



# Green Fast Track for Housing: Process Guidance for Determining Type II Eligibility

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For projects where the City Planning Commission is the lead agency for environmental determination, confirmation of Green Fast Track for Housing Type II eligibility will require sign off on the applicant’s proposed development scenario(s) and all other eligibility criteria. This document contains guidance on how to determine eligibility and what is needed at each stage of the process.

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## I. Overview of Legal Rules

To be eligible for CEQR Type II, both City and State regulations need to be reviewed for the following:

1. The project cannot be a Type I project under SEQRA, which is available at [6 NYCRR Part 617 - State Environmental Quality Review](#) under section 617.4(b) 1 through 11
2. The Project cannot be a Type I action under CEQR, [62 RCNY section 6-15](#)
3. DCP recognizes projects as Type II if they meet SEQRA Type II requirements, available at [6 NYCRR Part 617 - State Environmental Quality Review](#) under section 617.5(c) 1 through 46
4. City rules pertaining to CEQR Type II are located here [Chapter 5: City Environmental Quality Review \(CEQR\) \(amlegal.com\)](#) and include categories listed in section 5-05(c)1 through 12 and 5-05(e) and (f).
  - a. 5-05(e) and (f) include the requirements pertaining to Green Fast Track projects.

It is important to note that the Green Fast Track for Housing CEQR Type II rules only apply to City actions where criteria can be met.

## II. Tools and Resources

DCP created a mapping and surveying tool to guide applicants through determining Green Fast Track eligibility: [Fast Tracker Application \(arcgis.com\)](#). The GIS data behind the tool are also available here: [Fast Tracker Web Map - CEQR Type II - Overview \(arcgis.com\)](#)

Please see the info page, tool guide, and survey instructions in Fast Tracker for more information on how to use the tool. A report and data export from Fast Tracker are required as part of your eligibility package, as outlined below.

DCP applicants can indicate their intent to pursue Green Fast Track eligibility in the ZAP Applicant Portal at multiple stages of engagement, and submit their eligibility package through ZAP. Please see additional information on this below.

## III. Stages of Engagement

### Project Conception

DCP encourages you to test your project for Green Fast Track eligibility early in your project conception process to determine if you may be eligible. Fast Tracker is available to the public.

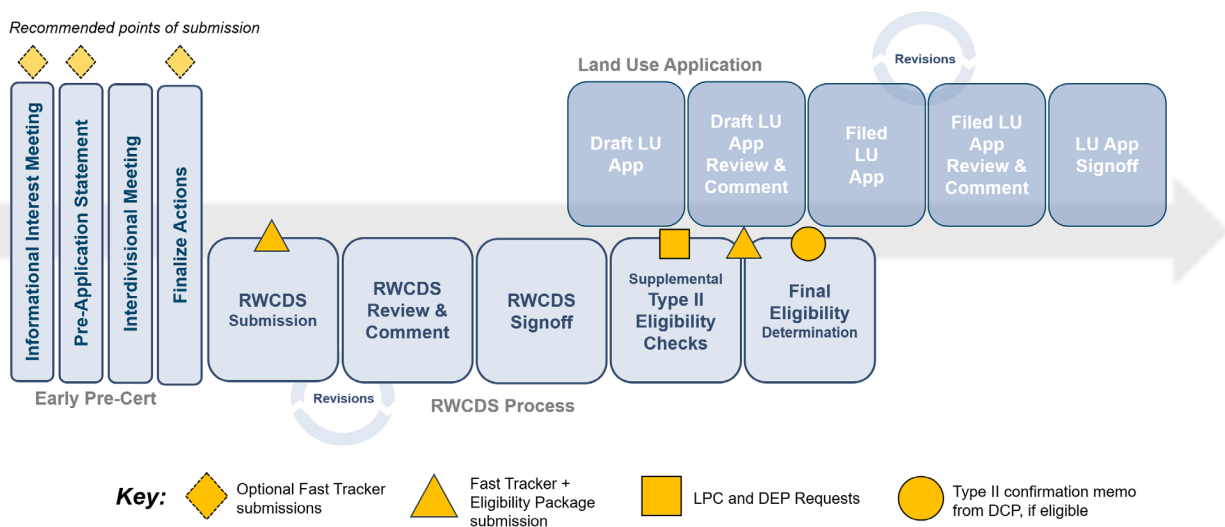
### Early Pre-Certification

After determining that CPC actions may be required to facilitate the applicant's proposed development and initiating a conversation with the appropriate DCP borough office, DCP recommends an initial Green Fast Track for Housing Type II eligibility check. Not all questions can be answered definitively at this early stage since the required project actions and development program are nascent, but many of the locational eligibility requirements can be checked.

