



City Planning will assign and stamp reference numbers here

Land Use Review Application

Department of City Planning

120 Broadway, 31st Floor, New York, NY 10271

180201 ZMM

APPLICATION NUMBER

180203 ZSM

APPLICATION NUMBER

N180202 ZRM

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Fourteenth at Irving, LLC

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

434 Broadway, 5th Floor

STREET ADDRESS

New York

NY

10013

CITY

STATE

ZIP

212-748-8900 x2175

AREA CODE

TELEPHONE #

FAX#

Eldad Gothelf

APPLICANT'S PRIMARY REPRESENTATIVE

Herrick, Feinstein LLP

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

2 Park Ave.

STREET ADDRESS

New York

NY

10016

CITY

STATE

ZIP

212.592.1477

AREA CODE

TELEPHONE #

FAX#

* List additional applicants below:

NYC Economic Development Corporation

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

Robert Holbook, SVP, Planning

212-312-3706

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

TELEPHONE #

FAX #

124 E. 14th Street

STREET ADDRESS

East 14th & Irving Place

PROJECT NAME (IF ANY)

E. 14th Street at Irving Place

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-3X, C6-4, C6-2A, C6-1, Special Union Square District

12C

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

ZONING SECTIONAL MAP NO(S).

Block 559, Lots 16 & 55

TAX BLOCK AND LOT NUMBER

Manhattan

BOROUGH

3

COMM. DIST.

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

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

3. DESCRIPTION OF PROPOSAL

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

see attached description.

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

- | | | | |
|-------------------------------------|----------------------------------|----|--------|
| <input type="checkbox"/> | CHANGE IN CITY MAP.....MM | \$ | |
| <input checked="" type="checkbox"/> | ZONING MAP AMENDMENT.....ZM | \$ | 4,310 |
| <input checked="" type="checkbox"/> | ZONING TEXT AMENDMENT.....ZR | \$ | 5,445 |
| <input checked="" type="checkbox"/> | ZONING SPECIAL PERMIT.....ZS | \$ | 17,765 |
| <input type="checkbox"/> | ZONING AUTHORIZATION.....ZA | \$ | |
| <input type="checkbox"/> | ZONING CERTIFICATION.....ZC | \$ | |
| <input type="checkbox"/> | PUBLIC FACILITY, SEL./ACQ.....PF | \$ | |
| <input type="checkbox"/> | DISPOSITION OF REAL PROP.....PP | \$ | |
| <input type="checkbox"/> | URBAN DEVELOP=T ACTION.....HA | \$ | |
| <input type="checkbox"/> | URBAN RENEWAL PROJECT.....* | \$ | |
| <input type="checkbox"/> | HOUSING PLAN & PROJECT.....* | \$ | |
| <input type="checkbox"/> | FRANCHISE.....* | \$ | |
| <input type="checkbox"/> | REVOCABLE CONSENT.....* | \$ | |
| <input type="checkbox"/> | CONCESSION.....* | \$ | |
| <input type="checkbox"/> | LANDFILL.....* | \$ | |
| <input type="checkbox"/> | OTHER (Describe) | \$ | |

☐ MODIFICATION☐ FOLLOW-UP☐ RENEWAL☐ OTHER

APPLICATION NO.

APPLICATION NO.

SPECIFY

TOTAL FEE (For all actions) \$ 27,520

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

If fee exemption is claimed check box below and explain

☐Has pre-application meeting been held? ☐ NO ☒ YES

If yes Manhattan/Xinyu Liang

3/1/17

DCP Office/Representative

Date of meeting

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY Deputy Mayor, Housing & Economic Development¹ CEQR NUMBER 17DME002M¹

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: _____¹ Date determination was made: _____¹

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

☐ UNLISTED } If yes, Date EAS filed: _____¹

Has CEQR determination been made? Yes ☐ No ☒

If yes, what was determination? Negative Declaration ☐ } Date determination made: _____ (Attach Copy)

CND ☐

Positive Declaration ☐

If Positive Declaration, has PDEIS been filed? _____¹

Has Notice of Completion (NOC) for DEIS been issued? _____¹ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? _____¹ If yes, date issued: _____¹

6. COASTAL ZONE MANAGEMENT

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

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:		CAL. NO.	DATE
APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS		
<u>1</u>	<u>Disposition of City Property¹</u>	<u>C831446PPM¹</u>	<u>12/7/1983¹</u>
<u>1</u>	<u>Rezoning¹</u>	<u>C950443ZMM¹</u>	<u>10/30/1995¹</u>
	<u>Rezoning/Creation of Special Union Sq. District</u>	<u>C841005 ZMM</u>	<u>11/26/1984</u>

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:		CAL. NO.	DATE
REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS		
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

9. FUTURE ACTIONS REQUIRED

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

1

1

1

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

Robert Levine, Manager¹ NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Fourteenth at Irving, LLC¹ APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

[Signature] SIGNATURE OF APPLICANT 1/2/18 DATE

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

Robert Holbrook, SVP, Planning¹ NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

NYC Economic Development Corporation¹ CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

110 William St., New York, NY 10038 STREET ADDRESS CITY STATE ZIP TEL.NO. 212-312-3706¹ FAX

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

1 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

1 STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE NOTICE

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

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

180201 ZMM
N180202 ZPM
180203 ZSM

Special Permit/Authorization/Certification. . . .ZS/ZA/ZC

APPLICATION NO.

APPLICATION NO.

180203 ZSM

APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR (Check one box for each proposed action)	Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	74-721	Height and setback and yard regulations	33-432, 23-532
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

2018 JAN 3 PM 2:15
DEPT OF CITY PLANNING

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES ☐ NO ☐

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES ☐ NO ☐

Property
ownership/
interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:

☐ IS OWNER OF SUBJECT PROPERTY

☐ IS LESSEE OF SUBJECT PROPERTY

☒ HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY

☐ IS OTHER (explain real property interest below)

APPLICANT:

☐ IS A CITY AGENCY

☐ IS A STATE OR FEDERAL AGENCY

Discussion
of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

City Map Change MM

Proposed City Map Change
(Check appropriate boxes)

APPLICATION NO

1. ESTABLISH NEW.....☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE

2. ELIMINATE EXISTING..... ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE

3. CHANGE EXISTING STREET..... ☐ WIDTH ☐ ALIGNMENT ☐ GRADE

4. EASEMENT
Delineate New.....☐ Remove Existing.....☐ Modify Existing..... ☐

5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY☐

Zoning Map Change ZM

180201 ZMM

Proposed Zoning Map Change(s)

APPLICATION NO

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

CHANGE #1	FROM: C6-3X EXISTING	TO: C6-4 PROPOSED
CHANGE #2	FROM: C6-2A EXISTING	TO: C6-4 PROPOSED
CHANGE #3	FROM: C6-1 EXISTING	TO: C6-4 PROPOSED
CHANGE #4	FROM: EXISTING	TO: PROPOSED
CHANGE #5	FROM: EXISTING	TO: PROPOSED

Zoning Text Amendment ZR

N 180202 ZRM

Affected Zoning Resolution (ZR) Sections

APPLICATION NO

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

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
74-721	Height and setback and yard regulations
Appendix F	Inclusionary Housing Designated Areas & Mandatory Inclusionary Housing Areas

2018 JAN 3 PM 2:15
CITY OF NEW YORK

East 14th & Irving
124 E. 14th St.
New York, NY 10003
January 3, 2018

LR Item 3 - Description of Proposal

1. Introduction

The City of New York and Fourteenth at Irving, LLC (“Applicant”) is proposing a series of land use actions to facilitate the redevelopment of a City-owned site in the Union Square neighborhood of Manhattan (the “Development Site”). The New York City Economic Development Corporation (“NYCEDC”), on behalf of the Deputy Mayor for Housing and Economic Development (“DMHED”), and the Applicant are proposing an application requesting two zoning text amendments, a zoning map amendment, and a special permit.

The Development Site is located at 124 East 14th Street, New York, NY. Consisting of Manhattan Block 559, Lot 16, the Development Site - with an approximate lot area of 15,450 square feet - has 150 feet of frontage on the South side of East 14th Street and is improved with a 2-story commercial building (“P.C. Richard building site”). The Development Site is part of a larger zoning lot that includes Block 559, Lot 55. Lot 55 has an approximate lot area of 15,450 square feet and is improved with a 12-story, approximately 100,014 square foot supportive housing development. Together, Lot 16 and Lot 55 make up the “Project Area”.

The requested actions would facilitate the redevelopment of the P.C. Richard building site. The proposed development contemplates the demolition of the existing building and in its place the Applicant would develop a 21-story mixed use office and retail commercial building containing approximately 209,246 square feet of zoning floor area. Contemplated uses within the proposed development include a retail use on the ground floor and cellar levels, a food hall on the ground floor, educational/job training space run by Civic Hall, and step-up and traditional office space. The existing building on Lot 55 (the “Genesis” building) will remain. The Development Site, which is under the jurisdiction of the Department of Citywide Administrative Services (DCAS), is intended to be leased for a period of 99 years to the New York City Land Development

Corporation, which intends to assign said lease to Fourteenth at Irving, LLC. NYCEDC will thereafter administer the lease.

In order to facilitate the Proposed Development, the following four actions are being requested:

- A. **Zoning Map Amendment:** The Project Area will be rezoned from C6-2A, C6-3X, and C6-1 to C6-4.
- B. **Zoning Text Amendment:** The Project Area will be mapped as a Mandatory Inclusionary Housing Area.
- C. **Zoning Text Amendment:** New York City Zoning Resolution (“ZR”) Section 74-721 will be amended to allow the Project Area to benefit from the bulk waivers available in ZR 74-721.
- D. **Special Permit:** Subject to NYC Zoning Resolution Section 74-721, the contemplated development on the Development Site will waive out of ZR section 33-432 for initial setback and sky exposure plane requirements and ZR 23-532 for rear yard equivalent regulations.

The proposed actions would be necessary to accomplish the project’s goals, which include creating a 21st century technology hub that provides job training, step-up office space, traditional office space, as well as an engaging ground floor use that will enhance the pedestrian experience of the neighborhood.

2. Background

The Project Area was originally zoned C6-1 on December 15, 1961. In 1985, the creation of the Special Union Square District and a rezoning of Union Square included a C6-4 zoning district on approximately 15 feet of the western portion of the Development Site. On October 30, 1995, a rezoning mapped the remaining portion of the Development Site as a C6-3X district (C 950443 ZMM). The purpose of this rezoning was to provide a bulk form consistent with this portion of the East 14th Street corridor as underutilized or vacant sites were to be developed and contribute towards reactivating these particular blocks. The western approximately 15 feet of Lot 55 retained its original C6-1 zoning designation, while the remaining portion of Lot 55 was mapped

as a C6-2A district. This proposed residential density was intended to provide a transition from the E. 14th Street frontage to lower density and street walls to the south, and is consistent with the height of the Genesis apartments.

On December 7, 1983, the Development Site went through a Uniform Land Use Review Procedure disposition action (C 831446 PPM). An approval to dispose of the City-owned land was granted with no end-user specified.

P.C. Richard Request for Proposals (RFP)

On November 5, 2015, NYCEDC announced an RFP that sought respondents willing to creatively redevelop the PC Richard building site into a 21st century technology hub providing step-up space for growing businesses and creating high quality jobs. Respondents were asked to propose a project that would serve the City's needs while also being financially feasible and economically viable. In December, 2016, the Applicant was announced as the selected developer to partner with NYCEDC on the redevelopment of the PC Richard building site.

Third Avenue Corridor Rezoning

On September 29, 2010, the City Planning Commission voted to approve the rezoning of an area bounded by East 13th Street, 4th Avenue, E. 9th Street, and a line 100 feet east of 3rd Avenue (CPC# C 100420 ZMM). The Third Avenue Corridor Rezoning proposed a zoning map amendment that rezoned all or portions of eight blocks from C6-1 to C6-2A and a zoning text amendment that mapped the rezoning area as a designated Inclusionary Housing area. The stated goals of the rezoning were to encourage new development that matched the existing built form and foster the development of affordable housing.

