the planting and bonding of Street Trees, onsite Trees and Planting have been modified in accordance with the recommendations of the American Society of Landscape Architects. Additionally, the total amount of caliper inches of onsite trees has been reduced.

3) A new special condition in the "program element" Type and Size allows for some added flexibility in allocating active recreational uses. Site conditions may make full compliance with a particular recreation category extremely difficult. Consequently, a small transfer, of up to 10%, of recreation space from one category to another has been allowed.

4) Further study of the program element Parking has indicated the feasibility of integrating outdoor parking within a well-designed site plan in medium density district. Consequently, outdoor parking shall be permitted in R6 Districts on zoning lots over 90,000 square feet when specific landscaping standards are met.

5) Parking reduction standards have been modified to include analysis of availability of mass transit facilities.

6) Compliance with Density of Corridor standards has been revised to incorporate a sliding scale thus allowing for partial compliance. Beyond the cutoff of 55 zoning rooms, the point at which tenant recognition is virtually impossible, a corridor will get no Housing Quality points. A special condition has been added which recognizes that the social structure existing in housing for the elderly is quite different than that in other multi-family housing. In fact, unlike family housing, the building is almost fully occupied all day. Floors tend to function as social units. In response to these specific conditions, the maximum number of zoning rooms on a single corridor may be waived in housing for the elderly when a social room or solarium is located on that floor to provide a resident gathering space.

7) The program element Apartment Size has been simplified in its computation and made more flexible in its application by utilizing gross square feet per room figures.

8) The program element Sunlight in Dwelling Units has had the hours during which sunlight is measured modified to 8 A.M. and 4 P.M. Additionally, the hours of sunlight are no longer required to be consecutive.

9) The amount of glass area required in program element Daylight in Building Circulation Space has been reduced to 1 square foot of window to every 13 square feet of building corridor. Building corridors in 85% compliance with this element may have up to 50% of the floor area of corridors exempt from the floor area calculations.

10) The floor area of complying common storage rooms in program element Pram, Bicycle and Bulk Storage shall be exempt from the floor area calculation.

11) The total length of window for solariums has been modified to 25% of the perimeter. Additionally, to allow for greater flexibility, the total amount of hours in sunlight has been reduced to 3 hours. They are no longer required to be consecutive.

12) Equipment criteria for Adult, Child, Mixed and Free Use Space have been expanded to include the provision of appropriate indoor and outdoor lighting.

13) The amount of seating for Child Use Spaces has been increased to one seat per 50 square feet.

14) The locational criteria for Mixed and Free Use Space has been modified, allowing for locations on roofs above 140' when enclosed by wind screening and accompanied by supporting data demonstrating the efficiency of the screening.

The Commission determined that the amendment as modified is appropriate and adopted the following resolution, which is duly filed with the Secretary of the Board of Estimate, pursuant to Section 200 of the New York City Charter.

RESOLVED, by the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by a change relating to new Section 74-95 concerning the establishment of a special permit for Housing Quality developments as follows:

74-95

Housing Quality Developments

In all districts which permit *residential uses* except for R1, R2, R3-1, or C1 or C2 Districts mapped within such *Residence Districts*, the City Planning Commission may modify the regulations governing height, and setback, *open space*, *yard*, spacing between *buildings*, accessory off-street parking, window to *lot line* and *zoning lots* divided by district boundaries for *developments* containing predominantly *residential uses*, which earn at least 85 Housing Quality Program points under the scoring system described in Section 74-954 (Guidelines for applications), with at least 15 points in each of its 4 parts, provided that the Commission makes the following findings:

(1) That the *development* results in superior urban design relationships to the surrounding neighborhood and has beneficial impact on the surrounding community.

(2) That the type, size and location of recreation space provided within the *development* results in facilities which meet the needs of the intended residents.

(3) That public corridors, sidewalks, *lobby* and other *public*, *semi-public* or *private outdoor spaces* are designed to promote security and safety of persons and property.

(4) That the design of *building* interiors results in interior usable spaces of high quality and amenity in terms of such elements as apartment size, privacy, ventilation and storage facilities.

The City Planning Commission may prescribe appropriate conditions and safeguards to enhance the effect of the *development* on the character of the surrounding neighborhood.

The provisions of this section shall not apply to any Special Purpose District.

74-951

Bulk Provisions for Developments

The maximum *residential floor area ratio* for any *building* on a *zoning lot* and the required *lot area per room* or *floor area per room* shall be as follows:

	Maximum Floor Area Ratio Permitted	Required Lot Area per Room	Required Floor Area per Room
R3	0.50	375	
R4	0.75		205
R5	1.25		215
R6	2.43	96	
R7	3.44	72	
R8	6.02	44	
R9	7.52	39	
R10	10.00	30	
R10 Bonus	12.00	24.9	

The *floor area* bonus provision for predominantly *residential buildings* in R10 districts and *commercial* districts permitting an R10 *floor area ratio* may be modified in accordance with Section 74-957 of this chapter provided that the *floor area ratio* does not exceed 12.0. The special optional regulations relating to predominantly built up area (infill) shall not apply to any *development* for which a special permit is granted under provision of this section.

74-952

Housing Quality Definitions

For purposes of this Section matter in italics is defined in Section 12-10 (Definitions) or in this section.

Activity Surface

An "activity surface" is the total area, as measured in *street* elevation, of the portion of the *street wall* falling within the *street wall polygon* which has 1) transparent surfaces permitting views into active spaces such as stores, *lobbies*, *community facilities*, interior recreation space and *private outdoor space*, 2) doors and exterior stairs leading to doors, 3) exterior corridors or other features facilitating visual communication between the public *street* and the private *building* interior. *Activity surfaces* may be located only within the lower 15'-0" of the *building* measured from the lowest level of the first *story* but in no case more than 2'-6" below *curb level*. No portion of these elements shall be counted as *activity surface* when located behind an opaque wall greater than 3'-6" in height.

Adult Use Space

"Adult use space" is recreation space planned primarily for adult use. To be credited in the 'Type and size' program element (number 1 in the Recreation Space program) and be excluded from *floor area* calculations, *adult use space* shall conform to the following standards.

a) Minimum sizes and special conditions.

—Solariums shall have no less than 250 square feet of floor space. The total length of windows may be no less than 25% of the total perimeter of the *room* and their total area shall be no less than 60% of the total area of fenestrated exterior wall. 50% of the floor space may be located outdoors. Up to 50% of the total required window area may be skylights. The solarium shall be free and available to the tenants.

—Laundry *rooms* shall provide at least 1 washing machine for every 20 *dwelling units*, or one machine for every 30 *dwelling units* if machines are provided for within individual *dwelling units*, and it shall provide at least 1 dryer for every 3 washers. There shall be a minimum of 3 sq. ft. of clear floor space for every 1 sq. ft. occupied by a machine. Tables and seating areas shall be provided. The total length of windows may be no less than 20% of the total perimeter of the *room* and their total area shall be no less than 60% of the total area of the fenestrated exterior wall. 50% of the floor space may be located outdoors.

—Craft Shops shall have no less than 250 square feet of *floor area* and a minimum floor dimension of 15'-0". They shall have direct access to a toilet and a sink within the *room* and be free and available to the tenants.

—Meeting/Social Rooms. See Mixed Use Space, Indoor for specifications.

—Automotive Shop and Pit may have no less than 500 square feet and direct access to a toilet and be free and available to tenants.

—Health Club/Gym and Appurtenances shall have a minimum area of 1,000 square feet and headroom of 10'-0". The total length of windows may be no less than 10% of the total perimeter of the *room* and the window area shall be no less than 60% of the area of the exterior wall. Their primary purpose should be to provide active recreational *uses* for tenants. 50% of the floor space may be located outdoors.

—Additional Facilities upon Request.

b) Location. The facilities are to be located entirely within *private indoor space* and *private outdoor space.*

c) Acess. Facilities shall be accessible from a *building corridor or lobby.* Access for non-residents (optional) shall be from *semi-private* or *public outdoor space* and through separate vertical circulation cores which are separate and discontinuous from the residential circulation systems. Differences in elevation between the building *corridor* or *lobby* and the facility shall be no more than ±5'-0" and connected with ramps.

d) Sunlight. The Solarium shall be located so as to have at least 3 hours of sunlight during the equinox.

e) Equipment. All facilities are to be provided with appropriate equipment and other integral, permanent aspects of the facility including appropriate lighting.

Child Use Space, Indoor

"Indoor child use space" is recreation space planned for children and located in indoor space. To be credited in the 'Type and Size' program element (number 1 in the Recreation Space program) and be excluded from *floor area* calculations *indoor child use space* shall conform to the following criteria.

a) Minimum size and special conditions

—Nursery/Daycare and Related Facilities. Shall be no less than 600 square feet. At least 50% of the exterior wall shall be glazed. Window sills shall be no higher than 2'-6".

—Additional Facilities upon Request.

b) Location. Shall be located within *private indoor space* and at a floor elevation no higher than 16' above *curb level.*

c) Access. Facilities located within *private indoor space* shall be accessible from a *building corridor* or *lobby.* When the facility is open to non-residents the access shall be from *semi-private* or *public outdoor space* and through vertical circulation cores which are separate and discontinuous from the *residential* circulation systems. Differences in elevation between the *building* corridor or *lobby* and the facility shall be no more than ±5'-0" and connected with ramps.

d) Equipment. All facilities are to be provided with appropriate equipment, finishes and appropriate indoor lighting.

Child Use Space, Outdoor

"Outdoor child use space" is recreation space planned for children and located outdoors. To be credited in the 'Type and Size' program element (number 1 in the Recreation Space program) *outdoor child use space* shall conform to the following standards.

a) Minimum size and special conditions

—Tot Lot. Shall be no less than 750 square feet, have a headroom of 10'-0" and a minimum dimension of 25'-0".

—Intermediate age playground. Shall be no less than 1,000 square feet with a minimum dimension of 25'-0" and a headroom of 10'-0".

—Wading Pool or Sandpit. Shall be no less than 200 square feet and with a headroom of 10'-0". There shall be an additional 3'-0" wide buffer surrounding the facility.

—Additional Facilities upon Request.

b) Location. The facility shall be located in *private outdoor space.* It may be on a roof if the roof is no more than 16'-0" above *curb level.* Up to 15% of the *floor area* can be located in private covered space.

c) Access. The facility should be accessible from the *lobby* or main *lobby.* Differences in elevation shall be connected with ramps.

d) *Pollution Source.* Satisfactory evidence that any *pollution source* will not seriously affect the facility shall be presented.

e) Sunlight. Tot Lots and Playgrounds shall have 3 hours of continuous sunlight during the equinox. Wading Pools shall have 75% of the surface of the pool (excluding clearance areas) in sunlight for 3 continuous hours during the equinox.

f) Special Conditions. Seating with backs are to be provided on the basis of one seat (18" wide) for each 50 square feet of Outdoor Child Use Space.

g) Equipment. All facilities are to be provided with equipment appropriate to the age group and to include fencing and markings. Resilient surfacing shall be provided in any Tot Lot or Playground as well as appropriate outdoor lighting.

Covered Space

"*Covered space*" is any area which is located in *outdoor space* and is under a permanent structure such as a *building* overhang, balcony, porte-cochere, terrace, breezeway, porch or raised *building* which is open to the air on at least one side and developed for recreation. Its ceiling height shall be at least half of its depth up to a height of 25'-0" but no less than 10'-0". Balconies and terraces shall not be considered covered *space*.