At the Informational Interest Meeting, DCP borough offices are encouraged to ask whether the applicant team intends to pursue Type II eligibility and, if so, whether the team has used Fast Tracker to provide some preliminary direction. If the applicant team is interested, DCP encourages the team to submit the Fast Tracker report with the PAS, which includes a new question about intent to pursue eligibility under Green Fast Track.

At the Interdivisional Meeting and thereafter, as actions are finalized, it is appropriate to discuss the possibility of the applicant’s project being Type II eligible using the Fast Tracker report.

The image below shows the recommended submission points during the early pre-certification process, as well as the milestones moving into the Reasonable Worst Case Development Scenario (RWCDs) process.



## RWCDs

Type II eligibility criteria require projects not to exceed certain limits on incremental residential and non-residential development of the proposed action compared to the no-action condition, which can only be assessed after the actions are finalized. To determine the incremental proposed development, City Planning must approve the RWCDs. For projects that may be eligible for Green Fast Track for Housing Type II, a draft Housing Type II Eligibility package is encouraged following the RWCDs submission. The eligibility package can be submitted through a working package in the Applicant Portal. Your lead planner or EARD PM will create a ZAP working package and name it “Green Fast Track Eligibility Packages”. If you do not see this, please contact the EARD PM and request this package be made. For projects that have larger rezoning areas or uncertainty about their RWCDs, applicants can hold off on submission until the RWCDs is finalized. Once the applicant receives RWCDs sign off from DCP, then requests for sign-offs on sensitive resources can be made of DCP or partner agencies to include in a final Type II eligibility package submission (see details below).

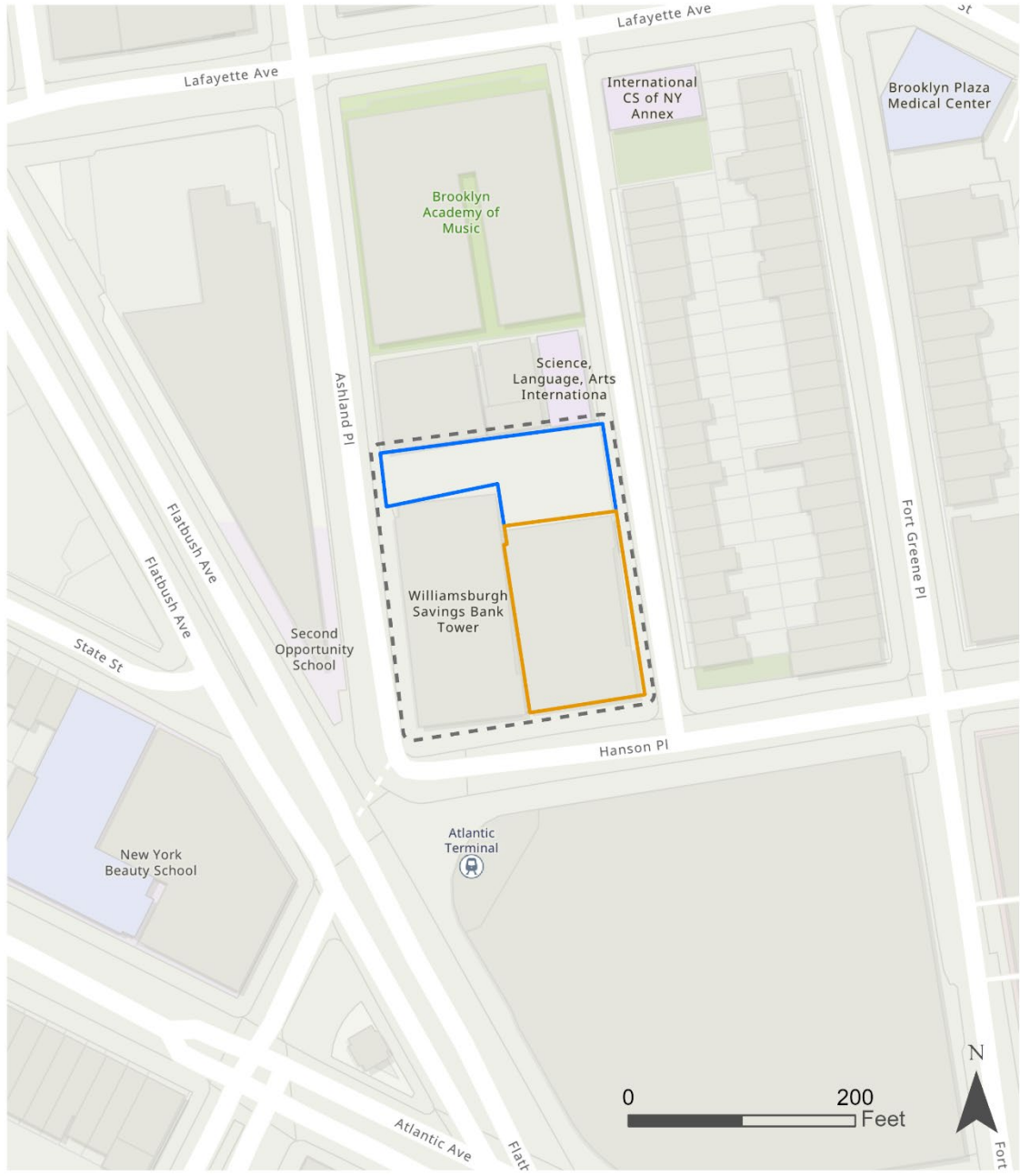
The Type II eligibility package, as outlined below, should include a table that summarizes the increment of development for all developable sites, as approved in the RWCDs. A project area map showing the project area boundary, development site and other developable sites, as