Landmarks & Historic Districts

There are four designated individual landmarks and no historic districts within 600 feet of the Project Area. The landmarks include (1) the Consolidated Edison Company Building, located across 14th Street from the Development Site, developed over 100 years ago, and designated as an individual landmark February 9, 2009, (2) the Van Tassell & Kearney Auction Mart, located just south of the Project Area across 13th Street, developed over 100 years ago, and designated as

an individual landmark May 14, 2012, (3) the Century Association Building, located on East 15th Street between Union Square West and Irving Place, developed nearly 150 years ago, and designated as an individual landmark January 4, 1993, and (4) the Union Square Savings Bank, located at 177 Union Square East, developed in over 100 years ago, and designated as an individual landmark February 13, 1996.

3. Description of the Surrounding Area

The Project Area is located in the Union Square neighborhood in the northwestern corner of Manhattan Community District 3. Significant neighborhood resources include: Union Square Park, a 6.5 acre urban park designed by Frederick Law Olmstead and Calvert Vaux, located two blocks west of the Development Site; New York University Palladium Athletic Facility, located adjacent to the Development Site on its eastern lot line; as well as many retail destinations in the immediate surrounding area.

Land Uses and Built Form

The immediate surrounding neighborhood of the Project Area is typified by a dense mix of land uses. Retail, commercial office, multi-family residential, and community facility/educational uses can all be found in significant numbers in the surrounding area. Additionally, Union Square Park acts as a major passive and active recreational neighborhood hub, and hosts a greenmarket four times per week.

Retail uses are in abundance in the surrounding area and include Trader Joe's supermarket, on the tax lot adjacent to the Development Site's east lot line, a Whole Foods supermarket, located two blocks west of the Development Site, a 14-screen movie theater located one block west of the Project Area, and many bars and restaurants throughout the area. The Whole Foods supermarket is part of a larger retail complex containing approximately 260,000 square feet of retail space.

The prevailing built form in the surrounding area is comprised of high-rise residential and commercial towers. The 26-story Consolidated Edison ("Con Ed") building immediately across the street, the 27-story Zeckendorf Towers west of the Con Ed building, the 20-story University

Hall NYU dorm immediately adjacent to the Development Site's western lot line, the 17-story residential tower immediately west of the dorm, and the 21-story residential tower occupying the entire block bounded by E. 14th Street, 4th Ave., E. 13th Street, and Broadway together all help define the built form of the surrounding area.

The Development Site fronts on East 14th Street, a four-lane, two-directional major east-west Manhattan cross street.

Zoning

The Project Area and much of the surrounding area is located in high density commercial zoning districts, include C6-1, C6-4, C6-2A, C6-3X, and C1-9A. These commercial districts permit commercial, residential and community facility uses, have maximum floor area ratios ranging from 6 to 10 for residential purposes and either have maximum building heights of 120 feet, 170 feet, and 210 feet for the C6-2A, C6-3X, and C1-9A districts, respectively, or allow towers with no maximum building height. Along Irving Place north of 15th Street and along East 15th Street east of 3rd Ave. are the residential districts R8A and R8B. These contextual districts permit residential and community facility uses and have height limits of 120 feet and 75 feet, respectively.

Additionally, the Special Union Square District runs west from Irving Place. This special zoning district regulates building envelopes, streetwall transparency, and ground floor uses, all with the intention of encouraging appropriate development of the Union Square neighborhood.

Transportation

The area is well-served by mass transit and is in a Transit Zone, as defined by the ZR. The 4, 5, 6, L, N, Q, R, and W subway lines are near the Project Area, with stops at Union Square, which has as its closest entrance to the Project Area an entry point at the corner of E. 14th Street and 4th Avenue.

Additionally, several bus lines are adjacent to and/or near the Project Area, including the M14, M1, M2, M3, M101, M102, M103, M14A, and M14D.

There are 6 Citibike stations within a 1/4 mile of the Project Area with a total capacity of 208 bicycle docks. The closest Citibike station is located at Broadway and E. 14th Street and contains 47 bicycle docks.

4. Description of the Proposed Project Area

The Project Area is a single zoning lot comprised of two tax lots - Manhattan Block 559, Lots 16 & 55. Lot 16, located at 124 E. 14th St., has 150 feet of frontage on the south side of E. 14th St. Lot 55, located at 113 E. 13th St., has 150 feet of frontage on the north side of E. 13th St. The Project Area is made up of two tax lots, each 150 feet wide and 103 feet deep, with a lot area of approximately 15,450 square feet. In total, the Project Area is 150 feet wide and 206 feet deep, for a total lot area of approximately 30,900 square feet.

Land Use

The Project Area is improved with two buildings. Lot 16 is improved with the 2-story P.C. Richard building, comprising approximately 20,000 square feet of floor area. P.C. Richard is a regional appliance and electronics store. The most recent certificate of occupancy lists the P.C. Richard use as a Use Group 6. The P.C. Richard building is a 25 foot tall building consisting of only one retail store. Lot 55 is improved with the Genesis building, a 12-story residential building providing affordable housing and supportive services. The Genesis building contains approximately 100,014 square feet of zoning floor area and 94 dwelling units. It is run by HELP USA, a non-profit organization providing housing and additional services to low-income families and individuals. The most recent certificate of occupancy lists the uses as Use Group 2 throughout most of the building and includes Use Group 4 on the cellar and Floors 1 and 2. The Genesis building is a 111 foot tall brick building.

The Project Area is divided by two zoning district boundary lines, one horizontal and one vertical, essentially dividing the Project Area into four unevenly sized quadrants. The horizontal zoning district boundary lies on the rear lot line of Lots 16 & 55, demarking the northern portion of the Project Area (NE Quadrant) as a C6-3X zoning district and the southern portion of the

Project Area (SE Quadrant) as a C6-2A zoning district. C6-3X districts allow residential, commercial (including hotel), and community facility uses, with a maximum FAR of 9 for residential and/or community facility uses and 6 for commercial uses. C6-3X has a maximum building height of 170 feet. The P.C. Richard building is in compliance with the use and bulk regulations of C6-3X districts. C6-2A districts also allow residential, commercial, and community facility uses, with a maximum FAR of 6.02 for residential and 6 for commercial uses. The vertical zoning boundary line dividing the Project Area lies approximately 15 feet from the Project Area's western lot line. The NW Quadrant has a C6-4 zoning district and is located within the Special Union Square district. The SW Quadrant has a C6-1 zoning district. C6-4 districts allow residential, commercial (including hotel), and community facility uses, with a maximum FAR of 10 for residential and commercial uses. New buildings or enlargements in C6-4 districts are bound by either a traditional height factor zoning envelope or tower regulations. Additional Special Union Square District regulations include certain restrictions on ground floor use (to promote the retail and service nature of 14th Street) and certain streetwall recess and transparency requirements (to improve access, visibility, security, and pedestrian circulation in the area). C6-1 districts also allow residential, commercial, and community facility uses, with a maximum FAR of 6 for commercial uses, 3.44 for residential uses, and 6.5 for community facility uses.

5. Description of the Proposed Development Site

The Development Site is Lot 16 and does not include Lot 55. Based on the most recent survey, the Development Site has a lot area of approximately 15,450 square feet. The two-story P.C. Richard building contains approximately 20,000 square feet of floor area and has a 0.65 FAR (over the entire zoning lot). The existing use provides no parking spaces and no curb cuts.

Built in 1993, the P.C. Richard building fronts on E. 14th St., a 100 foot "wide" street.

6. Description of the Proposed Development

As the developer selected by NYCEDC from the competitive RFP process, the Applicant aims to meet the stated project goals of leveraging the Project Area's central location in one of the City's most dynamic commercial and academic corridors, proposing a project that supports the

development of 21st century workforce skills, creates high density quality jobs, and allows for the formation of the City's next generation of companies and industries. The Proposed Development will leverage the Development Site's superb location and maximize this City resource.

The Applicant proposes to redevelop the P.C. Richard building site into a multi-use, commercial development. The Proposed Development will provide the opportunity for retail at the base, workforce development for high tech and quality jobs, step-up space for emerging entrepreneurs, a community event space, and traditional office space.

The Proposed Development will be an approximately 209,246 zoning square foot commercial development (256,130 gross square feet). The ground floor will be set back 1.5 feet from the streetline. Floors 2 through 13 will be built at the streetline for the entirety of the 150 foot width of Lot 16. The Proposed Development will have 21 floors, a cellar, and a sub-cellar. It will not provide accessory parking on-site. The glass curtain-walled building will rise 13 floors before setting back 10 feet. The building will then rise another 6 floors and set back another 6 feet after the 19th floor. The overall building height will be 286 feet.

The specific uses within the Proposed Development will break down as follows:

- Retail use (Use Group 6A) - 19,922 zoning square feet (0.64 FAR)
- Community event space (Use Group 6C) - 10,263 zoning square feet (0.33 FAR)
- Step-up space (Use Group 6B) - 55,641 zoning square feet (1.80 FAR)
- Civic Hall (Use Group 6B) - 21,101 zoning square feet (0.68 FAR)
- Workforce Development (Use Group 6B) - 33,282 zoning square feet (1.08 FAR)
- Traditional office space (Use Group 6B) - 69,037 zoning square feet (2.23 FAR)

The Proposed Development, comprised entirely of Use Group 6 uses, will have an FAR of 6.79 over the entire zoning lot (i.e. Project Area). The existing Genesis building, comprised of Use Group 2, has an FAR of 3.21 over the entire zoning lot. In total, the FAR for the Proposed Development and the existing Genesis building will be 10 over the entire zoning lot.

Sharing the Project Area with the Genesis building, the Proposed Development will have a landscaped rear yard space that provides use and access to half of its own open area to occupants of the Genesis building.

Finally, while the Applicant is requesting a zoning text change to allow the Mandatory Inclusionary Housing program to apply to the Project Area, the Proposed Development does not contemplate providing any residential units.

7. Actions Necessary to Facilitate the Project

The following actions are necessary to facilitate the Proposed Development:

- A. **Zoning Map Amendment:** The Development Site is currently located in a C6-3X and C6-4 zoning district. Lot 55 is currently located in a C6-2A and C6-1 zoning district. The Applicant proposes to remap the entirety of the Project Area to a C6-4 zoning district.

On an as-of-right basis, C6-3X districts have a commercial FAR of 6.0 and a residential FAR of 9.0. The proposed C6-4 zoning district has an FAR of 10.0 for commercial purposes. Under the Proposed Development, total commercial FAR (over the entire zoning lot) will be 6.79, total residential FAR (over the entire zoning lot) will be 3.21, and total FAR will be 10.

The proposed zoning map amendment to extend the C6-4 district to cover the entire Project Area is appropriate and is rooted in solid planning rationale. The northwest portion of the Development Site is already located in a C6-4 zoning district. C6-4 districts exist adjacent to the Development Site, immediately to the west and can be found around Union Square. An extension of the C6-4 district will allow the Development Site to be developed with a zoning envelope that is consistent with the surrounding built form. The elimination of the C6-3X district prevents a potential development that could be out of context with a setback at 105 feet and a maximum height of 170 feet. Additionally, the Special Union Square District does not need to be extended to cover the entirety of Development Site as the benefits and limitations of the

Special District are not necessary. The Proposed Development is in context with its neighbors and provides a desired ground floor use.

At 100 feet, East 14th Street is a wide street and provides vehicular and pedestrian access across Manhattan. Additionally, the Development Site has excellent access to public transportation - entrances to the 4, 5, 6, L, N, Q, R, and W subway lines can be found at the corner of East 14th and 4th Avenue, and there are multiple bus lines within walking distance of the Development Site.. The proposed zoning district is consistent with the surrounding districts, uses, and built form.