Free Use Space

"Free use space" is *outdoor space* intended for unstructured recreation activities or used for landscaped areas. Onsite parking, roadways and driveways are not included in this definition. To be credited for 'Type and Size' program element (number 1 in the Recreation Space program) and be excluded from *floor area* calculations *free use space* shall conform to the following criteria.

a) Minimum size and special conditions

—Rooftop Terrace. Shall have a minimum dimension of 20' and be surfaced with a durable material intended for public *use*. No more than 25% of the Rooftop Terrace may be covered *space*. Seating with backs are to be provided on the basis of one seat (18" wide) for each 250 square feet.

—Terrace. Shall be considered as *private outdoor space* that serves a single *dwelling unit*. It shall have an average depth of no less than 6'-0". When at or near *curb level* it shall be enclosed by a fence other than chain link.

—Balconies. Shall be no less than 75 square feet with a minimum dimension of 6'. An additional 20 square feet shall be provided for each *zoning room* above 4.5 *zoning rooms* in the *dwelling unit* it serves. At least 40% of its perimeter shall be contained by the exterior walls of the *building*. The walls adjoining the *dwelling unit* shall be 50% glazed. Balconies are excluded from the *floor area* calculations.

—Large open play areas. Shall prove seats with backs on the basis of one seat (18" wide) for each 250 square feet.

—Buffer spaces. May occur between designated recreation spaces, between designated recreation space and a *building*, between *buildings* and sidewalks and between roadways and/or parking areas and other *uses*.

—Additional Facilities upon Request.

b) Distribution. The distribution of *free use space* shall conform to the following schedule indicating the maximum amount of *free use space* permitted in semi-private space as a percentage of the total preferred *free use space*.

R3-2	R4	R5	R6	R7	R8	R9	R10
50%	45%	40%	35%	35%	35%	35%	35%

In addition, the amount of *free use space* located in *semi-private outdoor space* shall not exceed the amount located in *private outdoor space*. No more than 25% of *free use space* shall be located in *outdoor covered space*.

c) Location. When *free use space* is located on roofs in *private outdoor space* it can be no higher than 140' above *curb level* and when it is on roofs in *semi-private outdoor space* it can be no higher than 16'-0" above or 5'-0" below *curb level*. *Free use space* above 140' shall be permitted when accompanied by wind screening and supporting wind data.

d) Access. All *free use space* shall be freely accessible to residents from a *lobby* or directly from *dwelling units*. When *free use space* is located in *semi-private outdoor space* on a roof access shall be provided by a ramp no less than 3'-0" wide which is well located in relation to pedestrian circulation. When it is located in *private outdoor space* on a roof it shall be accessible from the elevator or the main stairway landing (in non-elevator *buildings*). Differences in elevation between the vertical access area and the *free use space* shall be no more than ±5'-0". Any differences in elevation shall be connected by ramps.

e) *Pollution Source*. Satisfactory evidence that any *pollution source* will not seriously affect the facility shall be presented.

f) Equipment. All *free use space* shall contain appropriate outdoor lighting.

Gross Square Feet Per Room

"Gross square feet per room" is the *floor area* divided by the number of *rooms*.

Indoor Space

"Indoor space" is all recreation space located within the walls of the *building*.

Indoor Space, Private

"Private indoor space" is *indoor space* intended to be accessible only to residents of the *building* and their guests. Access to *private indoor space* may occur only through lockable gates, lockable doors or through staffed guard houses.

Lobby

A "lobby" is the waiting area in front of an elevator or main stairway landing (in non-elevator *buildings*). This space shall have a minimum dimension of 5'-6".

Main Lobby

The "main lobby" is a *lobby* which is the entry point into a *building* from *private*, *semi-private* and *public outdoor space*.

Mixed Use Space, Indoor

"Indoor mixed use space" is recreation space located in *indoor space* and planned for active use by children and adults. To be credited in the 'Type and Size' program element (number 1 in the Recreation Space program) and be excluded from *floor area* calculations, *mixed use space* shall conform to the following standards.

a) Minimum size and special conditions

—Meeting/Social Room. Shall be no less than 600 square feet. At least 50% of the exterior wall shall be glazed. In addition, proper service spaces such as kitchens, toilets and storage shall be provided. Up to 50% of the *floor area* of this facility may be transferred to *adult use space*. The Meeting/Social Room shall be free and available to tenants.

—Public Gym. Shall be at least 6,000 square feet. May be used for a public school constructed on the same *zoning lot*. The Public Gym shall be free and available to tenants.

—*Community Facility Uses*. Shall be provided to the specifications of the operator of these facilities. There shall be an agreement validating that such facilities will be in operation upon receipt of a Certificate of Occupancy and that adequate maintenance and staffing funds are available.

—Additional Facilities upon Request.

b) Location. Shall be located within *private indoor space*.

c) Access. Shall be accessible from a *building* corridor, *lobby* or *main lobby*. A *community facility* shall be accessible from *semi-private* or *public outdoor space* or through vertical circulation cores which are separate and discontinuous from the *residential* circulation system. Differences in elevation between the *building* corridor, *lobby* or *main lobby* and the facility shall be no more than ±5'-0". Any difference in elevation shall be connected by ramps.

d) Equipment. All facilities are to be provided with appropriate equipment, markings, finishes and lighting.

Mixed Use Space, Indoor/Outdoor

"Indoor/outdoor mixed use space" is recreation space designed for use by both adults and children. To be credited in the 'Type and Size' program element (number 1 of the Recreation Space program) and be excluded from *floor area* calculations it shall comply with the following standards.

a) Minimum size and special conditions.

—Swimming Pool. A 4'-0" buffer strip around the pool is required. There shall be a headroom of 10'-0". *Accessory* areas such as lockers, showers, pump, filter room and storage shall be provided as required. When the pool is outdoors, 50% of the water surface of the pool is to be in sunlight for 3 hours during the equinox.

—Basketball Courts. Shall be no smaller than 42'-0" X 74'-0" and no larger than 50'-0" X 94'-0". Half courts are also permitted. There shall be a buffer strip surrounding the court of between 3'-0" to 10'-0". A minimum headroom of 20'-0" is required.

—Badminton Courts. Must have a dimension of 22'-0" X 44'-0". A buffer strip of between 6'-0" and 10'-0" is required. There shall be a minimum headroom of 25'-0".

—Handball (Single Wall). The court shall be 20'-0" X 34'-0". The wall shall be 16'-0" high. There shall be a surrounding buffer strip of between 10'-0" and 15'-0" and minimum headroom of 20'-0".

—Shuffleboard. The court shall be 52'-0" X 6'-0". There shall be a buffer strip of between 10'-0" and 15'-0" and minimum headroom of 10'-0".

—Tennis. The court shall be 36'-0" X 78'-0". There shall be a buffer strip of between 12'-0" and 20'-0". The buffer strip between courts shall be 6'-0". Headroom may be no less than 32'-0".

—Volleyball. The court shall be 30'-0" X 60'-0". A buffer strip of between 6'-0" and 10'-0" is required. Headroom shall be no less than 20'-0".

—Additional Facilities upon Request.

b) Location. The facility is to be located entirely within *private outdoor* or *private indoor space*. It can be located on roofs in private *outdoor space* when the roof is no higher than 140' above *curb level*. Facilities on roofs above 140' shall be permitted when accompanied by wind screening and supporting wind data.

c) Access. When facilities are located in either *private indoor space* or on roofs in *private outdoor space* they shall be accessible from the *building* corridor or *lobby*. Differences in elevation shall be no more than ±5'-0". Any difference in elevation shall be connected by ramps.

d) *Pollution Source*. Satisfactory evidence that any *pollution source* will not seriously affect the facility shall be presented.

e) Equipment. All facilities are to be provided with appropriate equipment, markings, finishes, and lighting.

Mixed Use Space, Outdoor

"Outdoor mixed use space" is recreation space located outdoors and planned for active use by both children and adults. To be credited in the 'Type and Size program element (number 1, Recreation Space program) outdoor *mixed use space* shall conform to the following criteria.

a) Minimum size and special conditions.

—Softball Field. Shall be no less than 20,000 square feet and have a buffer strip surrounding the field of between 25'-0" and 30'-0".

—Horseshoes. Shall be no less than 400 square feet and shall have a buffer strip surrounding the court of between 2'-0" and 5'-0".

—Bocci. Shall be no less than 1,100 square feet and shall have a buffer strip of between 2'-0' and 5'-0".

—Additional Facilities upon Request.

b) Location. Shall be located entirely within *private outdoor space* and may be located on roofs if the roof is no higher than 140' above *curb level*. Facilities on roofs above 140' shall be permitted when accompanied by wind screening and supporting wind data. (Facilities in excess of 15,000 square feet may be credited only at the discretion of the City Planning Commission and may be located in *semi-private outdoor space*.)

c) Access. Shall be accessible from the *lobby* (or its equivalent in one or two family homes). Elevation differences between the *lobby* and the facility shall be connected by ramps.

d) *Pollution Source*. Satisfactory evidence that any *pollution source* will not seriously affect the facility shall be presented.

e) Equipment. All facilities are to be provided with the appropriate equipment, markings, finishes, and lighting.

Outdoor Space

"Outdoor space" is all space qualifying as *open space* except that portion devoted to accessory parking lots plus all space which qualifies under the definitions for *mixed use space*, *free use space*, *child use space* and *adult use space* and is open to the sky or is *covered space*.

Outdoor Space, Private

"Private outdoor space" is *outdoor space* intended to be accessible only to residents of the *building* and their guests. Access to *private outdoor space* may occur only through lockable gates, lockable doors or through staffed guard houses. *Private outdoor space* which is within 8'-0" of *curb level* shall be enclosed by *buildings* except that a portion of non-enclosed perimeter is permitted up to 15% of the total lengths of *street lines* of the *zoning lot*. Terraces shall be exempt from and in addition to the maximum non-enclosed perimeter described above. A single *private outdoor space* may not exceed 54,000 square feet. Two *private outdoor spaces*, the sums of which exceed 54,000 square feet, may be joined by an opening or openings the total lengths of which do not exceed 20% of the total perimeter of such spaces.

Outdoor Space, Public

"Public outdoor space" is space open to the sky or is *covered space* in public ownership and continuously accessible. *Public outdoor space* includes sidewalks, rights-of-way, parks and playgrounds.

Outdoor Space, Semi-Private

"Semi-private outdoor space" is *outdoor space* on the *zoning lot* which is freely accessible to the public from the sidewalk.

Penetration Depth

"Penetration depth" is the distance between an exterior wall and a point found when a line drawn between the center points of 2 windows of two *dwelling units* is extended into a room until it intersects a floor, wall or ceiling.

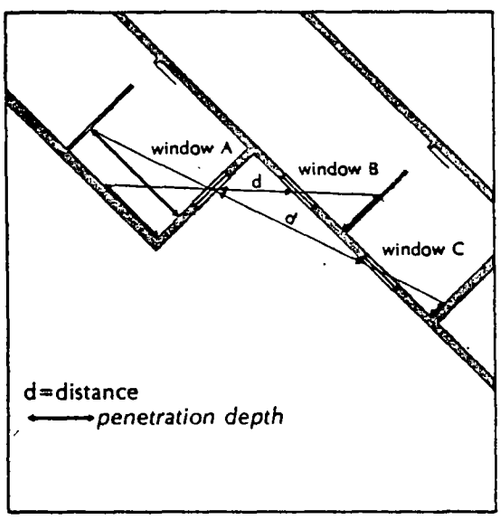

Illustration of Penetration Depth

Pollution Source

A "pollution source" is any type of mechanical equipment, structure or land *use* which emits unpleasant fumes or noises or air pollutants.