defined in the Type II eligibility rules, overlaid on a site location map should also be included in the package. DCP's [Applicant Maps \(nyc.gov\)](http://nyc.gov) can be a useful tool to produce this. Examples are provided below.

<b>Development Increment for Analysis</b>					
	<b>Use</b>	<b>Existing Conditions</b>	<b>No-Action Condition</b>	<b>With-Action Condition</b>	<b>Increment</b>
Projected Development Site 1	Residential (gsf)				
	<i>Units</i>				
	Non-Residential (GSF)				
	<i>Commercial (GSF)</i>				
	<i>Community Facility (GSF)</i>				
	Total GSF				
Projected Development Site 2	Residential (GSF)				
	<i>Units</i>				
	Non-Residential (GSF)				
	<i>Commercial (GSF)</i>				
	<i>Community Facility (GSF)</i>				
	Total GSF				
<b>Total for Developable Sites</b>	<b>Residential (GSF)</b>				
	<i>Units</i>				
	<b>Non-Residential (GSF)</b>				
	<i>Commercial (GSF)</i>				
	<i>Community Facility (GSF)</i>				
	<b>Total GSF</b>				

### Project Area Map Example



-  Project Area
-  Development Site
-  Developable Site 1

Green Fast Track for Housing Type II Eligibility Package

The eligibility package should include:

1. A table summarizing the development increment and a Project Area map
2. An output report from Fast Tracker, including a CSV export of the data for all developable sites within the project area as determined by the RWCDs. All survey questions should be answered definitively.
3. Required sign-offs for hazardous materials, historic resources compliance, and natural resources and any associated documentation. See details below.
4. Any additional information needed to verify eligibility in memo format as outlined below.

### Type II Memo

Upon confirmation of eligibility, DCP will generate a Type II for Housing memo that indicates that all criteria have been met and includes necessary correspondence from partner agencies.

## **IV. Determining Eligibility**

Eligibility criteria fall into the following categories- zoning and density, air quality, noise, hazardous materials, natural resources, historic resources, and sunlight sensitivity. Each of these categories of determinations and how they will be reviewed is described below. If any of these criteria cannot be met, the project cannot be determined to be a Type II action and the applicant should proceed to prepare an Environmental Assessment Statement (EAS).