- B. **Zoning Text Amendment:** A Zoning Text Amendment is required in order to make the Project Site eligible for the Mandatory Inclusionary Housing program. Due to the extant application's request for a zoning map amendment that increases the permitted density, the Project Area will be mapped as a Mandatory Inclusionary Housing Area ("MIHA").

Note that the Proposed Development does **not** contemplate residential uses.

- C. **Zoning Text Amendment:** The Applicant is requesting a zoning text amendment that modifies ZR 74-721 so that sites such as the Project Area are eligible for the bulk waivers permitted under ZR 74-721.

Specifically, ZR 74-721 will be updated so that zoning lots over 30,000 square feet in Manhattan Community District 3 can benefit from the bulk waivers.

- D. **Special Permit:** Pursuant to ZR Section 74-721, the Applicant is seeking a special permit to allow certain bulk waivers for the Proposed Development. Specifically, the Applicant is requesting two waivers: (1) to modify the height and setback requirements of a development in a C6-4 District and (2) to modify the required rear yard equivalent.

On an as-of-right basis in C6-4 zoning districts, pursuant to ZR 33-432, the required front setback of 15 feet on a wide street begins at 85 feet or six stories, whichever is less. The

sky exposure plane begins at 85 feet and rises at a ratio of 5.6 to 1. The Proposed Development requires larger floorplates in order to maximize classroom space. The sky exposure plane and setback waiver is necessary in order to maintain a workable and desirable footprint for the workforce development and step-up office space. The Proposed Development has a streetwall that rises 173' 8" before it is setback 10 feet, then rising again to a height of 249' 4", setting back 6 feet, and then rising to its maximum height of 286'. In total, the amount of floor area anticipated to penetrate the sky exposure plane is approximately 16,309 square feet.

The second waiver being requested is a relief from the 60-foot rear yard equivalent requirement. Pursuant to ZR 23-532, through lots with residential buildings require an open area 60 feet deep midway between the two street lines upon which the through lot fronts. In order to maintain sufficient floorplates for the desired uses, the Applicant is requesting the waiver to allow a distance of approximately 52 feet between the rear of the Proposed Development and the Genesis building.

8. Conclusion

NYCEDC, in collaboration with DMHED and the Applicant, is proposing a redevelopment of the P.C. Richard building site. Approval of the requested land use actions will facilitate the Proposed Development of a 21st century technology hub. This new multi-function commercial building will include Civic Hall, step-up space, workforce development programming, and community event space, as well as retail and traditional office space. The built form of the Proposed Development will respect the Genesis Building and the surrounding neighborhood. It will provide desirable and compatible uses to the community, as well as much needed quality jobs.

In total, the Proposed Development will contain approximately 209,246 zoning square feet and will rise 21 stories.

The four proposed land use actions, including a zoning map amendment, zoning text amendments, and a special permit for bulk waivers are necessary in order to facilitate the

Proposed Development. The proposed zoning district is consistent with the surrounding districts, uses, and built form.

In order to meet the stated project goals of providing a platform for the creation of quality jobs and in order to maximize this valuable City resource, an increase in density is required for the Development Site.

The proposed language for the zoning text amendment is appropriate. It allows the Proposed Development to benefit from the bulk waivers of the Special Permit. Additionally, the Proposed Development utilizes the initial setback and sky exposure waivers in order to allow for a building that is respectful of and in context with the built form of the surrounding neighborhood and streetscape.

NYCEDC and Mayor de Blasio's administration have indicated the need for a 21st century tech hub with job training programs and a community event space. The Proposed Development provides these, with the aim of supporting these community needs.

14th Street at Irving Place

[Date]

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

74-72

Bulk Modification

74-721

Height and setback and yard regulations

- (a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum #lot area# of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in paragraph (e) of this Section, the Commission also may modify #yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
- (2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and
- (3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

* * *

(e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of amendment].

**14th Street at Irving Place
Community District 3, Manhattan**

**[Date]
[Zoning map 12c]**

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 3

* * *

Map 2 – (date of adoption)



 Inclusionary Housing Designated Area

 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 - mm/dd/yy, MIH Program Option 1 and Option 2

Portion of Community District 3, Borough of Manhattan

* * *

East 14th & Irving
124 East 14th Street
New York, NY 10003
Block 559 Lots 16 & 55
Borough of Manhattan
January 3, 2018

Special Permit Pursuant to ZR 74-721
LR Item 11 - Statement of Findings

74-721

Height and setback and yard regulations

(a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum area of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in paragraph (e) of this Section, the Commission also may modify yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

(1) provide a better distribution of #bulk# on the #zoning lot#;

The Applicant is requesting two separate bulk waivers pursuant to ZR 74-721.

1. ZR Section 33-432 requires new developments in C6-4 districts built pursuant to sky exposure plane regulations to rise to a height of 85 feet or 6 stories (whichever is less) and then have an initial setback of 15 feet (on wide streets such as 14th Street). After the initial setback, the building envelope is governed by a sky exposure plane having a ratio of 5.6 to 1 (again, on wide streets such as 14th Street). A waiver of the initial setback height and sky exposure plane regulations is being requested. The amount of floor area anticipated to penetrate the sky exposure plane is approximately 16,309 square feet.

Permitting the requested initial setback waiver and sky exposure plane penetrations allows for a better distribution of bulk on the zoning lot. With the Proposed Development situated on the north side of the Project Area and the existing Genesis building - which provides housing and supportive services - on the south side of the Project Area, shifting of bulk towards the north side of the zoning lot lessens the overall impact on the Genesis building. As can be seen in waiver diagram A301, the requested waiver allows for floor area that would otherwise be located in ever smaller floors at the top of the Proposed Development, requiring an increase in height of the Proposed Development of approximately 5 floors. This increase in height would create unnecessary additional visual obstructions of light and air for the north facing residents of the

Genesis building. Locating this square footage at the front of the building makes for a significantly better distribution of bulk on the zoning lot.

Finally, fronting on 14th Street, the additional bulk on the northern portion of the lot does not overwhelm the 100-foot wide street. The Proposed Project would maintain similar streetscape conditions around and near the Project Site and would establish a connection with existing sidewalk conditions along East 14th Street.

2. ZR Section 23-532 places a rear yard equivalent requirement on the zoning lot. Pursuant to the Zoning Lot Development Agreement dated December 16, 1992, the Proposed Development is on the same zoning lot as the Genesis building. For residential buildings on a through lot (such as this one), there is a requirement for an open area 60 feet in depth midway between the streetlines upon which the through lot fronts. The proposed development creates a 52 foot deep open area, with 30 feet on the south side of the midway point and 22 feet on the north side of the midway point. A waiver of 8 feet is being requested.

The proposed 22 foot distance between the rear façade of the Proposed Development and the Development Site's rear lot line would be a sufficient rear yard were the Development Site not part of a larger zoning lot. The commercial nature of the Proposed Development would only require a 20 foot rear yard. The requested waiver allows for a volume that is 150 feet wide, 20 stories tall, and 8 feet deep to be located in a way that is both unobtrusive to the other building on the zoning lot and would be permitted as-of-right if the Development Site was not part of a larger zoning lot. Absent this waiver, this 24,000 square feet of floor area would be added to the top of the Proposed Development. Such additional bulk would extend the height of the building by an additional 8 floors. This additional height would negatively impact residents of the Genesis building, both those with south facing units and all residents making use of the Genesis Building's rear yard and playground. Locating this floor area within the area otherwise required for the rear yard equivalent makes for a significantly better distribution of floor area on the zoning lot.

(2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and

The requested initial setback height and sky exposure plane waiver, coupled with the rear yard equivalent waiver will result in a better building in terms of a relationship between building and adjacent open areas. Absent the requested waivers, the Proposed Development would be significantly taller, creating a visual obstruction and increased shadows for residents of the Genesis building, negatively impacting the open area between the two buildings on the zoning lot. Under an as-of-right proposal, residents of the Genesis Building would have no more access to the open area - as the additional 8 feet would be located on the Proposed Development's tax lot (Lot 16) - but would be facing a building that would be up to 100 feet taller than is being proposed. The proposed 52 foot deep rear yard equivalent exceeds the 50 foot as-of-right minimum distance required between buildings on a zoning lot (ZR 23-711). This rear yard equivalent will provide an open area that is sufficient to both the commercial tenants of the Proposed Development and the residential occupants of the Genesis Building. Additionally, RAL

has committed to providing programming on the eastern half of its open space and license the space such that residents of the Genesis Building will have access to this additional recreational space within the Project Area.

The requested waivers allow the Proposed Development to achieve the necessary floor area in only 21 stories. This proposed envelope, which trades off a taller building for deeper floorplates, makes architectural and urban planning sense, when considering adjacent streets. The 100 foot wide streetscape on which the Proposed Development fronts (East 14th Street) is wide and active enough to not be overwhelmed by the proposed streetwall and overall building envelope. The requested initial setback and sky exposure plane waiver will allow for a better relationship between the Proposed Development and East 14th Street.

Additionally, surrounding development is such that the envelope of the Proposed Development makes better sense and is significantly more contextual than an as-of-right building vis-à-vis its height and setback. The NYU dormitory immediately to the west of the Proposed Development has a 14 story streetwall, then sets back and rises another 6 stories for an overall building height of 20 stories. The NYU Palladium Hall building immediately to the east of the Proposed Development has a 12 story streetwall, then sets back and rises another 4 stories for an overall building height of 16 stories. The Con Ed building across 14th Street from the Proposed Development rises 3 stories before a portion of the building is set back, then rises another 23 stories for an overall building height of 26 stories. The four Zeckendorf Towers between East 14th Street, Irving Place, East 15th Street, and Union Square East each rise 27 stories, with partial setbacks. An as-of-right building will have an initial setback lower than its immediate neighbors to the east and west, will have multiple setbacks, and will be significantly taller than the surrounding development and the Proposed Development. The requested initial setback and sky exposure plane waiver will result in a Proposed Development that would better integrate with neighboring buildings and the streetscape as a whole.

(3)provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties.

With adjacent buildings set back after floors 12 (to the east) and 14 (to the west), the sky exposure plane waiver will allow a building envelope that is in context with the surrounding buildings and surrounding neighborhood. The larger floorplates will not block access to legally required windows on adjacent building and will not restrict access to light and air to surrounding streets. The NYU dorm to the west has windows along its eastern façade, but these windows are not legally required windows and an agreement is in place stating the understanding that these building windows may be blocked/sealed and acknowledging that the building does not rely on these windows for legal light and air and that the building owners have no right to light, air, and views from these windows. The NYU Palladium Hall building does not have any lot line windows. Fourteenth Street is a major east-west Manhattan cross street that is highly trafficked and is 100 feet wide. It is designed to handle the bulk of the Proposed Development.

The requested rear yard equivalent waiver will not impair access to light and air to the legally required windows in the Genesis building. With a 52 foot depth between the rear façade of the Genesis building and the rear façade of the Proposed Development, north facing windows in the Genesis building will have significantly exceeded the 30-foot requirement for adequate light and air. The Genesis building has no residential uses in its cellar or ground levels. Legally required windows in the Genesis building are only located on floors 2 through 12.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

N/A

(e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of amendment].

The Proposed Development is part of a zoning lot created on December 16, 1992 that has a lot area of approximately 30,900 square feet, fronts on East 14th Street - a 100 foot wide street, meeting the ZR definition of “wide street”, is located in Manhattan Community District 3, and pursuant to a separate requested action, will be in a C6-4 zoning district.



September 29, 2017

Hon. Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: East 14th & Irving
Application No(s): _____
Manhattan Block 559, Lots 16 & 55

Dear Chair Lago:

I am the President of HHSC 13th Street Development Corporation ("HHSC"). HHSC is the fee owner of certain real property known as Manhattan Block 559, Lot 55 on the Tax Map of the City of New York. I hereby authorize New York City Economic Development Corporation and Fourteenth at Irving, LLC to file the above-referenced application requesting two zoning text amendments, a zoning map amendment, and a special permit at the New York City Department of City Planning, to facilitate the redevelopment of that certain parcel identified as on Manhattan Block 559, Lot 16 on the Tax Map of the City of New York.