Range, Existing Building Height

The "existing building height range" is an index of the variations of the existing *building* heights within the *street district*. It is determined by first finding the average existing *building* height in the *street district*. Next, find the volume of existing *building* height that is above the average existing *building* height by multiplying the height of each *building* above the average by its *floor* area. The range equals the sum of these separate *building* volumes divided by the sum of the areas of the existing *buildings* increased by the area of the *zoning lot* within the *street district*. In all cases the range may be a minimum of 10 feet.

Range, Existing Street Wall

The "existing street wall range" is an index of the variation of the existing *street wall* heights on the same side of the *street* as the *zoning lot* and in the *street district*. It is determined by first finding the average existing *street wall* heights on the same side of the *street* as the *zoning lot* and in *building street wall* in elevation that are above the average *existing street wall height*. The *range* equals the sum of these separate *building* areas divided by the sum of the lengths of each existing *building street walls* increased by the length of the *street line* of the *zoning lot* in the *street district*. In all cases the range may be a minimum of 10 feet.

Recreation Factor

The "recreation factor" is a number which is a percent of the *zoning lot* area. It is used to compute the preferred total recreation space for a given *zoning lot*. The *recreation factor* varies by district and is derived from the amount of specified recreation space the population of a district will generate plus an amount of *free use space* per person. The *recreation factor* numbers are:

R3-2	R4	R5	R6	R7	R8	R9	R10
55%	52%	47%	63%	57%	59%	63%	77%

Shadow Area, Maximum

The "maximum shadow area" is used in program element number 1 in the Recreation Space category to provide a comparative index with the proposed shadow. It is described in accordance with the following procedure:

The required azimuths (angle of the sun in plan) are 1) 57 degrees east of south at 9 A.M., 2) 0 degrees south at 12 Noon and, 3) 57 degrees west of south at 3 P.M. The lengths of shadow are:

District	9 A.M. and 3 P.M.	Noon
R3	45 ft.	25 ft.
R4	60 ft.	30 ft.
R5	145 ft.	75 ft.
R6	210 ft.	110 ft.
R7	280 ft.	150 ft.
R8	345 ft.	185 ft.
R9	415 ft.	220 ft.
R10	480 ft.	255 ft.
R10 Bonus	535 ft.	285 ft.

Land which is in the *maximum shadow area* during more than one of these three times shall be counted separately for each time period. The area of *streets* (excluding sidewalks), which lie within the *maximum shadow* area shall be excluded from the area calculations. All land shall be considered vacant.

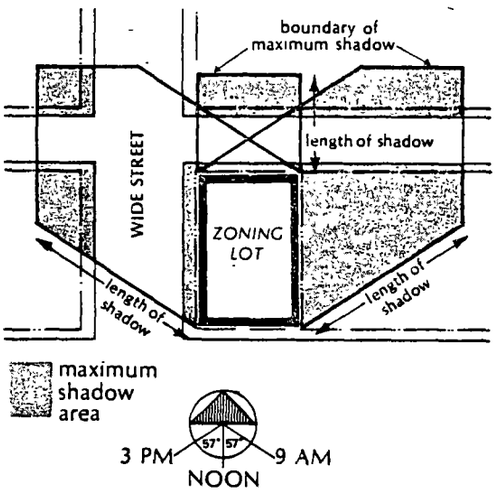

Illustration of Maximum Shadow Area

Shadow Area, Proposed

"Proposed shadow area" is the area of land which is offsite and in the shadow of the proposed *development*. The area of *streets* (excluding sidewalks), land under water, *manufacturing* districts and C8 Districts which lie within the shadow of the proposed *development* shall not be included in the *proposed shadow area*. Measurements shall be taken at 9 A.M., 12 Noon and 3 P.M. during the equinox. All land shall be considered vacant.

The required azimuths (angle of the sun in plan) are 1) 57 degrees east of south at 9 A.M., 2) 0 degrees south at Noon and, 3) 57 degrees west of south

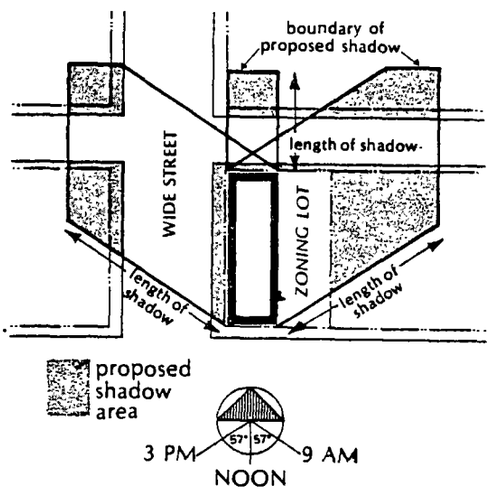

Illustration of Proposed Shadow Area

at 3 P.M. The formula for the shadow lengths is 1.5 times the *building* height at 9 A.M. and 3 P.M. and .8 times the *building* height at 12 Noon. Land which is in the *proposed shadow area* more than one of these three times shall be counted separately for each time period.

Street District

A "street district" is an area surrounding the *zoning lot*. The length of the *street district* is determined by extending the centerline of the *street* on which the *zoning lot* fronts from each *side lot line* to the intersection of the centerline of a *street* of equal or greater width. In no case, however, shall the length of a *street district* from the closest *side lot line* be greater than 1,000 feet. The depth of the *street district* is equal to the distance between the centerlines of the blocks on either side of the *street* on which the *zoning lot* fronts. If the centerline of a block is greater than 100 feet from the *street line* a 100 foot depth shall be used. There shall be a *street district* for every *street* fronting on a site. If a portion of the *zoning lot* does not fall within any *street district* the boundary of the most contiguous *street district* shall be extended to include only that portion of the *zoning lot*.

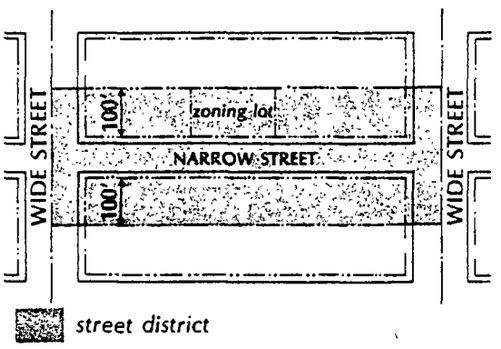

Illustration of Street District

Street District, Built Up

A "built up street district" is a *street district* in which 20% or more of its area is covered by *buildings*. The area of any *streets* or *public parks* which fall within the boundaries of the *street district* shall be ignored for purposes of this computation. The *zoning lot* containing the proposed *development* as well as any *buildings* scheduled for clearance under a designated urban renewal plan shall be considered vacant except for any portion of such land which contains an existing *building* or *buildings* scheduled to remain as part of the proposed *development* or urban renewal plan.

Street District, Non-Built Up

A "non-built up street district" is a *street district* which has less than 20% of its area covered by *buildings*. For purposes of this computation the area of any *streets* or *public parks* which fall within the boundaries of the *street district* shall be ignored. The *zoning lot* containing the proposed *development* as well as any *building* scheduled for clearance under a designated urban renewal plan shall be considered vacant except for any portion of such land which contains an existing *building* or *buildings* scheduled to remain as part of the proposed *development* or urban renewal plan.

Street Wall Height, Existing

The "existing street wall height" is the median height of the *street walls* of existing *buildings* which fall within the *street district* containing the proposed *development* and are on the same side of the *street* as the *development*. When existing *buildings* have setbacks the *existing street wall height* shall be measured along a line set back 10'-0" from the *street wall*. When at least 20% of the land which is within the *street district* of the proposed *development* on the same side of the *street* as such *development* is *open space* or is scheduled for clearance under a designated urban renewal plan the existing *street wall* height shall be the median height of all the *street walls* of existing *buildings* falling within the *street district* containing the proposed *development*.

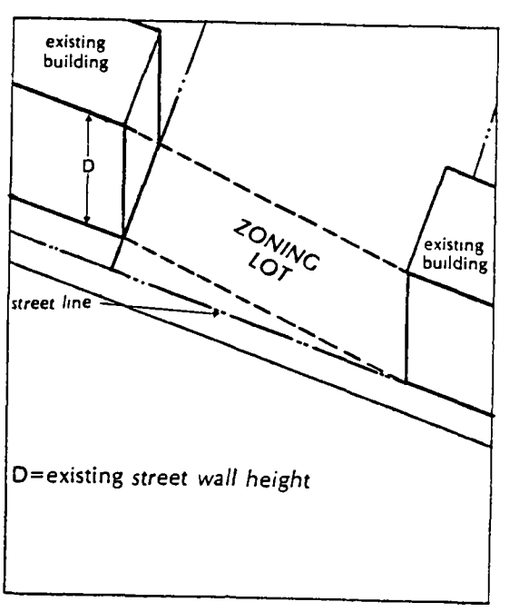

Illustration of Existing Street Wall Height

Street Wall Height, Proposed

The "proposed street wall height" are the heights of the roof surfaces which are within 15'-0" of the portion of the *street wall* which is located within the *street wall polygon*.

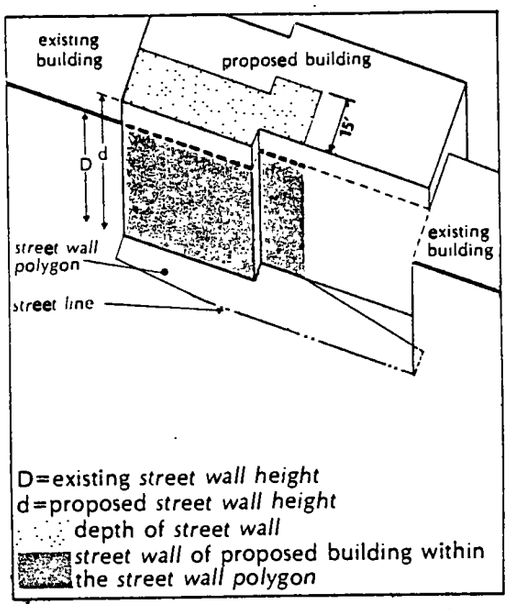

Illustration of Proposed Street Wall Height

Street Wall Polygon

The "street wall polygon" is an imaginary plane constructed on the site plan. There shall be one *street wall polygon* for each *street line* of a *zoning lot*. To construct this imaginary plane the following procedure is used.

A. For *zoning lots* with *street lines* of no curvature.

1. From each end of the *street line* of a *zoning lot*, locate the nearest *building* on the same side of the *street* and find the distance of the *street wall* of that *building* from the *street line* (x and x' on the accompanying diagram). If there is no *building* within 300 feet of the *side lot line*, or *street line* in the case of corners, x shall be zero. If the *street line* is adjacent to a highway or highway access ramp, x may be up to 30'-0".
2. Locate a point distance x from the *street line* along the respective *side lot line* of the proposed *development* or *street line* in the case of *corner lots*. Point A, A' on the accompanying diagram.) Whenever x is greater than 20'-0" it shall be considered to be 10'-0" when locating A or A'.
3. Connect A to A' with line AA'.
4. On the *street* side of AA' draw a line parallel to it and a distance (x'-x) from it. This line is called the base line of the polgyon and is indicated on the illustration as line BB'.
5. Draw a second parallel line 10'-0" from line AA' away from the *street line*. The points at which this line intersects the *side lot line* or *street line* for corner sites are points C and C' on the accompanying diagram.
6. Describe a 6 degree angle and from both points C and C' towards the interior of the site and extend the angle lines until they intersect.
7. The lines found in steps 4 and 6 and the *side lot lines*, or *street lines* for corner sites complete the *street wall polygon* except that no portion of the *street wall polygon* shall extend beyond the *lot lines* of the *zoning lot*.