### Understanding the Affected Area

The areas that the CEQR Type II for Housing rule refer to depend on the specific criteria in question. The applicant should answer criteria questions in Fast Tracker and the eligibility package with the following areas in mind:

- Project Area- the area affected by the proposed actions.
- Developable Sites- refers to zoning lots, including the development site, within the area that is the subject of the action, that the lead agency determines are likely to be developed as a result of the action.
- Development Site- refers to the zoning lot which contains the proposed project being developed through the action.
- Adjacent- refers to properties abutting the site
- Substantially contiguous- generally refers to properties abutting or across a street from the site, subject to lead agency determination

The extent and bounds of these areas may not be known until finalized through the RWCDs process. Until finalized, the applicant should select all lots within the project area when using Fast Tracker. Once DCP confirms which properties are developable sites, as defined in the rules and above, the applicant should adjust the survey selection to match.

### Zoning and Density

The existing zoning districts of the project area determine the baseline of the surrounding context and density. The general location of a project and the density threshold category that applies to it can be known as early as the PAS stage, but the determination that the development increment is eligible can only be made with an approved RWCDs. Inputs into Fast



Tracker for the Housing Type II Eligibility Package must reflect the approved RWCDs increments. The criteria apply to the proposed project as analyzed in the RWCDs.

For projects where DCP is the lead agency:

- A developable site cannot be located in a Special Coastal Risk District.
- If all developable sites originate wholly within an R5 - R10 Residence district<sup>1</sup>, then the project must enable at least one and no more than 250 incremental units and may not enable more than 35,000 gross square feet (gsf) of incremental non-residential use<sup>2</sup>. This can include up to 25,000 gsf of community facility use and 25,000 gsf of commercial use.
- If any developable site originates within an R1 - R4 Residence district, then the project must enable at least one and no more than 175 incremental units and may not enable more than 20,000 gsf of incremental non-residential use. This can include up to 10,000 gsf of community facility use and 10,000 gsf of commercial use.
- Actions that enlarge or create a special mixed use zoning district (MX) or a stand-alone commercial (C) district are not eligible. However, actions that include the enlargement, creation or modification a commercial overlay in a residential district are potentially eligible.
- If any developable site is located in an existing stand-alone commercial zoning or manufacturing district it must be developed pursuant to a regulatory agreement or lease with a government agency to develop housing (HPD, EDC) or a decision by BSA to authorize residential development.
- The total construction duration at each development site cannot be greater than 24 months. For developable sites that are substantially contiguous, the consecutive projected construction period can not be greater than 24 months. DCP will need to approve the projected construction duration in the RWCDs.
- Projects enabling buildings with a maximum building height (including all rooftop bulkheads, mechanical equipment, parapets, and other parts of the building) greater than 250 feet, regardless of the increment, are not eligible. Projects enabling buildings with a height up to 50 feet may be eligible regardless of location. Projects enabling buildings between 50 and 250 feet in height must be checked to determine whether the building(s) is substantially contiguous to sunlight sensitive resources (see Shadows section below)

If the applicant wishes to dispute the data outputs displayed in Fast Tracker, such as zoning district category or eligibility guidance, please provide back up in the Housing Type II Eligibility package<sup>3</sup>.

Item	Submission format	Notes
Within special coastal risk district	Direct Fast Tracker output	

<sup>1</sup> Residential districts with commercial overlays are eligible

<sup>2</sup> Non-residential floor area includes commercial, community facility, interior/structured parking, manufacturing, or other floor area that is not for mechanical/utility equipment or residential floor area.

<sup>3</sup> Fast Tracker uses PLUTO data and geospatial methods to attribute zoning districts to tax lots. The tool will indicate any zoning district that overlaps with at least 10% of a tax lot's area. The applicant should review the zoning districts that apply to their site closely.

Zoning district location	Direct Fast Tracker output	In cases with minor or substantive overlapping zoning districts, the applicant may need to provide back-up showing eligibility
Zoning Actions	Applicant entry into Fast Tracker as determined by RWCDs	
Regulatory Agreement	Applicant entry into Fast Tracker	
Incremental Development	Applicant entry into Fast Tracker as determined by RWCDs	
Construction duration	Applicant entry into Fast Tracker as determined by RWCDs	

Air Quality

To be eligible, the applicant must to commit to electricity use for heat and hot water as opposed to fossil fuels in all buildings on the development site.