Sincerely,

Tom Hameline
President and CEO



Lisette Camilo
Commissioner

January 5, 2018

Laura Ringelheim
Acting Deputy Commissioner
Real Estate Services

The David N. Dinkins
Municipal Building
1 Centre Street
New York, NY 10007

Hon. Marisa Lago, Chair
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

212 386 6310 tel
nyc.gov/dcas

Re: East 14th Street at Irving Place
Block 559, Lots 16 & 55
Borough of Manhattan

Dear Chair Lago:

The New York City is the fee owner of certain real property known as Manhattan Block 559, Lot 16 on the Tax Map of the City of New York. On behalf of the City, the Department of Citywide Administrative Services is aware of the application requesting two zoning text amendments, a zoning map amendment, and a special permit being requested by Fourteenth at Irving, LLC and New York City Economic Development Corporation as set forth in the draft land use review application dated as of November 30, 2017.

Sincerely,

A handwritten signature in blue ink that reads "Randal Fong". The signature is stylized with a long, sweeping horizontal line extending from the end of the name.

Randal Fong
Assistant Commissioner

C: Robert Holbrook, EDC



The City of New York
Mayor's Office of Contract Services
Doing Business Accountability Project

**Doing Business Data Form:
Land Use Actions**

For Office Use

Agency: _____

Application #: _____

Check one: ☐ General (GEN) ☐ Lease Acquisition (LES)

A Doing Business Data Form must be completed by any land use applicant subject to the provisions of Local Law 34 of 2007 (see Q&A sheet for more information). Please either type responses directly into this fillable form or print answers by hand in black ink. For all submissions, please be sure to fill out the certification box on the last page, and include the completed Data Form as part of the land use application package. **Submission of a complete and accurate form is required at the time of application filing and, where applicable, is required for the certification or referral for public review of any land use application subject to the provisions of Local Law 34 of 2007 (see 62 RCNY § 2-02(a)(1)).**

This Data Form requires information to be provided regarding the applicant, and if the applicant is a corporation or other entity, its principal officers, owners and senior managers. The name, employer and title of each person identified on the Data Form will be included in a public database of people who do business with the City of New York; no other information reported on this form will be disclosed to the public.

Please contact the Doing Business Accountability Project at 212-788-8104 or DoingBusiness@cityhall.nyc.gov with any questions regarding the Data Form. Thank you for your cooperation.

Section 1: Applicant Information

Applicant Name: Fourteenth at Irving, LLC

Applicant EIN/TIN: 81-4627217

Applicant Filing Status (select one):

- ☒ Applicant has never completed a Doing Business Data Form. *Fill out the entire form.*
- ☐ Change from previous Data Form dated _____. *Fill out only those sections that have changed, and indicate the name of the persons who no longer hold positions with the applicant.*
- ☐ No Change from previous Data Form dated _____. *Skip to the bottom of the last page.*

Applicant is a Non-Profit: ☐ Yes ☒ No

Applicant Type: ☐ Corporation (any type) ☐ Joint Venture ☒ LLC ☐ Partnership (any type)
☐ Sole Proprietor ☐ Other (specify): _____

Address: 434 Broadway, 5th Floor

City: New York State: NY ZIP: 10013

Phone : 212-748-8900 x.2175 Fax : _____

Email: jwein@ralcompanies.com

Provide your e-mail address and/or fax number in order to receive notices regarding this form by e-mail or fax.

Section 2: Principal Officers

Please fill in the required identification information for each officer listed below. If the applicant has no such officer or its equivalent, please check the "Position does not exist" box. If the applicant is filing a Change Data Form and the person listed is replacing someone who was previously disclosed, please check the "This person replaced" box and fill in the name of the person being replaced so his/her name can be removed from the *Doing Business Database*, and indicate the date that the change became effective.

Chief Executive Officer (CEO) or equivalent officer☒ This position does not exist

The highest ranking officer or manager, such as the President, Executive Director, Sole Proprietor or Chairperson of the Board.

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

☐ This person replaced former CEO: _____ on date: _____

Chief Financial Officer (CFO) or equivalent officer☒ This position does not exist

The highest ranking financial officer, such as the Treasurer, Comptroller, Financial Director or VP for Finance.

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

☐ This person replaced former CFO: _____ on date: _____

Chief Operating Officer (COO) or equivalent officer☒ This position does not exist

The highest ranking operational officer, such as the Chief Planning Officer, Director of Operations or VP for Operations.

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

☐ This person replaced former COO: _____ on date: _____

Section 3: Principal Owners

Please fill in the required identification information for all individuals who, through stock shares, partnership agreements or other means, **own or control 10% or more of the applicant**. If no individual owners exist, please check the appropriate box below to indicate why and skip to the next page. If the applicant is owned by other business entities, those entities do not need to be listed. If an owner was identified on the previous page, fill in his/her name and write "See above." If the applicant is filing a Change Data Form, list any individuals who are no longer owners at the bottom of this page. If more space is needed, attach additional pages labeled "Additional Owners."

There are no owners listed because (select one):

- ☐ The entity is not-for-profit ☐ There are no individual owners ☐ No individual owner holds 10% or more shares in the entity
☐ Other (explain): _____

Principal Owners (who own or control 10% or more of the applicant):

First Name: Robert MI: _____ Last: Levine

Office Title: Manager

Employer (if not employed by applicant): RAL Development Services, LLC

Birth Date (mm/dd/yy): 02/15/1951 Home Phone #: 516-729-4488

Home Address: 270 Broadway, Apt 25A, New York, NY 10007

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

Remove the following previously-reported Principal Owners:

Name: _____ Removal Date: _____

Name: _____ Removal Date: _____

Name: _____ Removal Date: _____

Section 4: Senior Managers

Please fill in the required identification information for all senior managers who oversee land use applications. Senior managers include anyone who, either by title or duties, has substantial discretion and high-level oversight regarding the administration of such land use applications, not limited to the land use application for which this form is being filed. At least one senior manager must be listed, or the Data Form will be considered incomplete. If a senior manager has been identified on a previous page, fill in his/her name and write "See above." If the applicant is filing a Change Data Form, list individuals who are no longer senior managers at the bottom of this section. If more space is needed, attach additional pages labeled "Additional Senior Managers."

Senior Managers:

First Name: Robert MI: Last: Levine

Office Title: Manager

Employer (if not employed by applicant): RAL Development Services, LLC

Birth Date (mm/dd/yy): 02/15/1951 Home Phone #: 516-729-4488

Home Address: 270 Broadway, Apt 25A, New York, NY 10007

First Name: MI: Last:

Office Title:

Employer (if not employed by applicant):

Birth Date (mm/dd/yy): Home Phone #:

Home Address:

First Name: MI: Last:

Office Title:

Employer (if not employed by applicant):

Birth Date (mm/dd/yy): Home Phone #:

Home Address:

Remove the following previously-reported Senior Managers:

Name: Removal Date:

Name: Removal Date:

Applicant Certification

I certify that the information submitted on these four pages and 0 additional pages is accurate and complete. I understand that willful or fraudulent submission of a materially false statement may result in the applicant being subject to appropriate sanctions.

Name: Robert Levine

Signature: Date: May 15, 2017

Applicant Name: Fourteenth at Irving, LLC

Title: Manager Work Phone #: 212-748-8900 x. 2180

Return the completed Data Form to the City office that provided it.

For information or assistance, call the Doing Business Accountability Project at 212-788-8104.



THE NEW YORK CITY PLANNING COMMISSION

(line number(s) and/or letter(s) that follows R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

M - MANUFACTURING DISTRICT

The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

.....