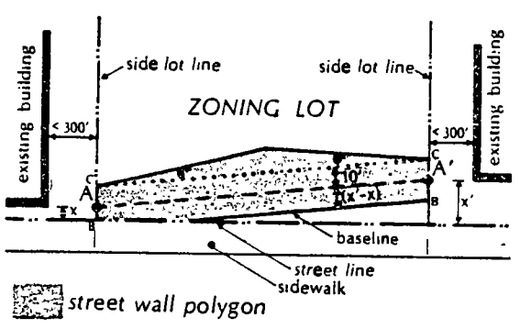

Illustration of Street Wall Polygon

B. For *zoning lots* with curved *street lines*

1. Repeat steps 1 and 2 to find points A and A'.
2. Find points B and B', 10'-0" in front of A and A' along the *side lot lines*, or *street lines* for corner sites.
3. Find points C and C', 10'-0" in back of points A and A', along the *side lot lines*, or *street lines* for corner sites.

4. Draw the line DD' which is equidistant along its length to the points B and B'.

5. From the site survey, locate point E, the center of the circle producing the arc of the *street line*.

6. Locate point F, which is found by drawing from E a perpendicular line to DD'.

7. From point F, swing an arc connecting B and B'.

8. Draw line CF and construct an angle 6 degrees to the left of it from point C. Then construct a line perpendicular to CF and intersecting F. The intersection of these two lines is point G.

9. Draw line C'F and construct an angle 6 degrees to the right of it from point C'. Then construct a line perpendicular to C'F and intersecting F. The intersection of these two lines is point G'.

10. Swing an arc from point G with a radius GC clockwise (on the accompanying diagram) until it intersects the *side lot line* or *street line* on which points B, A and C are located.

11. Swing an arc from point G' with a radius G'C', until it intersects the line drawn in step 10 and the *side lot line* or *street line* on which points A', B' and C' are located.

12. The lines drawn in step 7, 10 and 11 and the *side lot lines*, or *street lines* for corner sites, form the *street wall polygon*.

13. No portion of the *street wall polygon* shall extend beyond the *lot lines*.

14. *Zoning lots* with complex curves follow a similar procedure using radius lines drawn to the points of inflection. They are constructed so that the largest depth of the *street wall polygon* occurs near the center of the site.

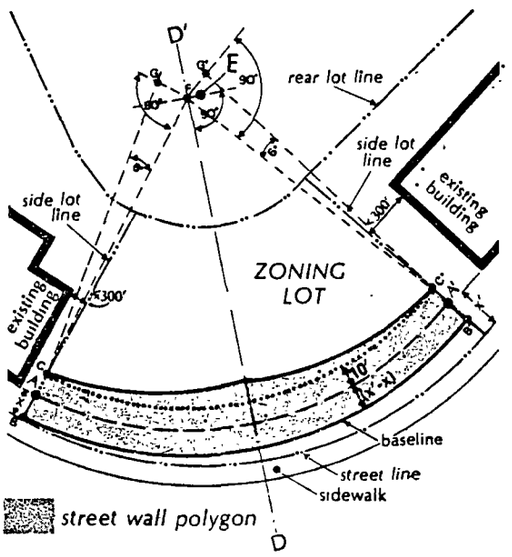

Illustration of Street Wall Polygon for Curved Street Lines

74-953

Requirements for Application

An application to the City Planning Commission for the grant of a special permit under this Section shall include a site plan showing the location and proposed *use* of all *buildings or other structures* and the location of all vehicular entrances and exits and off-street parking spaces, typical floor plans showing the location of activity spaces including enclosed parking spaces; *building* elevations showing the size of windows; a map of the surrounding area including all adjoining and nearby property which falls within the limits of the *maximum shadow* and the *street district* and shows the location and height of all permanent structures; property lines and *streets*, program computations for each of the elements under Section 72-954; all information necessary to indicate the modifications requested; and such other information that may be required by the Commission to determine that the guidelines of Section 74-954 (Guidelines for applications) are met.

74-954

Guidelines for applications

Each *residential development* shall be evaluated under the scoring system set forth in the guidelines of this section. This section is comprised of four programs. A program consists of program elements. The programs, their respective program elements and their maximum allowable housing quality points are set forth below.

A. Neighborhood Impact

	Maximum Allowable Housing Quality Points	
	Built-up *Street District*	*Non Built*-up *Street District*
1. Offsite Sunlight	8.0	10.0
2. Ground Floor Activity	4.9	5.0
3. *Street Wall* Length	3.1	6.0
4. *Street Wall* Height	3.1	N.A.
5. *Building* Height	3.1	N.A.
6. *Street* Trees	2.8	4.0
Total	25.0	25.0

B. Recreation Space

1. Type and Size		9.4
2. Sunlight Onsite		5.5
3. Parking		4.1
4. Planting		3.1
5. Trees		2.9
	Total	25.0

C. Security and Safety

1. Density of Corridor		5.0
2. Visibility from Public Space to Elevator Doors		5.0
3. Visibility of *Private Outdoor Space* from the *Lobby*		5.0
4. Surveillance from *Dwelling Units*		4.4
5. Entry of *Building* from Parking Garage or Lot		3.1
6. Visibility of Elevator Door to *Dwelling Unit* Door		2.5
	Total	25.0

D. *Building* Interior

1. Size of *Dwelling Unit*		4.5
2. Sunlight in *Dwelling Unit*		3.9
3. Window Size		3.8
4. Visual Privacy—Onsite		2.7
5. Visual Privacy—Offsite		2.7
6. Through Ventilation		2.6
7. Daylight in Public Corridors		1.8
8. Pram, Bicycle and Bulk Storage		1.6
9. Waste Storage		1.4
	Total	25.0

When a *development* is located in more than one *street district*, the special regulations in Section 74-955 (Special regulations for developments in more than one street district) shall apply.

HOUSING QUALITY PROGRAM ELEMENTS

A. NEIGHBORHOOD IMPACT

1. Offsite Sunlight. To maximize sunlight on nearby *residential* and *commercial buildings* and *open space* as well as *public parks*, public sidewalks and public pedestrian malls.

   Maximum Housing Quality Points. 8.0 *Built-up Street District*
   10.0 *Non Built-up Street District*

   Requirements for Full Compliance. The *proposed shadow* area shall be as small a percentage of the *maximum shadow* area as possible.

   Housing Quality Point Computation.

   Built-up Street District: (8.0) — [(8.0) X (a/A)]
   Non Built-up Street District: (10.0 — [(10.0) X (a/A)]

   where:
   A = *Maximum shadow area*
   a = *Proposed shadow area*

2. Ground Floor Activity. To encourage visible activity and/or public *uses* fronting on sidewalks or public pedestrian *streets* or easements adjacent to the site.

   Maximum Housing Quality Points. 4.9 *Built-up Street District*
   5.0 *Non Built-up Street District*

   Requirements for Full Compliance. The total *activity surface* of the *street wall* shall be 70% of the area of the first 15'-0" height of *street wall*.

   Housing Quality Point Computation.

   Built-up Street District: (4.9)(b/B)
   Non Built-up Street District: (5.0)(b/B)

   where:
   B = C (Length of *street line*, see program element 3) X 15'-0" X .7
   b = Total square feet of *activity surface*

   Special Conditions.

   i. In *Commercial Districts* which have an R10 equivalent or C1 or C2 District governed by R10 district regulations for any *zoning lots* which have wide *street* frontage in excess of 50 feet, at least 50% of such wide *street* frontage shall be occupied by *commercial uses* allowed by the District Regulations.

   ii. For *zoning lots* or portions of *zoning lots* directly opposite highways, highway access ramps or sites zoned for *manufacturing* or auto related uses; 'b' equals 'B'.

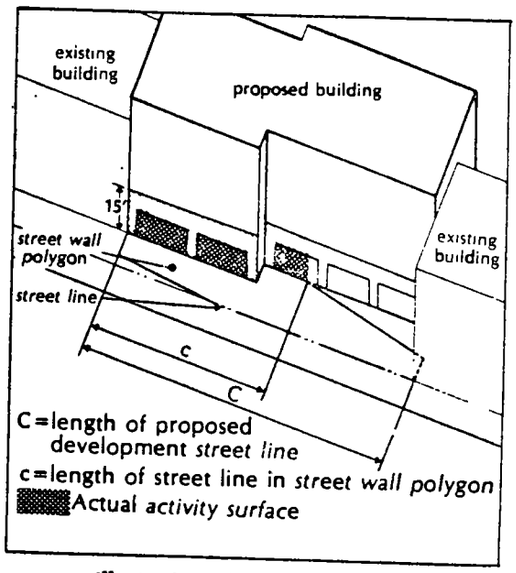

Illustration of Activity Surface

3. Street Wall Length. To preserve neighborhood scale by visually and physically connecting the *street wall* of the proposed *buildings* with the *street wall* of existing nearby *buildings*.

Maximum Housing Quality Points. 3.1 *Built-up Street District*
6.0 *Non Built-up Street District*

Requirements for Full Compliance. The length of the projection of the *street wall* of the proposed *buildings* falling within the *street wall* polygon to the *street line* shall equal the length of the *street line* within a single *street district*.

Housing Quality Point Computation.

Built-up Street District	*Non Built-up Street District*
(3.1)(c/C)	(6.0) (c/C)

where:

C = Length of site *street line*

c = Length of the projection of the *street wall* of the proposed *buildings* falling within the *street wall polygon* to the *street line*

Special Conditions.

i. For *zoning lots* or portions of *zoning lots* divided by or adjacent to highways or highway access ramps a permanent wall or fence may qualify as a *street wall* if it is at least 7'-0" high and 50% opaque.

ii. For *zoning lots* zoned R3, R4 and R5; 'C' may be multiplied by no less than .5, .75 and .9 respectively.

iii. For *zoning lots* where portions of *street lines* are bisected by utility easements 'C' may be reduced by the width of the easement.

iv. For corner *zoning lots*, 'C' may be reduced by 10' for each corner in a *street wall polygon*, or by the length of the base line between the *street line* and base line of the intersecting *street wall* polygons.

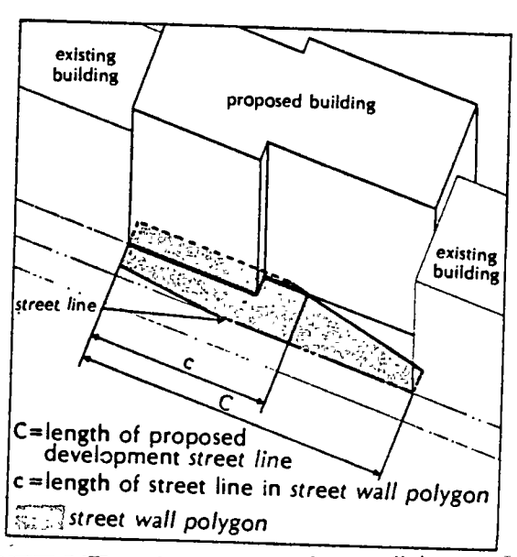

Illustration of Street Wall Length

4. Street Wall Height. To preserve neighborhood scale by relating the height of the *street wall* of the proposed *development* to the height of the *street wall* of nearby existing *buildings*.