If a project has a build year prior to applicable effective date of Local Law 154 of 2021, then an E-designation for electricity use will be required<sup>4</sup>. For all E-Designation commitments, the applicant should provide proposed language as guided by the CEQR Technical manual for DCP review and approval.

Projects located adjacent to a vent structure for a tunnel are also not eligible for this Type II. Fast Tracker will flag if a project area is within 200 feet of a tunnel vent structure. Projects with developable sites located adjacent to an arterial highway are not eligible for this Type II. Arterial highways are identified in Appendix H of the Zoning Resolution. Fast Tracker will determine instances in which developable sites are within 200 feet of an arterial highway. If the applicant team believes a developable site is not adjacent to a tunnel vent or highway, it should provide back-up in the form of an aerial map with lot lines and distance measurements to enable DCP to confirm whether the developable site is adjacent.

Furthermore, projects are not eligible if they have the potential to be affected by a nearby air emissions source (industrial, large/major source).<sup>5</sup> The applicant must indicate whether:

- Any developable site is within 1,000 feet of an emissions source with either a New York State Air Facility permit or a Clean Air Act Title V permit
- Any developable site is within 400 feet of an existing air emissions source with an active or expired industrial permit issued by DEP<sup>6</sup>
- Any developable site is within 400 feet of any unpermitted industrial air emissions source.

<sup>4</sup> If the project is using a mechanism such as a regulatory or lease agreement, or a decision by a government agency, there may be other options to meet the criteria.

<sup>5</sup> If a developable site has an active or expired relevant air emissions source it would be assumed redeveloped and would not cause an exceedance of pollutant concentrations in the future.

<sup>6</sup> Industrial sources for consideration do not include combustion equipment such as engines, small boilers and heaters, or DEP registrations (e.g., those with the “PR” in the ID No.). Permitted sources for consideration also do not include dry cleaners that utilize 4th generation control systems.





Fast Tracker provides information on permitted source locations as well as any industrial uses within 400 feet of the project area to help identify potential unpermitted source locations. It is important to note that Fast Tracker does not flag all potential lots that could contain unpermitted sources, and the applicant must identify any other locations of concern. A land use survey should be included in the back-up in the package if any industrial uses are flagged to verify if there are potential unpermitted sources.

If a developable site is within any of these buffer areas, the applicant must confirm that emission limits will not exceed pollutant concentrations as determined by City and State guidelines at the corresponding developable site. Applicants must request information from DEP’s Bureau of Environmental Compliance (BEC) for DEP industrial permits and from DEC for Title V and State Air Facility permits to obtain information regarding the emission of air pollutants from these potential sources. Applicants should provide representative permits for unpermitted sources on a case-by-case basis to be considered for use in this screening, or consult with DCP or DEP to develop this information. A field survey may need to be conducted to determine the operating status of permitted industries, as well to identify any sites not identified in the permit search, as discussed below.

Once the necessary inputs are identified, the emissions must first be converted into grams/second. This converted emission rate must then be multiplied by the value in the table below corresponding to the minimum distance between the industrial source and the building containing the new dwelling units to determine if the National Ambient Air Quality Standards (including background concentrations) and AGC/SGC values in the DAR-1 guidelines are exceeded. Values are provided for 1-hour and annual averages to enable the comparison of pollutant levels to SGCs (1- hour averaging period) or AGCs (annual averaging period). If a project can establish that pollutant concentrations will not be exceeded using screening methodology, then this air quality criteria can be satisfied. However, if more detailed analysis or modeling is required to determine that pollutant concentrations will not be exceeded, then environmental review is warranted, and the project is not eligible. Further, if a pollutant concentration is determined to exceed these levels using a screening, then the project is also not eligible.