10-11-2012 C 120226 7MM

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

▲▲▲ 8-28-2015 C 150203 MMM

▲▲ 7-25-2015 C 120077 MMM

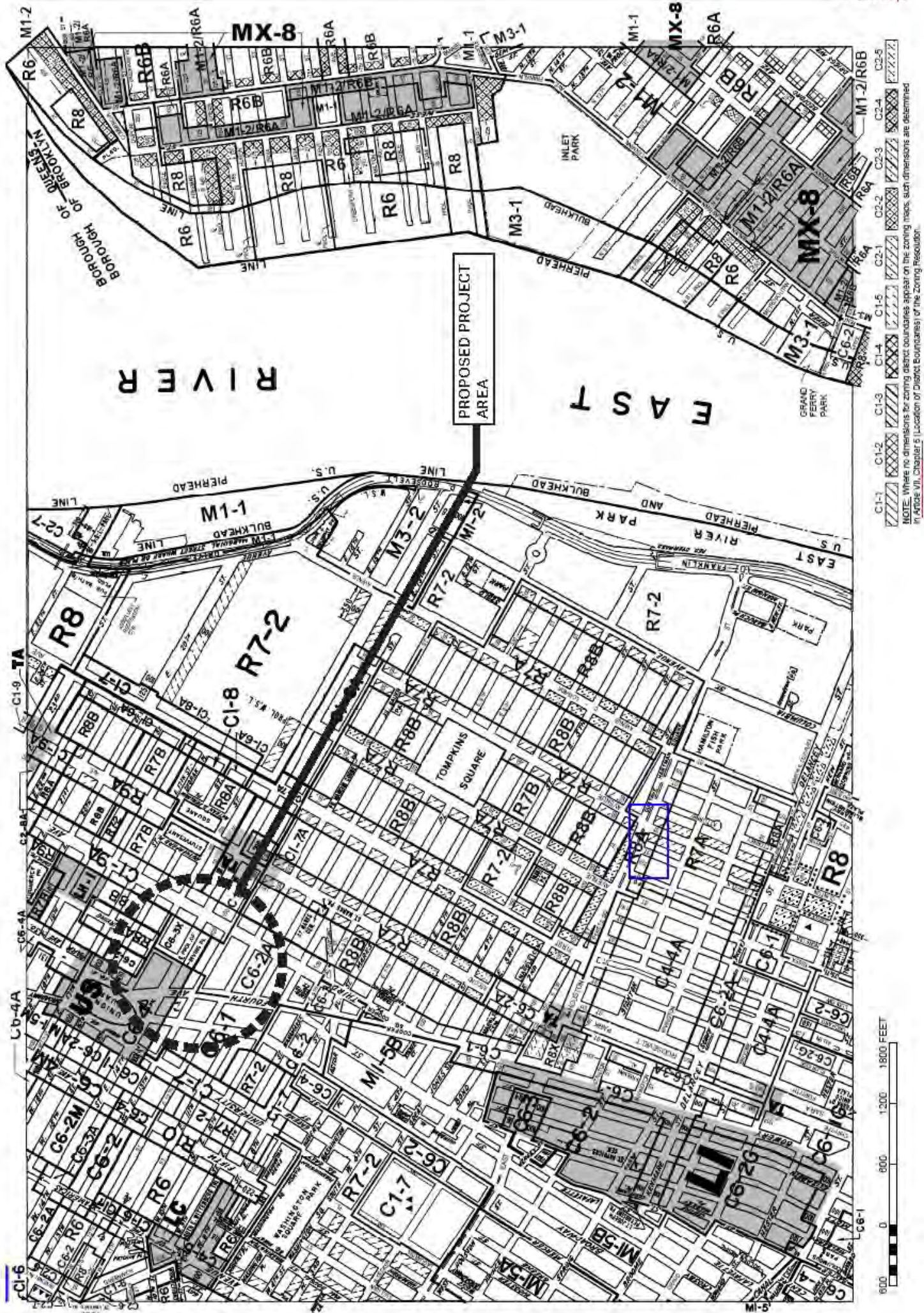
▲ 6-01-2013 6:12:56 AM N

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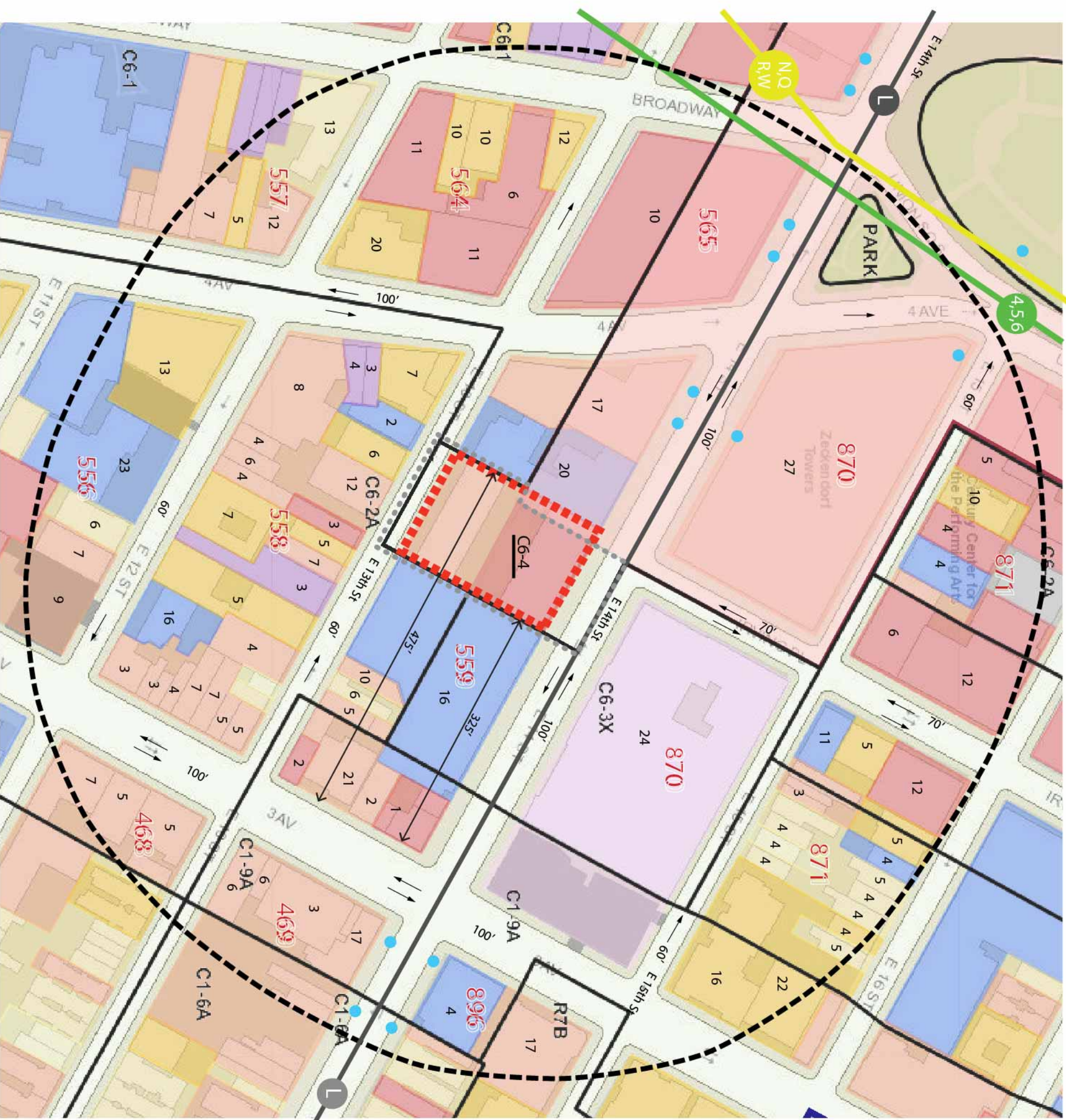
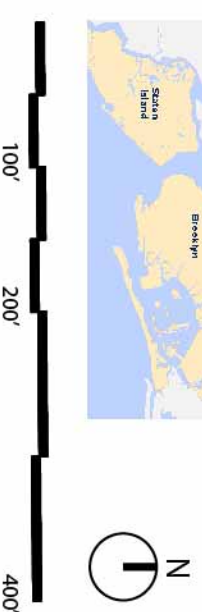
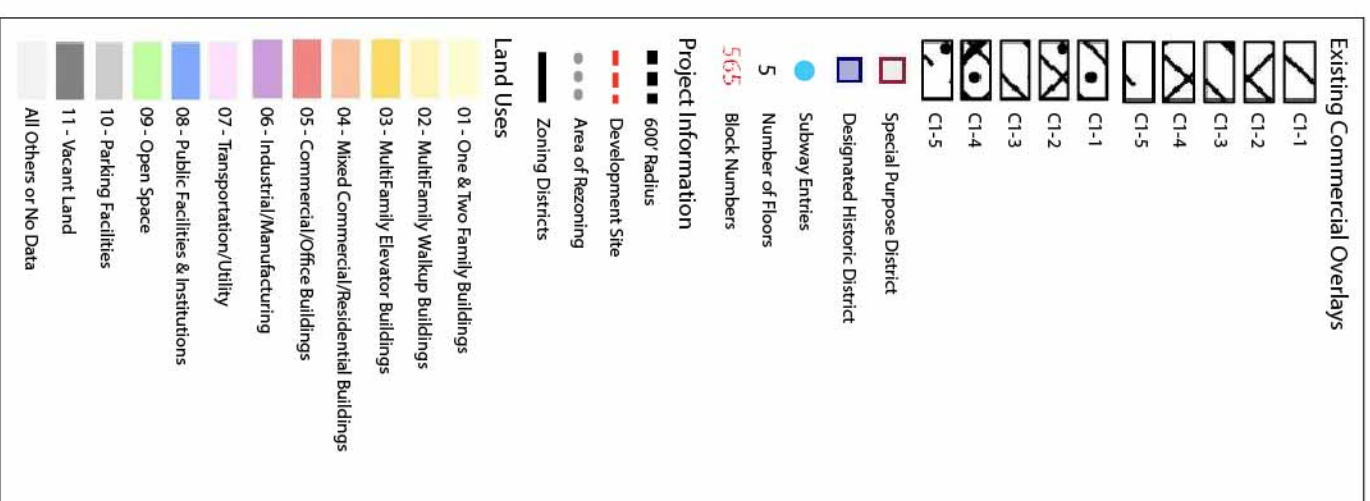
8b	8d	9b
12a	12c	13a
12b	12d	13b

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the zoning section of the Department of City Planning website: www.nyc.gov/cityplanning, or contact the Zoning Information Desk at (212) 730-3291.



Manhattan
Block: 559 Lots: 16, 55





- Legend
- Streets

Miscellaneous Text

Possession Hooks

Boundary Lines

Lot Face Possession Hooks

Regular

Underwater

Tax Lot Polygon

Condo Number

Tax Block Polygon

1

1

1

1

1

1

1

1

1

1

- ZONING DISTRICT

AREA OF REZONING

ZONING LOT

SPECIAL UNION SQUARE DISTRICT

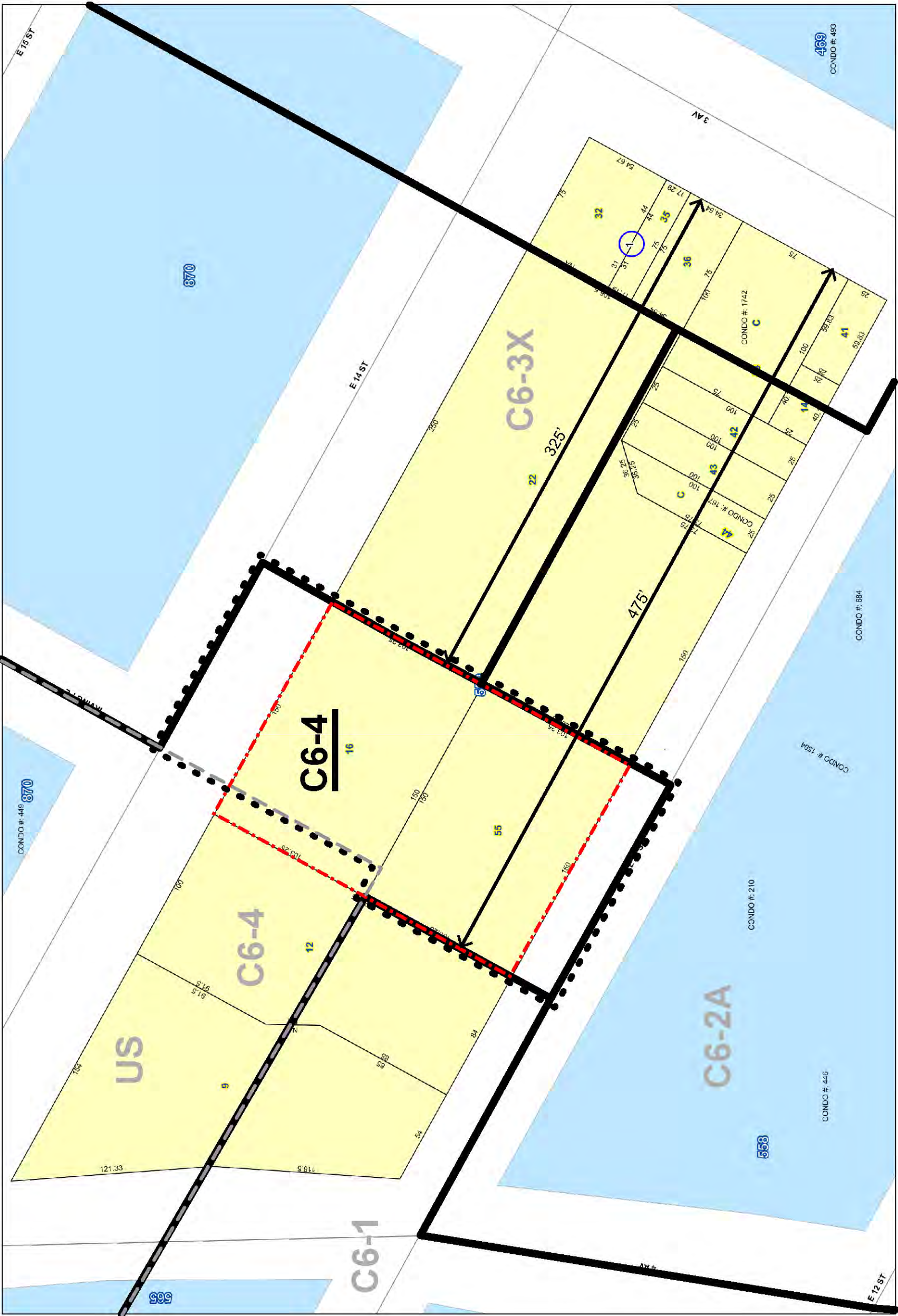
PROPOSED ZONING DISTRICT

EXISTING ZONING DISTRICT

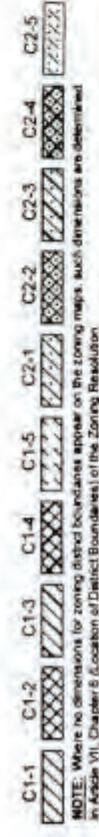
EXISTING SPECIAL DISTRICT
- C6-4

C6-3X

US



ZONING CHANGE MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP - Area being rezoned is outlined with dotted lines

Changing a C6-1 District, a C6-2A District, and a C6-3X District to a C6-4 District