Maximum Housing Quality Points. 3.1 *Built-up Street District*
N.A. *Non Built-up Street District*

Requirements for Full Compliance. The proposed *street wall height* of the *development* shall equal the median height of the *street wall* of existing *buildings* on the same side of the *street* and in the *street district*.

Housing Quality Point Computation.

Built-up Street District	*Non Built-up Street District*
3.1 [(d/D) X (c/C)]	N.A.

where:

D = *Existing street wall height*

d = *Proposed street wall height*

C = Length of site *street line* (see program element number 3)

c = The length of the projection of the *street wall* of the proposed *building* falling within the *street wall polygon* to the *street line* (see program element number 3)

Special Conditions.

i. When d/D is greater than 1.0; the fraction shall be reversed and D/d shall be used.

ii. For *buildings* which do not have maximum compliance, compliance may be determined by the application of a range to the median height of the existing *street wall*. This range can be applied above and below the median.

iii. For *buildings* which have more than one *street wall* height, each *street wall* height will be compared separately to the median height of the existing *street wall* or to the nearest height in the applied range (see above). The compliance of each height is weighted in relation to its portion of the total *street wall* area and multiplied by the maximum points. Their sum is then multiplied by the ratio (c/C).

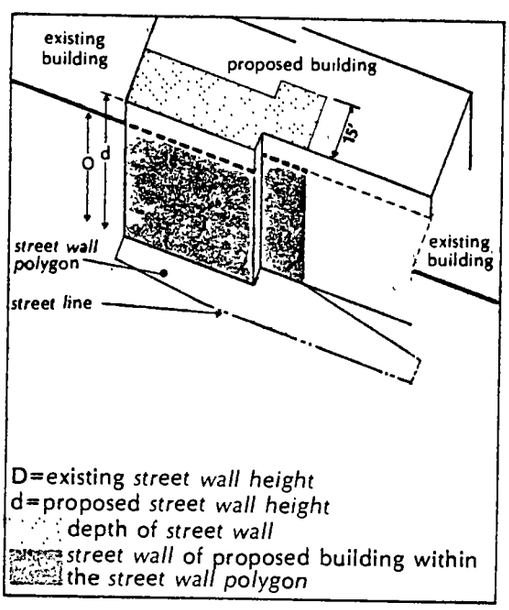

Illustration of Street Wall Height

5. Building Height. To maintain neighborhood scale and skyline by relating the height of the proposed *building(s)* to the predominant *building* height of nearby *buildings*.

Maximum Housing Quality Points. 3.1 *Built-up Street District*
N.A. *Non Built-up Street District*

Requirements for Full Compliance. The proposed *building* height shall relate to the median height of the existing *buildings* in its *street* district.

Housing Quality Point Computation.

Built-up Street District	*Non Built-up Street District*
(3.1)(E/e)	N.A.

where:

E = Median height of all the existing *buildings* in the *street district*

e = Proposed *building* height

Special Conditions.

i. When E/e is greater than 1.0; the fraction shall be reversed and e/E shall be used.

ii. For *buildings* which do not have full compliance, compliance may be determined by the application of a range to the median height of the existing *buildings*. The range can be applied above and below the median.

iii. For *buildings* which have more than one height, each *building* height will be compared separately to the median height of the existing *buildings*, or to the nearest height in the applied *range* (see above). The compliance of each height is weighted in relation to its portion of the total *building* roof plan area.

iv. For *developments* where the *existing street wall height* is greater than the median *building* height, the *existing street wall height* and range may be used for E.

6. Street Trees. To assure that sidewalks are shaded and attractive.

Maximum Housing Quality Points. 2.8 *Built-up Street District*
4.0 *Non Built-up Street District*

Requirements for Full Compliance. There shall be one *street* tree as approved by the New York City Parks, Recreation and Cultural Affairs Administration every 25 linear feet of *street line*. *To* qualify a *street* tree shall 1) be at least 3½" caliper, 2) be set into the sidewalk and planted in topsoil at least 3'-0" deep, 3) have a minimum planting bed of 20 square feet, 4) have tree guards at least 3'-0" in height, 5) be branched at a minimum of 7'-0" from *curb level* 6) to match existing tree species when conditions allow 7) be covered by a 4 year maintenance bond.

Housing Quality Point Computation.

Built-up Street District	*Non Built-up Street District*
(2.8)(f/F)	(4.0)(f/F)

where:

F = Total linear feet of *street line* (less any portion of that *street line* that is within 40' of the corner) divided by 25

f = Number of qualifying trees planted in the sidewalk

Special Conditions.

i. For *zoning lots* where tree planting connot coincide with issuance of a Certificate of Occupancy; trees may be planted up to one year after issuance of the Certificate of Occupancy provided a performance bond guaranteeing tree installation is posted.

ii. For *zoning lots* where the location of existing fire hydrants and sub-surface utilities make full compliance with this program element unfeasible the City Planning Commission may modify the total number of *street* trees required (F).

B. RECREATION SPACE

1. Type and Size. To provide appropriate recreation space and satisfy tenant needs.

Maximum Housing Quality Points. 9.4

Requirements for Full Compliance. The proposed *building* shall have *adult use*, *child use* and *mixed use space* based on its population, and *free use space* based on its permitted density. *Adult use*, *child use* and *mixed use space* which is indoors, including balconies and terraces, shall be excluded from *floor area* calculations.

The population of a *building* shall be based on its *dwelling unit* distribution; 2 adults for each *dwelling unit* (except *dwelling units* of 2½ *zoning rooms* or less where a single adult is assumed) and 1 child for each *dwelling unit* with 4½ *zoning rooms* plus an additional child for each additional room above 3.5 *zoning rooms* per *dwelling unit*. To find the preferred square feet of recreational space, use the following chart:

Preferred *Adult Use Space* =	Number of Adults X 10 SF.
Preferred *Child Use Space* =	Number of Children X 20 SF.
Preferred *Mixed Use Space* =	Total Population X 20 SF.
Preferred *Free Use Space* =	(Total Site Area X *Recreation Factor)* minus (Space already allocated for *Adult, Child and Mixed Uses)*

Housing Quality Point Computation.

$$9.4\,[(a/A) + (b/B) + (c/C) + (d/D)] \div 4$$

where:

A = Preferred *Adult Use Space* a = Provided *Adult Use Space*
B = Preferred *Child Use Space* b = Provided *Child Use Space*
C = Preferred *Mixed Use Space* c = Provided *Mixed Use Space*
D = Preferred *Free Use Space* d = Provided *Free Use Space*

Special Conditions.

i. If one or more fractions, a/A, b/B, c/C, d/D, exceed 1.0; 1.0 shall be used.

ii. Up to a total of 10% of the preferred recreation space in each of the following recreation categories: *Adult Use, Child Use, Mixed Use*, may be transferred to one or both of the remaining categories (excluding Free Use) so long as the total square feet of recreation space transferred to another category does not exceed 10% of the preferred square feet for that category.

iii. For *zoning lots* extending over more than one block; each block shall be computed separately and a weighted compliance score shall be found on the basis of number of *dwelling units* on each block. The City Planning Commission may waive this requirement for all or some of the required facilities when the *street* pattern and the character of the neighborhood will not impede pedestrian traffic between sites.

iv. For *zoning lots* 25,000 square feet or less; *mixed, adult* and *free use space* may be combined for greater flexibility. Balconies and private terraces may account for combined *mixed, adult* and *free use space* except no more than 25% of the total combination. In R10 Districts the maximum percentage shall be increased to 40%.

v. For *buildings* in R10 Districts the maximum *floor area* of a Health Club Gym to be excluded from *floor area* calculations shall be 3,500 square feet.

vi. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Type and Size shall be increased to 10.0.

2. Sunlight Onsite. To maximize sunlight on onsite *outdoor space*.

Maximum Housing Quality Points. 5.5

Requirements for Full Compliance. The average amount of square feet receiving sunlight on onsite *outdoor space* at 9 A.M., 12 Noon and 3 P.M. during the equinox should be as great a percentage of the available onsite *outdoor space* as possible. The calculation procedures outlined in the definition of *proposed shadow area* shall apply here.

Housing Quality Point Computation.

$$(5.5) - [(5.5)(e/E)]$$

where:

E = Square feet of onsite *outdoor space*

e = Average square feet of onsite *outdoor space* in shadow at 9 A.M., 12 Noon and 3 P.M. Shadows cast by *buildings* over 500' from property lines may be ignored.

Special Conditions.

i. Shadows falling on onsite parking lots and access roads are exempt from the shadow computations.

ii. For the purposes of this computation *outdoor space* shall not include balconies or terraces.

iii. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Sunlight Onsite shall be increased to 6.0.

3. Parking. To enhance the quality of recreation space by insuring that *outdoor space* and parking facilities are visually and physically separate and that *uses* fronting on all types of recreation space relate to pedestrians and tenants.

Maximum Housing Quality Points. 4.1

Requirements for Full Compliance. The perimeter of a roofed parking structure, in plan, should be contiguous to *buildings* or sections of *buildings* devoted to *residential*, public, *commercial* or recreational *uses*. All access roads and loading docks to the structure shall be buffered by a 15'-0" width of *free use space*.

Housing Quality Point Computation.

$$(4.1)(f/F)$$

where:

F = Length of perimeter wall of parking structure, by floors, plus length of all access roads and loading docks

f = Length of perimeter wall of parking structure, by floors, which is contiguous to *buildings* or sections of *buildings* devoted to *residential*, public, *commercial* or recreational *uses* plus length of access roads and loading docks which are adjacent to required buffer strips

Special Conditions.

i. For Housing Quality *buildings* the City Planning Commission may reduce by up to 50% the onsite parking requirements in relation to the availability of offsite parking and mass transit facilities.

ii. Parking structures entirely below grade, or with roofs no more than 4'-0" above grade shall be considered to be in full compliance.

iii. The portions of garage walls or parking lots which are within 10'-0" of *rear* or *side lot lines* of adjacent property located in M1, M2, M3, or C8 districts shall be in full compliance.

iv. The portions of garage walls or parking lots which are within 20'-0" of *street lines* directly opposite properties located in M1, M2, M3, or C8 districts or used for highway or railroad right-of-way shall be in full compliance.

v. The portions of garage walls located on a *side lot line* shared by another *residential zoning lot* and within 60'-0" of the *street line* shall be in full compliance.

vi. For unenclosed rooftop parking; the perimeter of the roof shall not be in compliance. Parking lots on *zoning lots* other than those mentioned below in special conditions vii and viii shall also not be in compliance.

vii. For *zoning lots* located in R3, R4, R5 and R6 districts which are over 90,000 square feet; open air parking shall be in full compliance if all surface lots have a 6'-0" planted median for each 60'-0" width of parking and one major tree of no less than 3'-½" caliper for every 3 cars and if these lots, as well as their onsite access roads, are adjacent to 15'-0" buffers of *free use space*.

viii. For *zoning lots* located in R3, R4, R5 and R6 districts over 90,000 square feet and having both surface and enclosed parking; separate compliance scores shall be found for each type of parking. Compliance for surface lots shall be in accordance with the above qualifications. A single, weighted score shall then be found based on the number of cars in surface and enclosed parking.

ix. For *zoning lots* where the onsite parking requirements have been waived, the Housing Quality points applicable to Parking shall be distributed among the remaining Recreation Program Elements as set forth under Special Conditions in each of the Recreation Program Elements.