Distance from Source	1-Hour Averaging Period (ug/m <sup>3</sup> )	3-Hour Averaging Period (ug/m <sup>3</sup> )	8-Hour Averaging Period (ug/m <sup>3</sup> )	24-Hour Averaging Period (ug/m <sup>3</sup> )	Annual Averaging Period (ug/m <sup>3</sup> )
30 ft	124,848	61,874	46,700	38,284	5,251
60 ft	31,284	15,479	12,721	10,292	1,386
90 ft	13,936	6,884	6,098	4,858	645
120 ft	7,857	4,028	3,658	2,877	378
150 ft	5,038	2,721	2,476	1,926	252
180 ft	3,507	1,982	1,808	1,393	181
210 ft	2,599	1,520	1,390	1,063	138
240 ft	2,038	1,211	1,109	844	110
270 ft	1,684	992	910	692	90
300 ft	1,449	831	764	580	75
330 ft	1,282	714	653	496	64

360 ft	1,153	631	566	431	56
400 ft	1,015	559	477	364	47

Documentation proving that there are no emission sources surrounding the site, or if there are emission sources, documentation proving that concentration guidelines would not be exceeded are required within the package.

Item	Submission format	Notes
Commitment to no fossil fuel use	Applicant entry into Fast Tracker and attachment with E-designation language, if required	
Tunnel Vent Structures	Direct Fast Tracker output	In cases where Fast Tracker flags a vent but the Project is not adjacent, provide back-up showing eligibility
Arterial Highway	Direct Fast Tracker output	In cases where Fast Tracker flags a highway, but a developable site is not adjacent, provide back-up showing eligibility
State Facilities Source Permit Proximity	Direct Fast Tracker output	
Clean Air Act Title V Source Permit Proximity	Direct Fast Tracker I output	
DEP Industrial Permit Proximity	Direct Fast Tracker output	
Unpermitted Source Proximity	Applicant attachment to package	
Confirmation of Pollutant Concentrations	Applicant attachment to package	
Existing Air Quality E-Designation on site	Direct Fast Tracker output	Informational

### Noise

All projects must provide noise sampling results to DCP to demonstrate that ambient noise levels are within prescribed limits:

- Developable sites that are within the line of sight of any railway<sup>7</sup> or elevated subway must provide outdoor noise sampling showing less than 65 dBA Ldn ambient noise levels. Fast Tracker will flag sites within 1,500 feet of a railway. If flagged, site photos should be provided to enable DCP to confirm whether each site is within the line of sight.
- Projects with developable sites near an airport<sup>8</sup> must show that they are outside the 65 Day Night Average Sound Level contours established in the Noise Exposure Map Report. Fast Tracker will flag sites within these contours
- If not near a railway or airport, all developable sites must show peak hour outdoor noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels

<sup>7</sup> Includes at-grade, exposed in-cut, elevated, or railyards

<sup>8</sup> Includes LaGuardia and JFK

Noise sampling should be conducted per CEQR Technical Manual guidance. There may be cases where prior<sup>9</sup> or nearby noise sampling can be used, or an existing E designation for noise may be sufficient. Consult with your EARD project manager if you wish to pursue one of these alternatives.

If the applicant’s project does not meet the criteria for ambient noise levels described above, projects must agree to the establishment of an E designation for noise. Otherwise, the project is not eligible for this Type II. For all E-Designation commitments, the applicant should provide proposed language as guided by the CEQR Technical Manual for EARD review and approval.

Item	Submission format	Notes
Railway Proximity	Direct Fast Tracker output	In cases where Fast Tracker flags a nearby railway but a developable site is not within “line of sight”, provide back-up showing eligibility
Airport Proximity	Direct Fast Tracker output	
Noise Sampling and E Designation Language	Applicant attachment to package	

### Hazardous Materials

To be eligible, each project will need sign-off from DCP that no further testing is required, or an agreement to test or remediate in the future to address hazardous materials concerns. A project can comply with this requirement through any of the following:

- All developable sites have existing hazardous materials E-designations, or
- The applicant has completed a Phase I Environmental Site Assessment for the development site and has documentation from the lead agency that no further environmental investigation is required, or
- The applicant has received approval of a Phase II ESA report, Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP), or
- The applicant has agreed to the establishment of an E designation in order to guarantee future testing or remediation.

The applicant should provide documentation to DCP in the eligibility package to prove that one of the above conditions has been satisfied. DCP will consult with DEP as necessary on the above mechanisms for compliance with this criteria. For all E-Designation commitments, the applicant should provide proposed language as guided by the CEQR Technical Manual for EARD review and sign-off.