Zoning Comparison Table	Existing Zoning				Permitted/Required		Proposed Zoning (under MHA zoning)	
	ZR Section #	CG-1	ZR section #	CG-2A	ZR Section #	CG-3X	ZR Section #	CG-4 (RIU equivalent)
USE GROUPS								
Residential	34-112/23-151	3-44	34-112/23-151	6-02	34-112/23-153	9	34-112/23-154	12*
Affordable Independent Residences for Seniors ("AIRS")	34-112/23-155	5-01	34-112/23-155	7-2	34-112/23-155	9-7	34-112/23-155	12
Community Facility	33-123	6-5	33-123	6-5	33-123	6	33-123	10
Commercial	33-122	6	33-122	6	33-122	9	33-122	10
Commercial/Community Facility	33-123	6-5	33-123	6-5	33-123	9	33-123	10
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25/34-112/23-462	none or 8'	33-25/34-112/23-462	none or 8'	33-25/34-112/23-462	none or 8'	33-25/34-112/23-462	none or 8'
Minimum Rear Yard	33-26/34-112/23-47	20'/30' (residential)	33-26/34-112/23-47	20'/30' (residential)	33-26/34-112/23-47	20'/30' (residential)	33-26/34-112/23-47	20'/30' (residential)
HEIGHT AND SETBACK								
Minimum Base Height	33-432	n/a	34-112/23-662	60	34-112/23-662	105'+*, 60'+**	33-432, 34-112/23-664	n/a (commercial), 125' (res.)
Maximum Base Height	33-432	n/a	34-112/23-662	85	34-112/23-662	120	33-432, 34-112/23-664	n/a (commercial), 155' (res.)
Maximum Height of Front Wall	33-432	85' or 6 stories	33-432	85' or 6 stories	34-112/23-662	170'+*, 160'+**	33-432, 34-112/23-664	85' or 6 stories (commercial), 155' (res.)
Maximum Building Height	33-432	n/a	34-112/23-662	120	34-112/23-662	170'+*, 160'+**	n/a (commercial), 235' (res., w/quadriflring ground floor)	85' or 6 stories (commercial), 235' (res., w/quadriflring ground floor)
Sky Exposure Plane	33-432	5-6.1 (wide st./2-7.1 (narrow St.)	33-432	5-6.1 (wide st./2-7.1 (narrow St.)	33-432	5-6.1 (wide st./2-7.1 (narrow St.)	33-432, 34-112/23-664	5-6.1 (wide st./2-7.1 (narrow St.)
Setback from Nareon Street	33-432	20'	33-432/34-112/23-662	15'	33-432/34-112/23-662	15'	33-432, 34-112/23-662	20' (commercial), 15' (res.)
Setback from Wide Street	33-432	15'	33-432/34-112/23-662	10'	33-432/34-112/23-662	10'	33-432, 34-112/23-662	15' (commercial), 10' (res.)
OPEN SPACE								
Minimum Open Space Ratio	34-112/23-151	varies	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE								
Interior/Through Lot	n/a	n/a	34-112/23-153	70%	34-112/23-153	70%	n/a	n/a
Corner Lot	n/a	n/a	34-112/23-153	100%	34-112/23-153	100%	n/a	n/a
DENSITY								
Affordable Dwelling Units	n/a	n/a	34-112/23-22	max 680 sf/DU	34-112/23-22	max 680 sf/DU	34-112/23-22	680 sf/DU
AIRS	n/a	n/a	34-112/23-22	n/a	34-112/23-22	n/a	n/a	n/a
PARKING								
Residential	13-10	n/a	13-10	n/a	13-10	n/a	13-10	n/a
Commercial	36-21	None	36-21	None	36-21	None	36-21	None
Income Restricted Housing Units	13-10	n/a	13-10	n/a	13-10	n/a	13-10	n/a
AIRS	13-10	n/a	13-10	n/a	13-10	n/a	13-10	n/a
Government Assisted Dwelling Units	13-10	n/a	13-10	n/a	13-10	n/a	13-10	n/a
LOADING								
Commercial	36-62	varies	36-62	varies	36-62	varies	36-62	varies
Bicycle Parking - Residential	34-112/25-80	1 per 2 DU	34-112/25-80	1 per 2 DU	34-112/25-80	1 per 2 DU	34-112/25-80	1 per 2 DU
Bicycle Parking - AIRS	34-112/25-80	1 per 10,000 sf	34-112/25-80	1 per 10,000 sf	34-112/25-80	1 per 10,000 sf	34-112/25-80	1 per 10,000 sf
Bicycle Loading - Commercial	36-711	1 per 7,500 sf	36-711	1 per 7,500 sf	36-711	1 per 7,500 sf	36-711	1 per 7,500 sf
When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90								
**within 100 feet of a wide street								
***beyond 100 feet of a wide street								



PHOTO 1



KEY PLAN

1



PHOTO 2



PHOTO 3



PHOTO 1



KEY PLAN

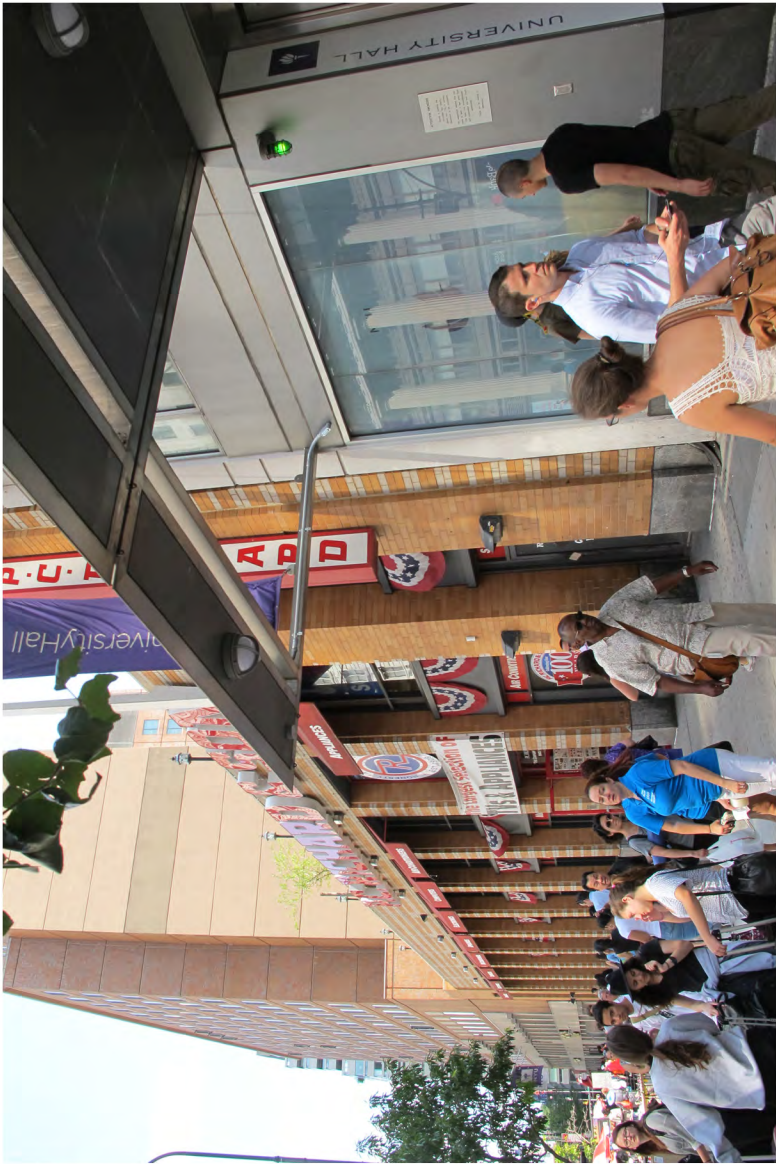


PHOTO 2



PHOTO 3



PHOTO 1



PHOTO 2



KEY PLAN



PHOTO 3



PHOTO 1



PHOTO 2



KEY PLAN



PHOTO 3



PHOTO 1



PHOTO 2



KEY PLAN



PHOTO 3

ULURP DRAWING SET

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DRAWING LIST

A.001	ZONING ANALYSIS
A.002	ZONING LOT SITE PLAN
A.101	GROUND FLOOR PLAN
A.201	WAIVER PLAN
A.301	SECTIONAL HEIGHT DIAGRAM
A.302	SECTIONAL HEIGHT DIAGRAM
A.303	SECTIONAL HEIGHT DIAGRAM
A.401	OVERALL PROJECT ELEVATIONS
A.402	OVERALL PROJECT ELEVATIONS
A.403	OVERALL PROJECT ELEVATIONS
A.404	OVERALL PROJECT ELEVATIONS
A.501	NEIGHBORHOOD CHARACTER DIAGRAMS
A.502	NEIGHBORHOOD CHARACTER DIAGRAMS
ZZ.00	SURVEY



124 E. 14th Street
New York, NY 10003

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110 West 47th Street
New York, NY 10004
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Borough: Manhattan
Block: 559
Lot: 16 & 55
ULURP: ---

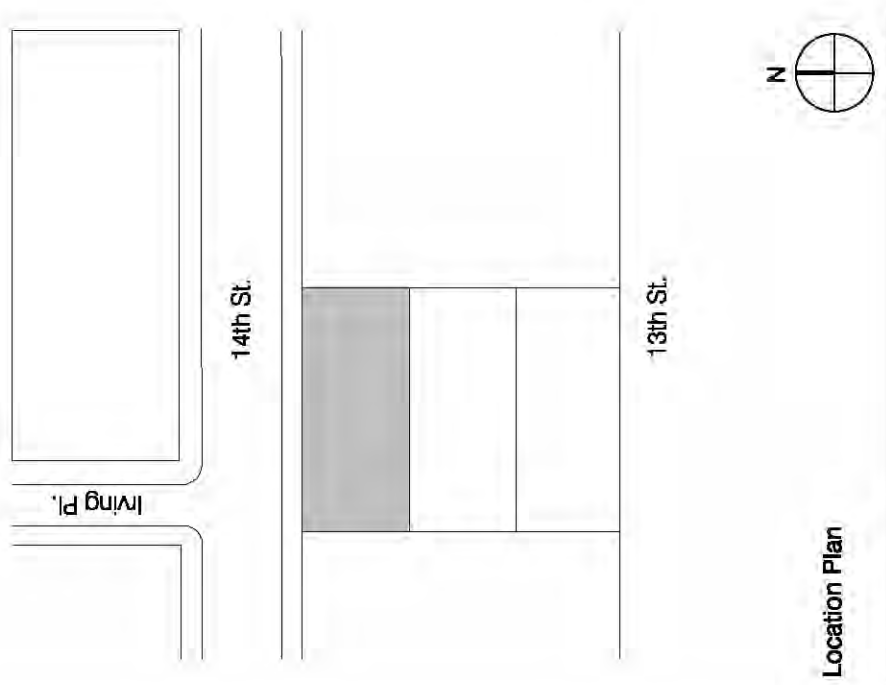
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Seal

No.

Date

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ZONING
ANALYSIS TABLE

ZONING ANALYSIS CHART

ZR	Item/Description	Required/Permitted	Proposed			Comments	
			Existing to Remain	Proposed New C6-4	Total	Compliance	Notes
USE		C6-4					
32-00	USE GROUPS	1-12	2	6	n/a	Complies	
BULK							
33-122/ 33-123/ 34-112/ 23-152	FAR						
	Residential (R10 equivalent)	10/12 with MIH	3.2	0	3.2	Complies	
	Community Facility	10	0	0	0	Complies	
	Commercial Maximum	10	0	6.8	6.8	Complies	
33-122/ 33-123/ 34-112/ 23-152	FLOOR AREA						
	Residential	370,800 sf	100,014 sf	0	100,014 sf	Complies	
	Community Facility	309,700 sf	0	0	0	Complies	
	Commercial	309,700 sf	0	209,246 sf	209,246 sf	Complies	
	Max. Total	370,800 sf	100,014 sf	209,246 sf	309,260 sf	Complies	
	LOT COVERAGE						
		N/A			N/A		
33-43/ 33-44/ 33-45/ 33-49/ 33-25/ 33-26/ 34-232/ 34-11/ 23-532	YARDS						
	Front Yard	None	0	0	0	Complies	
	Side Yard	None or 8'	0	0	0	Complies	
	Rear Yard - Residential	30'	30'	0	30'	Complies	
	Rear Yard - Commercial/CF	20'	0	22'	22'	Complies	
	Rear Yard Equivalent	60'	0	52'	52'	Not Compliant	Waiver Requested - Special Permit pursuant to 74-721(a); see drawing A.301
33-432	HEIGHT AND SETBACK						
	E. 14th St. Frontage (wide street)	85' - "		173' 8"		Not Compliant	Waiver Requested - Special Permit pursuant to 74-721(a)
	Max. Street Wall Height					Building envelope encroaches into 'sky exposure plane'; further details	
	Sky Exposure Plane	5.6:1		See drawing A.301		Not Compliant	Waiver Requested - Special Permit pursuant to 74-721(a)
	Setback	15'		10'		Not Compliant	
	Max. Building Height	N/A		N/A			
	E. 13th St. Frontage (narrow street)						
	Max. Street Wall Height	85'	115'			Legal non-complying	
	Sky Exposure Plane	2.7:1				Complies	
	Setback	20'	15' 3"			Legal non-complying	
36-21/ 37-71/ 38-35	PARKING						
	Vehicular	None	0	0	0	Complies	
	Bicycle	1 tree per 7,500 sf; 209,246/7,500 = 27.9	0	28	28	Complies	
	Loading	None	0	0	0	Complies	
33-01/ 26-41	STREET TREES						
	E. 14th St. Frontage	1 tree per 25' of frontage; 150/25' = 6	2	4	6	Complies	See drawing A.002
	E. 13th St. Frontage	1 tree per 25' of frontage; 150/25' = 6	4	0	4	Legal Non-complying	See drawing A.002

SITE DATA

Block: 559

Lots: 16, 55

Street Address: 124 East 14th Street

Zoning: C6-4

Community District: 03, Manhattan

Zoning Section Map No. 12c

Zoning Lot Area: 30,900 sqft.