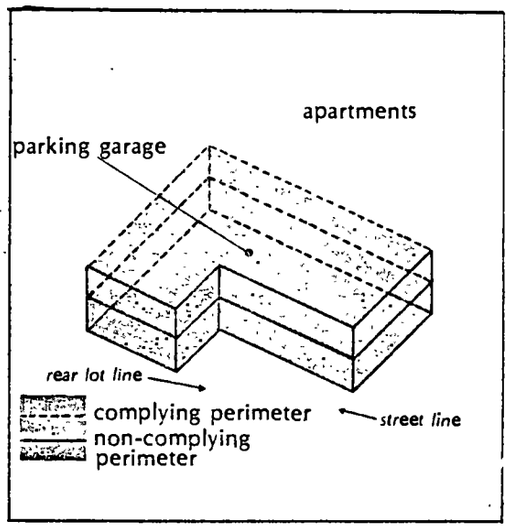

Illustration of Complying Perimeter of Parking Garage

4. Planting. To provide the proper amount of planted *outdoor space* as both actively used space and attractive buffers between recreation areas and other site *uses*.

Maximum Housing Quality Points. 3.1

Requirements for Full Compliance. The amount of planted *outdoor space* should conform to the following schedule.

District	R3-2	R4	R5	R6	R7	R8	R9	R10
Percentage of total *outdoor space*	70	65	60	50	45	35	30	20

To qualify, planted space shall contain at least 6" of topsoil for lawn, 9" for ground covers, 12" for deciduous shrubs, and 18" for evergreen shrubs and have adequate drainage and be well supplied with hardy grasses, groundcover, flowers or shrubs, and be covered by a 4 year maintenance bond.

Housing Quality Point Computation.

$$(3.1)(g/G)$$

where:

G = Square feet of planted *outdoor space* based on above chart

g = Proposed square feet of planted *outdoor space*

Special Conditions.

i. For *zoning lots* where planting cannot coincide with the issuance of the Certificate of Occupancy, planting shall occur within one year of the issuance, provided a performance bond guaranteeing the planting is posted.

ii. For *zoning lots* where all or some of the planting dies or is diseased anytime after the issuance of a Certificate of Occupancy the owner shall replace the plantings within one year.

iii. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Planting shall be increased to 4.6.

5. Trees. To insure that *outdoor space* is shaded and attractive.

Maximum Housing Quality Points. 2.9

Requirements for Full Compliance. A preferred total caliper of onsite trees shall be provided. It shall be determined by dividing the total *lot area* by the following ratio.

District	R3-2	R4	R5	R6	R7	R8	R9	R10
Ratio	150	200	250	300	350	450	500	550

All trees must be at least 3'-½" caliper (major tree) or 8'-0" in height (minor tree), be planted in topsoil to a depth of 3'-0", be planted in a minimum of 200 cubic feet of soil, have adequate drainage, have tree guards 3'-0" high except where trees are inaccessible to pedestrians and animals and be covered by a 4 year maintenance bond.

Housing Quality Computation.

$$(2.9)(h/H)$$

where:

H = Total *lot area* divided by ratio

h = Total caliper of qualifying trees planted in *outdoor space* within the property boundaries

Special Conditions.

i. For *zoning lots* where tree planting cannot coincide with the issuance of a Certificate of Occupancy; trees may be planted up to one year after issuance of the Certificate of Occupancy provided a performance bond guaranteeing tree installation is posted.

ii. For *zoning lots* where trees die or are diseased anytime after the issuance of a Certificate of Occupancy the owner may take up to one year to replace the tree.

iii. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Trees shall be increased to 4.4.

C. SECURITY AND SAFETY

1. Density of Corridor. To increase recognition among neighbors on each floor for better security.

   Maximum Housing Quality Points. 5.0

   Requirements for Full Compliance. The number of *zoning rooms* for each separate corridor shall not exceed 30. Corridors serving less than 30 *zoning rooms* shall be considered in full compliance.

   Housing Quality Point Computation.

   If (A/a) is .0 to .55 (0.0)(A/a)
   If (A/a) is .55 to .65 (3.3)(A/a)
   If (A/a) is .65 to 1.0 (5.0)(A/a)

   where:

   A = 30 *zoning rooms* for each separate corridor
   a = Number of *zoning rooms* serviced by a corridor

   Special Conditions.

   i. For *buildings* and multi-*building developments* where the number of *zoning rooms* for each separate corridor varies from floor to floor or *building* to *building*, compliance shall be computed separately for each corridor. A final score shall be obtained by an average weighted by the number of *zoning rooms* serviced by each separate corridor.

   ii. For a *building* where a corridor services *dwelling units* on only one of its sides and has either a transparent window or opening at least 4'-0" high along 75% of its length, the maximum number of *zoning rooms* serviced by the corridor shall be increased to 45 *zoning rooms*.

   iii. For *buildings* with 24 hour doorman service, guaranteed by all leases the maximum number of *zoning rooms* serviced by the corridor shall be increasd to 45 *zoning rooms*.

   iv. For *buildings* designated for the elderly or *buildings* which have corridors on which 75% of the *dwelling units* are designated for the elderly the maximum number of *zoning rooms* on a corridor may be waived when a solarium as defined in Section 74-952 is provided on each corridor requiring a waiver.

   v. For corridors which have a portion of their length complying with special condition i., the permitted number of *zoning rooms* serviced shall be weighted on the basis of the number of *zoning rooms* serviced by each portion.

   vi. For *dwelling units* entered directly from *outdoor space*, full compliance is achieved. An average compliance, weighted by the number of *dwelling units* entered from the *street* and those serviced by a corridor shall be computed.

   vii. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Density of Corridor shall be increased to 5.5.

2. Visibility from Public Space to Elevator Doors. To permit elevator doors to be visible from the *street* and to remain visible upon approach from the *street*.

   Maximum Housing Quality Points. 5.0

   Requirements for Full Compliance. Elevator doors shall be visible from any single point at the intersection of the *street line* and the path to the *main lobby*. Visibility can occur only when an unobstructed straight line may be drawn between this point and the center of the elevator doors. This line may pass through transparent surfaces. The path shall be lit to approximately the same level as the adjoining *street*. Exterior lighting shall be shielded away from *dwelling unit* windows.

   Housing Quality Point Computation.

   (5.0)(b/B)

   where:

   B = Total number of elevator doors in *main lobby*
   b = Total number of elevator doors visible from the point of intersection of the path to the *main lobby* and the *street line*

   Special Conditions.

   i. For *buildings* with a 24 hour doorman service guaranteed by all leases *main lobbies* shall be in full compliance.

   ii. For *buildings* planned to have lower floor access by stairways, both elevator doors and stairways (see special condition iv) shall be used to meet the requirements of this program element.

   iii. *Dwelling units* entered directly from *private outdoor space* or *semi-private outdoor space* falling within the *street wall polygon* shall be in full compliance. Partial compliance, weighted by the number of *dwelling units* with direct entries and those requiring *main lobbies* shall be found.

   iv. For *developments* with two or more *main lobbies*, compliance shall be computed separately for each and weighted by the number of *dwelling units* serviced by each *main lobby*.

   v. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Visibility from Public Space to Elevator Doors shall be increased to 5.5.

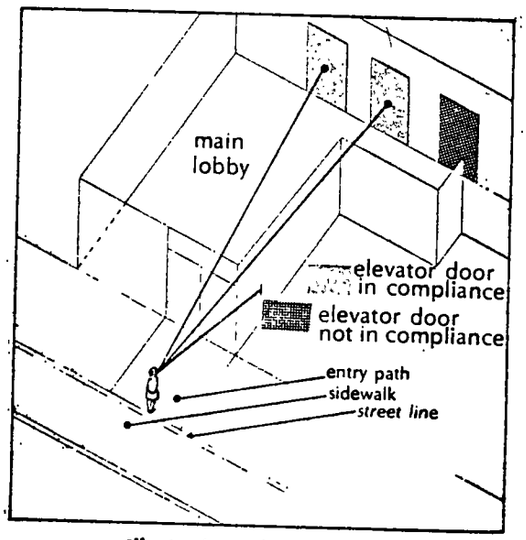

Illustration of Visibility of Elevator Doors From the Street

3. Visibility of Private Outdoor Space from the *Lobby*. To insure the safe use of all *private outdoor space* by tenants.

   Maximum Housing Quality Points. **5.0**

   Requirements for Full Compliance. All *private outdoor space* should be visible from within a *lobby*. Visibility is measured at eye level and occurs between two sight lines which originate at any point within a *lobby* and extends through transparent openings. Any permanent structure over 4'-0" high is considered an obstruction.

   Housing Quality Point Computation.

   (5.0)(c/C)

   where:

   C = Total square feet of *private outdoor space*

   c = Total square feet of *private outdoor space* visible from *lobbies*

   Special Conditions.

   i. For *developments* with multiple *lobbies* the total amount of *private outdoor space* fully complying, shall be multiplied by a fraction equal to the total number of *zoning rooms* serviced by the *lobby* divided by the total number of *zoning rooms* in the *development*.

   ii. For *dwelling units* having direct access to *private outdoor space* these *dwelling units* shall be considered to be *lobbies* serving the number of *zoning rooms* in the *dwelling unit* with visibility measured at the door leading to the *private outdoor space*.

   iii. For *developments* with *private outdoor space* which is accessible only through *private indoor space*, the door between them may be considered a *lobby*.

   iv. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Visibility of Private Outdoor Space from the *Lobby* shall be increased to 5.5.

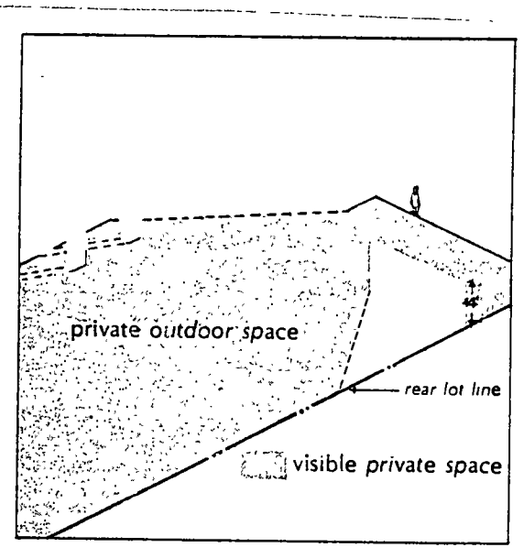

Illustration of Visible Private Outdoor Space

4. Surveillance from *Dwelling Units*. To insure surveillance of *public, semi-private* and *private outdoor space* from *dwelling units* where people are likely to be at home during the day.

   Maximum Housing Quality Points. **4.4**

   Requirements for Full Compliance. *Dwelling units* with 4.5 or more *zoning rooms*, and *dwelling units* designated for elderly and/or handicapped should be concentrated on the first four floors.

Housing Quality Point Computation.

(4.4)(d/D)

where:

D = Total number of *dwelling units* in the first four floors

d = Number of *dwelling units* with 4.5 or more *zoning rooms*, and *dwelling units* designed and designated for elderly and/or handicapped on first four floors

Special Conditions.

i. For *developments* where marketing conditions or subsidy programs will not support the number of 4.5 *zoning rooms*, elderly or handicapped *dwelling units* necessary to achieve full compliance; the City Planning Commission may adjust 'D'.

ii. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Surveillance from Dwelling Units shall be increased to 4.5.

5. Entry of *Building* from Parking Garage or Lot. To insure only authorized entrance into a *building* and *private outdoor space* from a garage or parking lot.