Item	Submission format
Existing E-Designations	Direct Fast Tracker output

<sup>9</sup> Typically, noise sampling conducted within 3 years is acceptable, and older sampling would be considered on a case by case basis

Sign-off on Phase I determining no hazardous materials issues	Applicant attachment to package
Sign-off on all hazardous materials investigations or E Designation Language	Applicant attachment to package

**Natural Resources**

A project cannot contain a natural resource and be eligible for this Type II. A natural resource is defined as surface water bodies; wetland resources; upland resources, such as beaches, shrublands, meadows, and forests; or other significant or sensitive resources.

Fast Tracker provides data made available by DEC to check if these resources intersect developable sites<sup>10</sup>:

- State Freshwater and Tidal Wetlands and National Wetlands (including DOB flag data)
- Priority Waterbodies
- Significant Natural Communities- including forests, maritime beach, and salt marsh
- Special Natural Waterfront Areas
- Recognized Ecological Complexes (RECs)
- NYC Parks Forever Wild areas
- Coastal Erosion Hazard Area DOB Flag

Fast Tracker will also flag if a developable site is within a wetland check zone. If so, coordination with DEC will be required to determine if there is an unmapped wetland within the site. A jurisdictional sign-off from DEC can be provided to be Type II eligible.

There are some cases in which these areas may be flagged by Fast Tracker, but the developable site is fully developed or does not contain a natural resource. Support should be provided in the eligibility package if a natural resource is flagged but the developable site does not contain one. There may be cases where the project area also contains forested area, vernal pools, groundwater issues<sup>11</sup>, nearshore areas or other natural resources that are not mapped. These should be identified in the eligibility package. If the project is near coastal areas with beaches, dunes, bluffs, or nearshore areas, you will need to verify that no developable site contains a natural resource. Maps of Coastal Erosion Hazard Areas (CEHAs) are available along with information on how to reach the DEC Region 2 office for confirmation of the existence of these natural features: [Coastal Areas Regulated By The CEHA Permit Program - NYDEC](#).

Item	Submission format	Notes
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<sup>10</sup> Functionality for some of these data sources is still in development, it is the responsibility of the applicant to prove there are no natural resources on site to be eligible

<sup>11</sup> Note that if your project will require a dewatering permit, SEQRA review is required. While you may be eligible for a CEQR Type II determination, consultation with DCP and DEC to determine the most efficient pathway is recommended to satisfy SEQRA.

Surface water bodies, confirmed wetlands, significant natural areas, and RECs	Direct Fast Tracker output	
Wetland Check Zone	Direct Fast Tracker output	If located within a wetland check zone, sign-off from DEC will be required to determine that there are no wetlands within any developable site
Identification of unmapped natural resources	Applicant attachment to package	

### Historic Resources

All projects are required to submit a Request for Historic Clearance from LPC and receive a sign off from LPC to be eligible for this Type II. This should be undertaken after the RWCDs is signed off. The request should detail the project increments, any incremental disturbance, and disclose any known or potential resources on or adjacent to applicable sites, including information detailing sunlight sensitivity (See CEQR Technical Manual for more information). More information on how to submit this request is available here: [Environmental Review - LPC \(nyc.gov\)](https://www.nyc.gov/environmental-review-lpc). LPC will determine whether any portion of a developable site is within an archaeologically sensitive area, is designated, calendared or eligible for designation as a New York City Landmark or Historic District, is formally determined to be eligible for inclusion on the National or State Register of Historic Places, or is substantially contiguous to a sunlight sensitive architectural resource. Upon receipt of a response from LPC the following can be determined:

- If the project is substantially contiguous to a sunlight sensitive architectural resource, it is not eligible for this Type II. This is discussed more under sunlight sensitivity.
- If LPC determines that a developable site has archaeological sensitivity, the applicant must complete a Phase IA archaeological documentary study for the site and have LPC determine that the development site does not raise archaeological concerns. If LPC determines that it does raise archaeological concerns, then the project is not eligible for this Type II.
- If LPC determines that a developable site is designated, calendared for consideration or eligible for designation as a Landmark or Historical District, is listed on or formally determined to be eligible to inclusion on the National or State Register of Historic Places, then the applicant must obtain a Certificate of Appropriateness (C of A) or other concurrence from LPC in order to be eligible for this Type II.<sup>12</sup>
- If the development site is within 90 feet of any architectural resource identified by LPC, the applicant must agree to prepare a Construction Protection Plan. This will need to follow DOB Technical Policy and Procedures Notice (TPPN) #10/88 and be codified in a restrictive declaration.