LIST OF REQUIRED ACTIONS:

1. Rezoning of the entire zoning lot from C6-3X, C6-2A, and C6-1 to C6-4

2. A text amendment to ZR Section 74-721 to allow:

A. Modifications of bulk regulation on zoning lots with a minimum of 30,000 sf in a C6-4 District

B. Modifications of yard and court regulations in C6-4 Districts

3. Mandatory Inclusionary Housing - affordability option:

4. Special Permit pursuant to 74-721 to facilitate

A. A modification of the rear yard requirements to allow a minimum distance between the two buildings of 52'

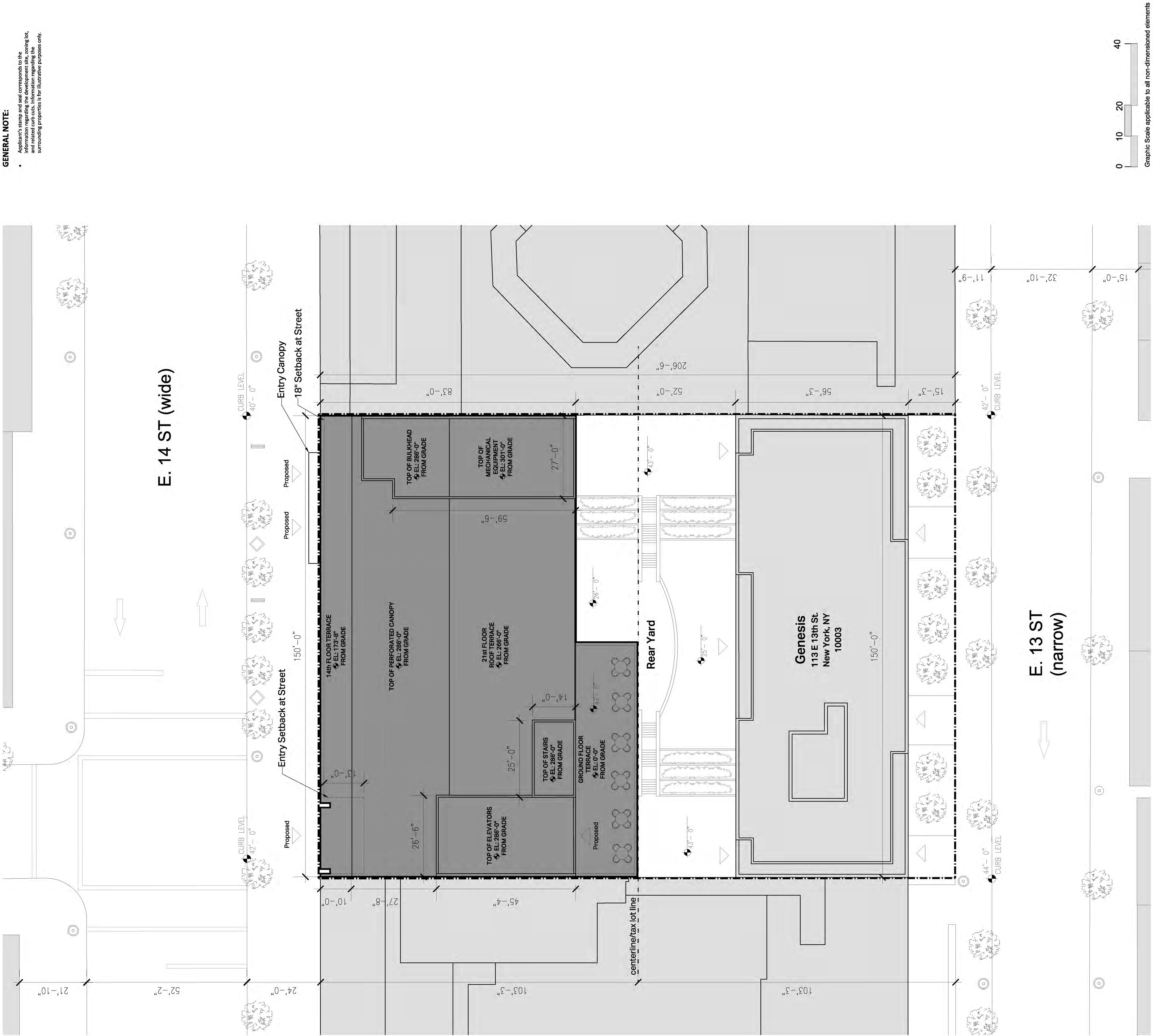
B. Height and setback waivers along the 14th street frontage. Specifically the requirement for initial setback distance of 10' at 85' required under C6-4 special district

GENERAL NOTE:

- Applicant's stamp and seal corresponds to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only.

Graphic Scale	Number of non-dimensional elements
1:1	10
1:2	20
1:4	25
1:8	30
1:16	35

Graphic Scale applicable to all non-dimensioned elements









14th @
Irving

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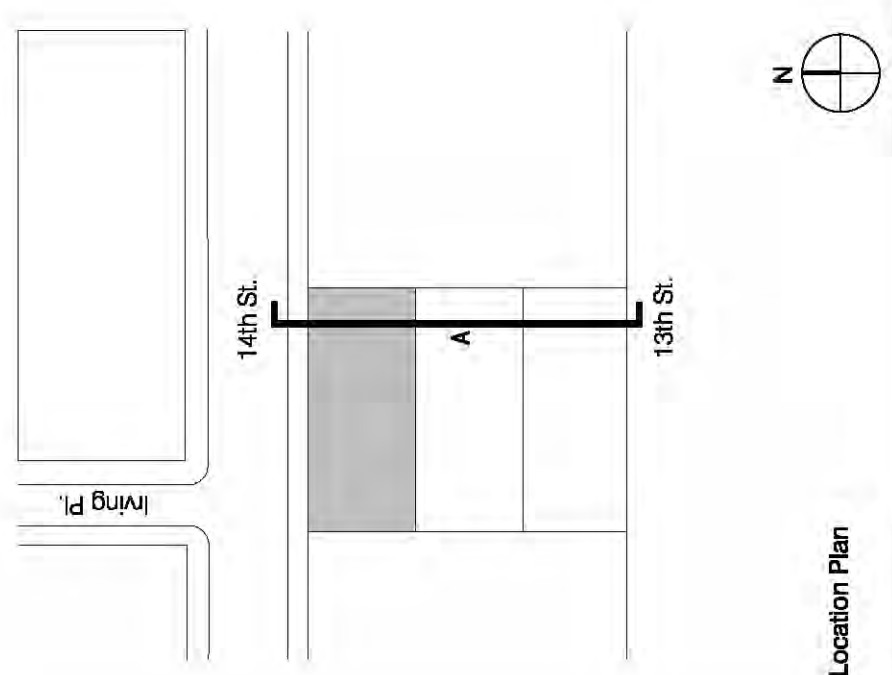
Borough:	Manhattan
Block:	559
Lots:	16 & 55
ULURP:	---

LEGEND

- | | |
|---|--|
|  | HEIGHT AND SETBACK ENCROACHMENT AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-721 |
|  | REAR YARD ENCROACHMENT AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-721 |
|  | ZONING LOT LINE |
|  | PROPOSED ZONING ENVELOPE |
|  | CENTERLINE / TAX LOT LINE |
|  | SKY EXPOSURE PLANE |

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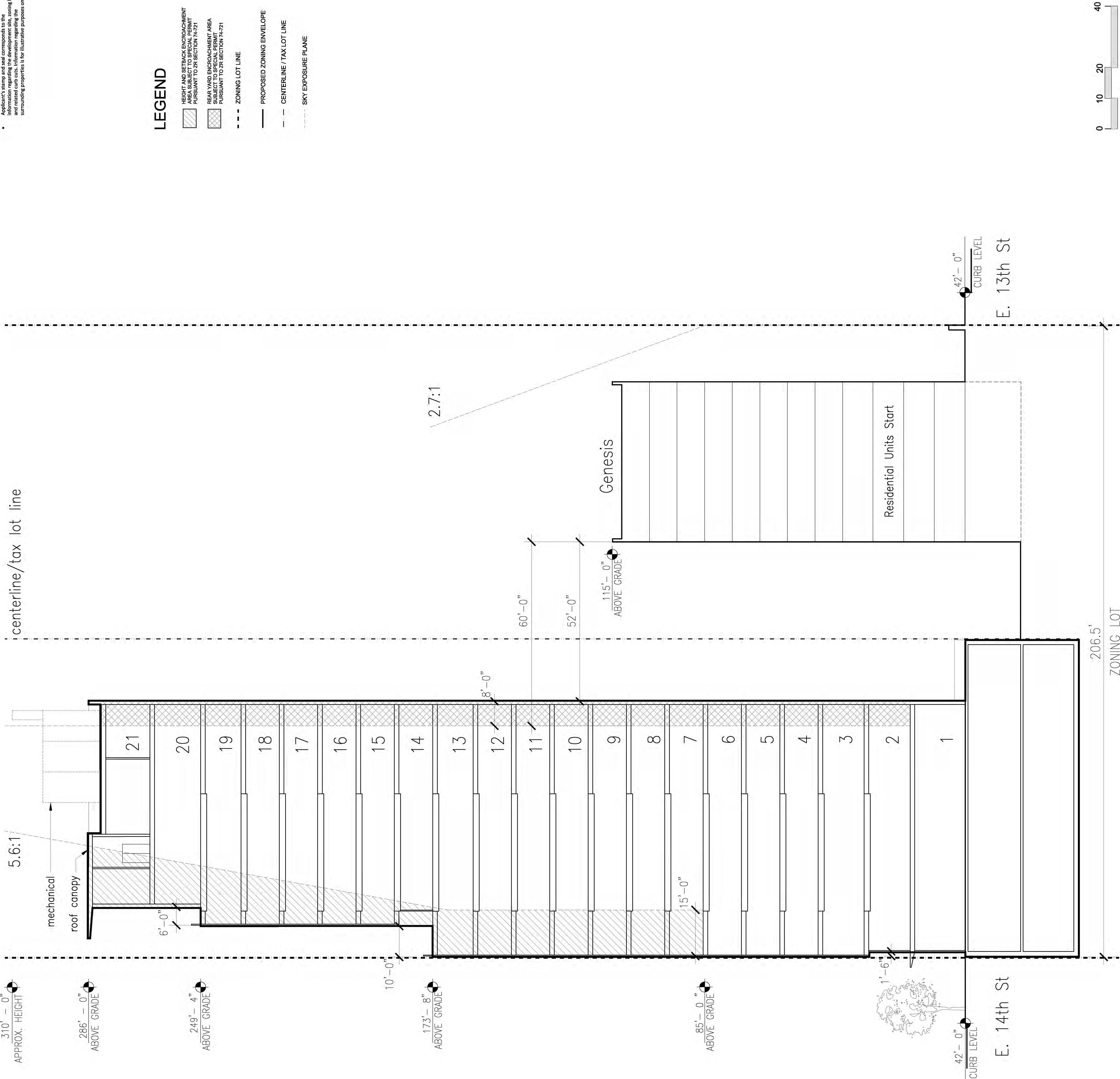
SECTIONAL HEIGHT DIAGRAM

Job No.	00000
Issuing Firm	DBB
Drawn By	DBB

A.301

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0 10 20 40

Graphic Scale applicable to all non-dimensioned elements

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mechanical

elevator overrun
roof canopy

286' - 0" 
ABOVE GRADE

LEGEND

--- ZONING LOT LINE

PROPOSED ZONING ENVELOPE

21

20

19.