Maximum Housing Quality Points. 3.1

Requirements for Full Compliance. All access to or from a garage or parking lot shall be into *semi-private* or *public outdoor space* or into *main lobby* vestibules provided the vestibules are separated from the *main lobby* by locked doors.

Housing Quality Point Computation.

(3.1)(e/E)

where:

E = Total number of parking spaces

e = Number of parking spaces in lots or garages complying with program requirements.

Special Conditions.

i. *Buildings* with elevators serving both *dwelling units* and garages achieve full compliance with this program element provided the elevator doors are equipped with locks in the garage and that keys to these locks are kept by tenants utilizing the garage.

ii. For *zoning lots* where the onsite parking requirement has been waived, the Housing Quality Program Element points applicable to Entry of Building from Parking Garage or Lot shall be distributed among the remaining Security and Safety Program Elements as set forth under Special Conditions in each of the Security and Safety Program Elements.

6. Visibility from Elevator Doors to Dwelling Unit Door. To insure visibility from the elevator to all *dwelling unit* entrance doors on a floor.

Maximum Housing Quality Points. 2.5

Requirements for Full Compliance. The sight line between the elevator door or stair exit door in non-elevator *buildings*, or *lobby* door for *dwelling units* accessible from the *lobby* shall be unobstructed. The sight line is measured from a single point up to 3'-0" in front of the elevator door. A single convex wall-mounted shatterproof mirror may be used to aid visibility.

Housing Quality Point Computation.

(2.5)(f/F)

where:

F = Total number of *dwelling unit* entrance doors

f = Number of *dwelling unit* entrance doors complying with the program

Special Conditions.

i. For *building* planned to have lower floor access by stairways both elevator doors and stairway exit doors shall be used to meet the requirements of this program element.

ii. *Dwelling units* entered directly from *outdoor space* shall be considered in full compliance with this program element. Compliance for the entire *development* shall be a weighted average based on *dwelling units* with direct entry and those with entry from a corridor.

iii. For *zoning lots* where the onsite parking requirements have been waived, the maximum Housing Quality points for Visibility from Elevator Door to Dwelling Door shall be increased to 4.0.

D. BUILDING INTERIOR

1. Size of Dwelling Unit. To create large, useable *dwelling units* accommodating a variety of life styles.

   Maximum Housing Quality Points. 4.5

   Requirements for Full Compliance. Gross square feet shall conform to the following schedule:

District	R3-2	R4	R5	R6	R7	R8	R9	R10
Gross sq. ft.	188	205	215	233	247	265	293	300

   Housing Quality Point Computation.

   (4.5)(a/A)

   where:

   A = *Gross square feet per room* as preferred by program

   a = Actual *gross square feet per room*

2. Sunlight in Dwelling Units. To assure sunlight in each *dwelling unit* by proper orientation of the *buildings*.

   Maximum Housing Quality Points. 3.9

   Requirements for Full Compliance. Sunlight shall fall on the windows (which may be bay windows) in the largest *living room* in the *dwelling unit* for any three hours between 8 A.M. and 4 P.M. during the equinox.

   Housing Quality Point Computation.

   (3.9)(b/B)

   where:

   B = Total number of *dwelling units* in the *buildings*

   b = Total number of *dwelling units* complying with program

3. Window Size. To maximize light, views and a feeling of spaciousness.

   Maximum Housing Quality Points. 3.8

   Requirements for Full Compliance. There shall be 1 square foot of window for every 3 square feet of gross *floor* area in the largest *living room* (including the dining alcove) plus 1 square foot of window for every 8 square feet of the remainder of the gross *floor area* in the *dwelling unit*.

   Housing Quality Point Computation.

   (5.5)(c/C)—1.7

   where:

   C = Total window size as required by program for the entire *building*

   c = Actual total surface area of *dwelling unit* windows

4. Visual Privacy—Onsite. To insure visual privacy from other *residential* and non-*residential* tenants.

   Maximum Housing Quality Points. 2.7

   Requirements for Full Compliance. The average *penetration depth* between any windows of any regularly occupied space and any *dwelling unit* on the *zoning lot* shall be no more than 1'-0" for each 5'-0" between the center points of the windows of the space. *Dwelling units* with a difference in finished floor elevation of 5'-0" or more are in full compliance.

   Housing Quality Point Computation.

   (2.7)(d/B)

   where:

   B = Total number of *dwelling units* in *building*

   d = Total number of *dwelling units* in which all windows comply

   Special Conditions.

   i. For continuous strip windows or continuous openings in front of columns (as in parking structures) each area between columns shall be considered to be a separate window.

   ii. For windows with a sill height of 5'-6" and above; the window is in full compliance.

5. Visual Privacy—Offsite. To insure that eye contact between an occupant of a ground floor *dwelling unit* and a pedestrian standing on the sidewalk is not possible.

   Maximum Housing Quality Points. 2.7

   Requirements for Full Compliance. The *rooms* in ground floor *dwelling units* with windows facing *semi-private* and *public outdoor space* shall have a finished floor elevation of no less than 3'-6" above the nearest *curb level* or be set back from the *street line* at least 12'-0" in R3 to R5 districts and 8'-0" in R6 to R10 districts.

   Housing Quality Point Computation.

   $(2.7)[(e + e') / E]$

   where:

   E = Total length of ground floor *building* perimeter facing *semi-private* or *public outdoor space*

   e = Total length of ground floor perimeter facing *semi-private* or *public outdoor space* which encloses non-*residential uses*

   e' = Total length of ground floor perimeter facing *semi-private* or *public outdoor space* which encloses *residential uses* complying with the program

Special Conditions.

i. For proposed *buildings* which have legal windows that are less than 30'-0" from a *lot line*, the Commission may modify the required distance when an equivalent distance is allocated on the adjoining *zoning lot* by covenant.

ii. For *buildings* in R3 to R5 districts, where the space between the *street wall* and the *street line* is landscaped and enclosed by a fence and gate other than chainlink; the required depth may be reduced from 18'-0" to 12'-0" to comply with the privacy requirements.

iii. For *buildings* in R6 to R10 districts where the space between the *street wall* and the *street line* is 8" to 24" above or below the nearest *curb level* and enclosed by a fence and gate other than chainlink; the required depth may be reduced from 10'-0" to 8'-0" to comply with privacy requirements.

6. Through Ventilation. To encourage natural through ventilation.

Maximum Housing Quality Points. 2.6

Requirements for Full Compliance. Through ventilation shall be provided in all *dwelling units*. Through ventilation occurs when at least 2 windows which are no less than one tenth the gross *floor area* of the *room* they ventilate are located in separate *rooms* with opposite or nearly opposite exposures.

Housing Quality Point Computation.

If (f/B) is .0 to .33 $(4.6)(f/B)$ If (f/B) is .33 to .66 $(2.4)(f/B) + .7$ If (f/B) is .66 to 1.00 $(f/B) + 1.6$

where:

B = Total number of *dwelling units* in *building*

f = Number of *dwelling units* through ventilated

7. Daylight in *Building* Circulation Space. To make *building* circulation space more attractive by providing natural light.

Maximum Housing Quality Points. 1.8

Requirements for Full Compliance. *Building* circulation space on a floor shall have 1 square foot of window for every 13 square feet of *building* corridor *floor area*. In non-elevator *buildings* the *floor area* of stairways is calculated in plan on every floor.

Housing Quality Point Computation.

$(1.8)(g/B)$

where:

B = Total number of *dwelling units* in *building*

g = Number of *dwelling units* entered from a *building* circulation space on a floor which complies with the program

Special Conditions.

i. For *buildings* with *dwelling units* entered directly from *outdoor space;* all such *dwelling units* are in full compliance.

ii. For *buildings* where g/B equals at least .85, up to 50% of the area of all *building* corridors and *lobbies* (exclusive of shaftways, stairways and *main lobbies*) may be exempt from the total *floor area*.

8. Pram, Bicycle and Bulk Storage. To provide adequate, secure and convenient storage for prams, bicycles and other bulk items owned by *building* tenants.

Maximum Housing Quality Points. 1.6

Requirements for Full Compliance. Bulk storage can be provided in individual *dwelling units* or in common storage *rooms*. When such space is within a *dwelling unit* it shall be at least 16 square feet and have a minimum dimension of 4'-0". When such space is shared there shall be 5 square feet of storage space for each additional *zoning room* above 1.5, in every *dwelling unit*. Shared storage space shall be located within 20'-0" of an elevator door and no more than 4'-0" below *curb level* or off the private *open space*, if it is directly accessible by ramp and within 4'-0" of established grade. Bulk storage provided in complying common storage *rooms* shall be exempt from the *floor area* of the *building*.

Housing Quality Point Computation.

$(1.6)(h/H)$

where:

H = Total number of *dwelling units* in *building*

h = Total number of *dwelling units* for which adequate storage has been provided

Special Conditions.

i. For multiple *building developments;* compliance shall be computed separately for each *building*. A final score shall be obtained by an average weighted by the number of *dwelling units* in each *building*.

9. Waste Storage. To provide adequate, convenient and clean garbage disposal space.

Maximum Housing Quality Points. 1.4

Requirements for Full Compliance. *Building* circulation space on each floor shall have its own garbage disposal *room* containing a garbage chute. The garbage disposal room shall be a minimum of 10 square feet if it serves 8 *dwelling units* or less. It shall be enlarged 1 square foot for each additional *dwelling unit*. The door to the room shall be equipped with a door closer. The chute door should be equipped with a sound deadening device.

Housing Quality Point Computation.

$$(1.4)(i/I)$$

where:

I = Total number of *dwelling units*

i = Total number of *dwelling units* serviced by a circulation space with garbage *rooms* complying with program requirements

Special Conditions.

i. *Buildings* of 5 floors or less, with no more than 4 *dwelling units* on a floor and that have enclosed exterior garbage storage which is accessible to both tenants and the Sanitation Department, are in full compliance.

74-955

Special Regulations for Developments falling in more than one street district.

For *development* sites which are located in two or more *street districts*, the procedures for calculating the number of Housing Quality Points obtained in the Neighborhood Impact program shall be modified according to the following regulations.

1) Program elements 2, 3, 4, 5 and 6 shall be computed separately for each *street district*. The sum of the Housing Quality Program Points for program elements 2, 3, 4, 5 and 6 in the Neighborhood Impact program shall then be found for each *street district*.

2) A weighted average shall be found by multiplying the sum for each *street district* found in step 1 by the length of the *street line* pertaining to the *street district*. The products found for each *street* district are added and then divided by the sum of the total lengths of *street lines* used for each *street district*. The sum of the *street lines* may exceed actual length because some *street line* lengths may occur in two *street districts*.

3) The final total in the preceding step shall then be added to the number of Housing Quality Points found in program element number 1 to obtain the final score for the Neighborhood Impact program. If all the *street districts* are either *built-up* or *non built-up* no further adjustments are required. If the *street districts* are divided between *built-up* and *non built-up* the following formula shall be used to determine a new maximum value for program element number 1.

$$\frac{8(x) + 10(y)}{x + y} = \text{maximum value for program element number 1}$$

where:

x = sum of the lengths of *street line* in all *built-up street districts*

y = sum of the lengths of *street line* in all *non built-up street districts*

The new compliance formula shall be:

$$mv - mv(a/A)$$

where:

mv = new maximum value for program element number 1

a = *proposed shadow area*

A = *maximum shadow area*

74-956

Special Regulations for simplification of measurement of complex shapes.