<sup>12</sup> The process to obtain a C of A is discretionary through LPC and can take three months to complete. More information is available here: [Certificate of Appropriateness - LPC \(nyc.gov\)](https://www.nyc.gov/certificate-of-appropriateness-lpc)



Fast Tracker will identify potential historic characteristics of the project area based on available data, but ultimately LPC must sign off on historic conditions. These sign-offs and agreements must be included in the package.

Item	Submission format	Notes
Archaeologically Sensitive Area	LPC Correspondence attached by applicant to package	Fast Tracker contains data from NYSHPO and is for general reference only. The lead agency with LPC will verify if the project site is located within and archaeologically sensitive area
Local, State or National Register landmark, building, or district	Direct Fast Tracker output and LPC Correspondence attached by applicant to package	
LPC determinations on architectural and archaeological issues	Applicant attachment to package	
Construction Protection Plan agreement	Applicant attachment to package and restrictive declaration	

### Shadows

Buildings or other structures enabled by the proposed actions must meet restrictions on building height and proximity to sunlight sensitive resources to be eligible for this Type II. Building height includes all rooftop bulkheads, mechanical equipment, parapets, and any other parts of the building or structure. Projects enabling buildings or other structures with a height greater than 250 feet, regardless of the increment, are not eligible. Actions enabling buildings or structures with a height up to 50 feet are eligible regardless of location. Actions enabling buildings or structures between 50 and 250 feet in height must be checked to determine whether the building or structure is substantially contiguous to sunlight sensitive resources, unless the sunlight sensitive resource falls within a defined area that cannot be shaded by the buildings. To be eligible, the actions shall not enable buildings or structures:

- Substantially contiguous to a sunlight sensitive historic resource as identified by LPC, as explained above. Sunlight sensitive historic resources are those that have characteristics or elements that make the resource historically significant that depend on sunlight such as gardens or scenic resources, stained glass windows, elaborate ornamentation, multicolored facades, or other features. To confirm whether sun-sensitive historic resources may be present or adjacent to on the project site, the applicant should submit a Request for Historic Clearance to LPC.
- Substantially contiguous to a natural resource such as a waterbody, wetland, or upland resource. Fast Tracker will check for natural resources within 200 feet.
- Substantially contiguous to a public open space. These include parks, beaches, public outdoor pools, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating, but not streets. Fast Tracker will check for open spaces within 200 feet.

Fast Tracker will identify locations of natural resources and public open spaces. It should be noted that not all NYC Parks properties identified in Fast Tracker qualify as open spaces (such as parking lots or garages) and it is possible that the applicant may need to demonstrate errors

in the data. Fast Tracker can also help to identify historic resources, but not those that are sunlight sensitive. LPC will identify sunlight sensitive resources in their historic clearance request, as discussed above.

If any developable site is substantially contiguous to a sunlight sensitive resource, but that resource falls fully within the area that cannot be shadowed by the proposed project, defines as the area between -108° degrees from true north and +108 degrees from true north of the building or other structure or is an architectural resource that is located on a facade that faces directly away from a developable site, then the applicant can provide proof within their eligibility package in the form of a Tier 2 map (see CEQR Technical Manual). If more detailed analysis is required to confirm shadow location, then environmental review is warranted and the project is not eligible for Green Fast Track.

<b>Item</b>	<b>Submission format</b>	<b>Notes</b>
Building Height	Applicant entry into Fast Tracker as determined by RWCDs	
Sunlight Sensitive Historic Resource	LPC correspondence attached by applicant to package	
Natural Resource Adjacency	Direct Fast Tracker output	In cases where Fast Tracker flags a natural resource but the Project is not substantially contiguous, provide back-up showing eligibility
Open Space Adjacency	Direct Fast Tracker output	In cases where Fast Tracker flags an open space but the Project is not substantially contiguous, provide back-up showing eligibility
Adjacency and Potential Shadow confirmations	Applicant attachment to package	Can include an aerial map with Tier 2 shadows information