To simplify the area calculations required to find the *maximum shadow area*, the *proposed shadow area*, the *existing street wall height*, the median height of existing *buildings*, and to determine if a *street district* is a *built-up street district* or a *non built-up street district*, a grid may be used. This grid shall be for the purpose of aggregating areas. It may be placed in any manner over the shape or area being measured. The grid may consist of squares no larger than 20'-0" (in the scale of the drawing). When a square is partly covered by a *building* which has a number of different heights within the square or partly covered by shadow, the predominant condition shall apply to the entire square. To further simplify calculations required for the *maximum shadow area* and the proposed shadow area all land may be considered to be flat. When extreme slopes exist the City Planning Commission may require the actual topographical conditions be used in the calculations.

74-957

Special Regulations for Housing Quality Developments in R10 Districts or Commercial Equivalents.

A) Housing Quality *developments* in R10 District or *commercial* equivalents which earn at least 85 Housing Quality Program points under the scoring system described in Section 74-954 (Guidelines for applications), score a mandatory minimum of 15 points in each of its 4 parts, as a precondition for application, may be increased from a *floor area ratio* of 10 to a maximum of 12 and the *lot area per room* may be reduced from 30 to a minimum of 24.9, provided such *development* contains one or a combination of the public amenities described in 'B' below. As a precondition for any application for a Housing Quality *development* special permit in an R10 District or *commercial* equivalent the following conditions shall be satisfied.

1) Curb cuts. The number of curb cuts shall be limited to one per *street*. No curb cuts shall be allowed on wide *streets*. The number and location of curb cuts for *zoning lots* with only wide *street* frontage or for sites

40,000 square feet or larger may be modified by the City Planning Commission.

2) Central Trash Collection. There shall be a single location for the collection and removal of all trash from the *building*, within the *building* and such facility shall be protected by an enclosure surfaced with the same materials as that of the *building* proper. The size and design of the enclosure shall meet the requirements of the Sanitation Department and the private carting service.

B) In order to earn an increase in *floor area ratio* and a reduction in *lot area per room* by the provision of bonusable public amenities in a Housing Quality *development*, the *development* shall first provide either a *plaza* or a neighborhood improvement or a combination of the two. The following are bonusable public amenities for Housing Quality *developments*.

1) A *plaza* as defined in Section 12-10 except that:

a) The *plaza* in a *residential* district shall be aggregated into a single space having a minimum dimension of 40 feet and a minimum area of 4,000 square feet and be accessible at all times for public use. The *plaza* shall be developed as either *residential* park, *residential plaza*, or *residential* playground based upon the appropriateness, size and location of the plaza.

b) Direct access along the *street line* abutting the *plaza* shall be at least 50 percent of such frontage.

c) The elevation of the *plaza* surface shall be within 3'-0" of the adjacent *curb level*. Differences in elevation shall be joined by ramps with slopes no greater than 5%.

d) The *plaza* shall be adequately landscaped with major trees, planting, seating and lighting.

e) The *plaza* shall display in a prominent location a plaque indicating the public nature of the space and information as required by the Commission.

f) Loading berths, driveways, parking areas, and other vehicular oriented spaces shall not be considered *plaza* space.

g) The *plaza* shall be maintained in accordance with a maintenance plan approved by the Commission.

2) Neighborhood Improvements.

a) One or more offsite physical improvements such as *street* trees, decorative paving and sidewalks, bus shelters, planters, benches or sitting areas, trash containers, information kiosks, *street* furniture, artwork, or the cleaning of landmarks shall be provided within the area delineated by the *street district*(s) of the *zoning lot*.

b) The Commission, after consultation with the local Community Board, shall certify which neighborhood improvements shall be provided and the specifications for such improvements.

3) An *arcade* as defined in Section 12-10 except that:

a) The *arcade* is permitted only in R10 districts with *commercial* overlays or *commercial* districts that are R10 *residential* equivalents.

b) An *arcade* shall be provided where adjoining or adjacent existing *buildings* contain *arcades*.

c) The *arcade* is permitted on *zoning lots* whose wide *street street line* is in excess of 100' except that the wide *street street line* shall be in excess of 200 feet on wide *streets* which are major crosstown *streets*. When adjacent existing *buildings* contain *arcades* the minimum wide *street street line* requirement is waived.

d) The *arcade* shall extend the full length of the *zoning lot* along the *street line* of a wide *street*.

e) The exterior face of building columns shall be coincident with the *street line*.

f) The minimum depth of an *arcade* shall be 15'-0".

g) The average height of the *arcade* along the centerline of its longitudinal axis shall not be less than 15'-0". At no point shall the minimum height of the *arcade* be less than 8'-0".

h) The *arcade* shall be adequately illuminated.

i) The surface of the *arcade* shall be continuous with and at the same elevation as the adjoining sidewalk.

4) A public area which may be partially open to the sky or fully covered as set forth below:

a) The public area shall be permitted only in R10 Districts with *commercial* overlays or in commercial districts that are R10 *residential* equivalents.

b) A minimum of 15 percent of the *lot area* of the *zoning lot* shall be available for public use. This minimum area shall be aggregated into a single space and have a minimum dimension of 40'-0". At least 70 percent of this space shall be open to the sky or either partially or fully covered by a glazed roof surface.

c) For the purpose of insuring prominent public attention to the public area, it shall be clearly visible and directly accessible from an adjoining *street*.

d) *Covered* or *Indoor Space* greater than 15'-0" deep shall have a minimum average height of 15'-0". At no point shall the minimum height of a covered area be less than 10'-0".

e) That portion of the public area which abuts a *street* and connects the *street* to the aggregated public area may have a width of not less than 25 feet.

f) It shall have permitted retail *uses* listed in Use Group 6 occupying the maximum feasible frontage along those bounding walls of the public area which do not abut *lot lines* or *street lines*. At least 50% of such frontage shall be developed with such *uses*. No more than 25 percent of the aggregated minimum public area mentioned above can be used for retail or *commercial use*. Opaque wall surfaces shall be treated decoratively.

g) The level of the public area shall at no point be more than 5'-0" above or 5'-0" below *curb level* of the *street* providing primary access to such public areas. Differences in elevation shall be joined by ramps with slopes no greater than 5%.

h) Seating shall be provided on the basis of one seat (18" wide with back) for each 125 square feet of public area.

i) There shall be a minimum of one major tree of 3¼" caliper or one minor tree 8'-0" in height per 1,000 square feet of the aggregated minimum area mentioned above.

j) A minimum of 10 percent of the total public area is to be planted.

k) *Indoor space* attributable to the public area shall be exempt from the *floor* area calculations.

l) The public area shall be maintained in accordance with a maintenance plan approved by the Commission.

5) The preservation of an existing *building* or *buildings* on the same *zoning lot* which, except for required *rear* and *side yards* is contiguous to an existing *building* on an adjoining *zoning lot*. This *building* shall be scored in accordance with the regulations governing the four sections of the Housing Quality special permit as a part of the score for the entire application. For non-*residential buildings* only the Neighborhood Impact section need apply. The Commission also may waive Housing Quality requirements which are not possible to comply with because of existing structural conditions. In addition the Commission shall find:

a) that the *building* to be preserved has made and will continue to make a significant positive impact towards the quality of the surrounding neighborhood by contributing to its economic, social, cultural or aesthetic character.

b) that when rehabilitation is necessary an acceptable schedule for its implementation accompanies the application for a special permit.

c) an acceptable agreement between the tenants and the developer which allows all tenants to:

i) continue as residents on the same *zoning lot* in *dwelling units* which have comparable size, exposure and floor.

ii) continue their existing rent levels subject to increases only at existing expiration dates and within the guidelines of either the rent stabilization or rent control laws, whichever is presently applicable to the preserved *building*.

Tenants and developers may reach other forms of mutually acceptable agreement but evidence shall be submitted that the tenant who does so was aware of the two provisions governing relocation.

d) that the relocation practices followed by the developer on the entire *zoning lot* satisfy applicable government standards.

The area of *plazas* in Housing Quality *developments* shall be included in the calculation for Program Elements regulating Onsite Sunlight, Planting and Trees. That portion of the public area which corresponds to the minimum aggregated area shall be included in the calculations for Program Elements regulating Onsite Sunlight (assume open to the sky for computations) and Trees. The total public area shall be included in the calculations for the Program Element regulating Planting. All of the above shall conform to the requirements for compliance of the applicable Program Elements. The bonusable area of *plaza*, arc*ades* and public areas may not be applied towards the compliance of the recreation standards in the Type and Size Program Element in the Recreation Program.

Floor Area Bonus

i) For each square foot of *plaza* or public area or portion thereof provided on the *zoning lot*, the total *floor area* permitted on that *zoning lot* under the provisions of Section 23-15 (Maximum Floor Area Ratio in an R10 District) may be increased by 6 square feet.

ii) For each square foot of arc*ade* or portion thereof provided on the *zoning lot*, the total *floor area* permitted on that *zoning lot* under the provisions of Section 23-15 (Maximum Floor Area Ratio in an R10 District) may be increased by 3 square feet.

iii) For each $5.00 of neighborhood improvement or portion thereof provided within the *street district*, the total *floor* area permitted on that *zoning lot* under the provisions of Section 23-15 (Maximum Floor Area Ratio in an R10 District) may be increased by one square foot except that the maximum increase in *floor* area shall not exceed 12% of the *floor area* permitted in Section 23-15.

iv) The increase in the basic *floor area* ratio on a *zoning lot* for the preservation of an existing *building* shall be equal to one square foot for each square foot of *floor area* in the preserved *building*.

In no case shall the total *floor area* ratio on a *zoning lot* exceed the prescribed limits of the applicable districts as set forth in Sections 23-15, 24-17, 33-120.5, 35-31.

Lot Area Bonus

For each percent of additional *floor area* achieved by *plaza*, arc*ade*, public area, neighborhood improvement or preservation, the *lot* area requirement of Section 23-22 (Required Lot Area Per Room) shall be reduced by 1 percent. However, in no event shall such reduction exceed 17 percent of the applicable *lot* area requirement set forth in Section 23-22.

74-958

Special regulations for Housing Quality developments on zoning lots divided by district boundaries.

For Housing Quality *developments* where the goals of the Neighborhood Impact program area impeded by district boundaries on the *zoning lot*, the total *floor area* and *rooms* as set forth below may be located anywhere on the *zoning lot* regardless of district boundaries. However, the applicable use regulations for each district shall apply only to that portion of the *zoning lot* located within such district.

a) The maximum *floor area ratio* permitted on each portion of such *zoning lot* shall be multiplied by the percentage of the *zoning lot* to which such *floor area ratio* applies. The sum of the products thus obtained shall be the adjusted maximum *floor area ratio* applicable to such *zoning lot*. The total amount of *floor area* permitted on the *zoning lot* shall not exceed the sum of the *floor area* permitted for each portion of such *zoning lot* in accordance with the applicable district regulations for such portions.

b) The *lot area per room* required for the *building* or *buildings* on the *zoning lot* shall be computed separately for that portion of the *zoning lot* located in each district. The total *lot area* of the *zoning lot* shall not be less than the sum of such required *lot areas* so computed. The total number of *rooms* permitted on the *zoning lot* shall not exceed the sum of the *rooms* permitted on each portion of such *zoning lot* in accordance with the applicable district regulations for such portion.

(On September 24, 1975, Cal. No. 21, the Commission scheduled November 19, 1975 for a hearing; on November 19, 1975, Cal. No. 15, the hearing was closed.)

For consideration.

Victor Marrero, Chairman
GERALD R. COLEMAN, ALEXANDER COOPER, GORDON J. DAVIS
SYLVIA DEUTSCH, Commissioners.