18

47

16

15

14

13

12

11

10

9

 ∞

7

66

5

4

3.

C

1

CURB LEVEL
42'-0"

150,

ZONING LOT

Graphic Scale applicable to all non-dimensioned elements

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Send

No.	Date	Issued
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Irving P.

14th St.

13th St.

Location Plan



SECTIONAL HEIGHT DIAGRAM

Scale 3/32" = 1'-0"

LEGEND

--- ZONING LOT LINE
--- BUILDING BELOW GRADE

Terrace setback
at 20th floor

Terrace setback
at 14th floor

CURB LEVEL
40' - 0"

CURB LEVEL
42' - 0"

Building Below
Grade

ZONING LOT

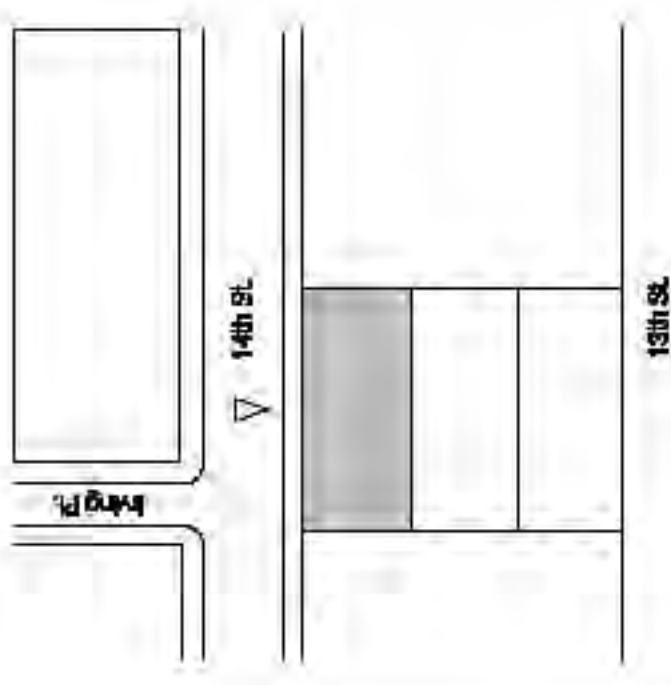


Scale

NS

Date

Revised



Location Map

NORTH BUILDING
ELEVATION

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LEGEND

- ZONING LOT LINE
- CENTERLINE / TAX LOT LINE
- BUILDING BELOW GRADE

Terrace setback
at 20th floor

Terrace setback
at 14th floor

CURB LEVEL
42' - 0"

E 13TH ST

CURB LEVEL
40' - 0"

E 14TH ST

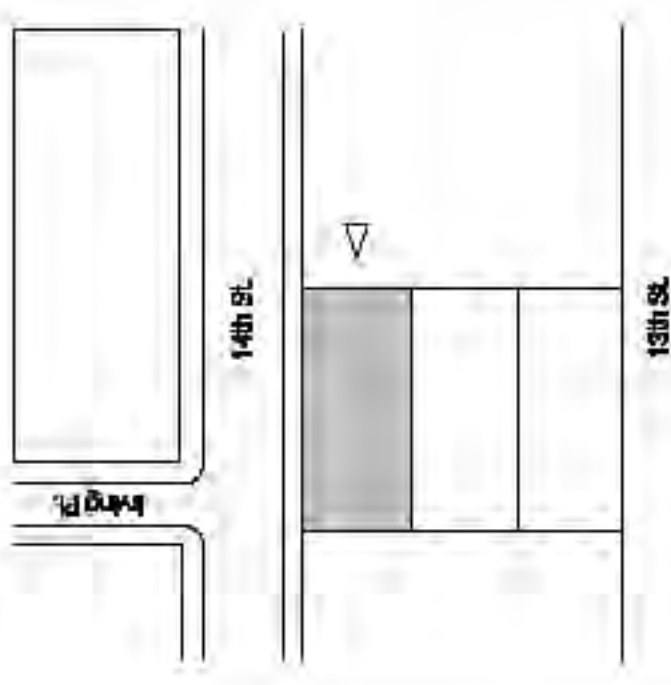
DEVELOPMENT SITE

ZONING LOT

0 10 20 40

Scale

NO. DATE REVISION



Location Map

EAST BUILDING
ELEVATION

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LEGEND

--- ZONING LOT LINE

--- BUILDING BELOW GRADE

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No.	Date	Received
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Age Group	Percentage
18-24	10
25-34	15
35-44	20
45-54	25
55-64	30
65-74	35
75-84	30
85+	10

CONCLUSION

1

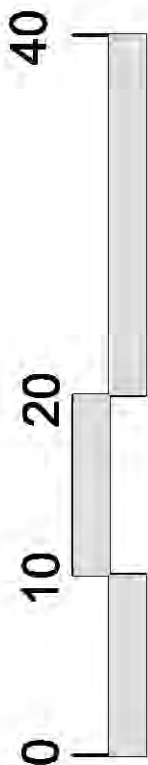
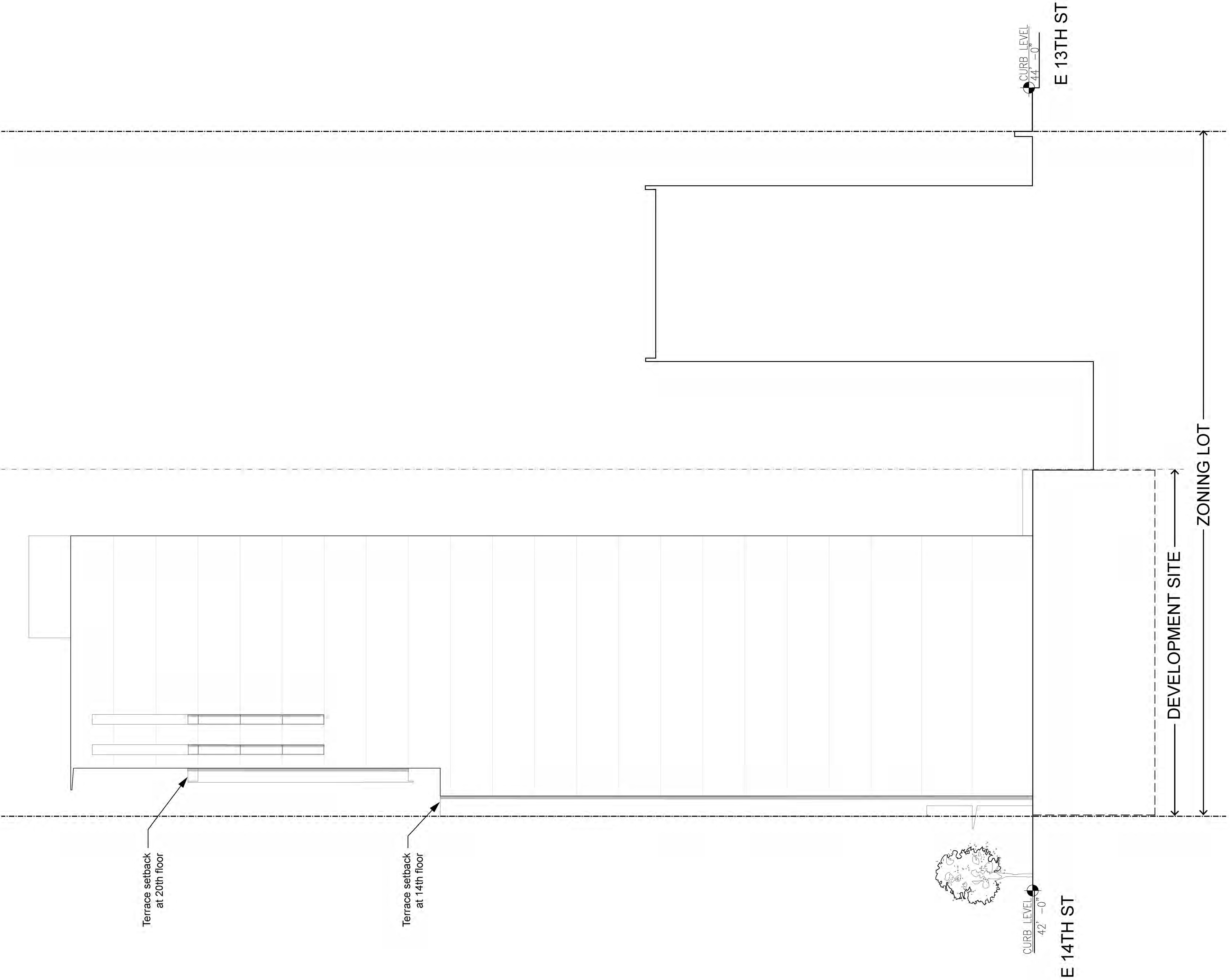
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LEGEND

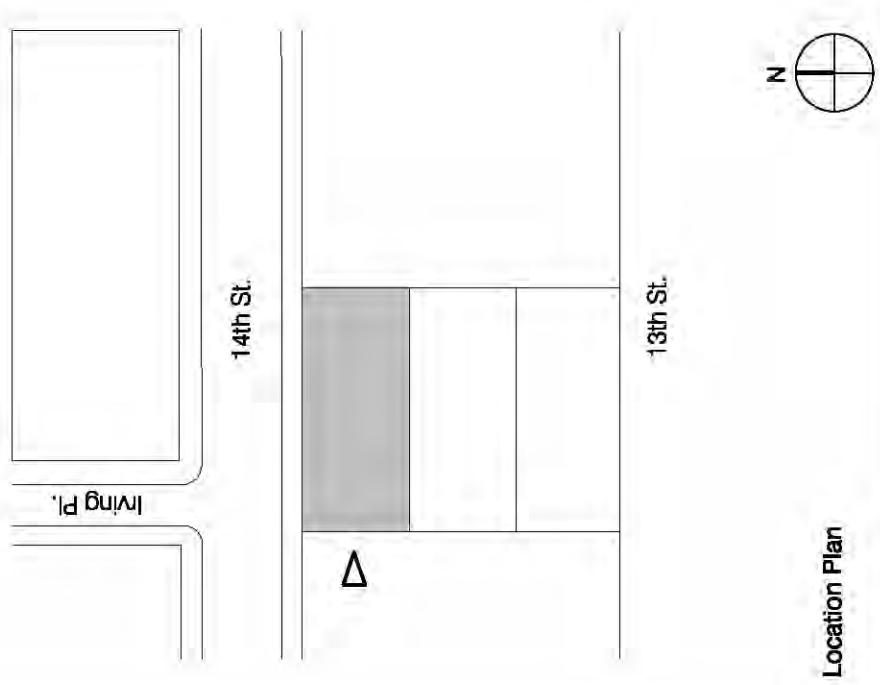
- - - - ZONING LOT LINE
- - - - CENTERLINE / TAX LOT LINE
- - - - BUILDING BELOW GRADE

GENERAL NOTE:

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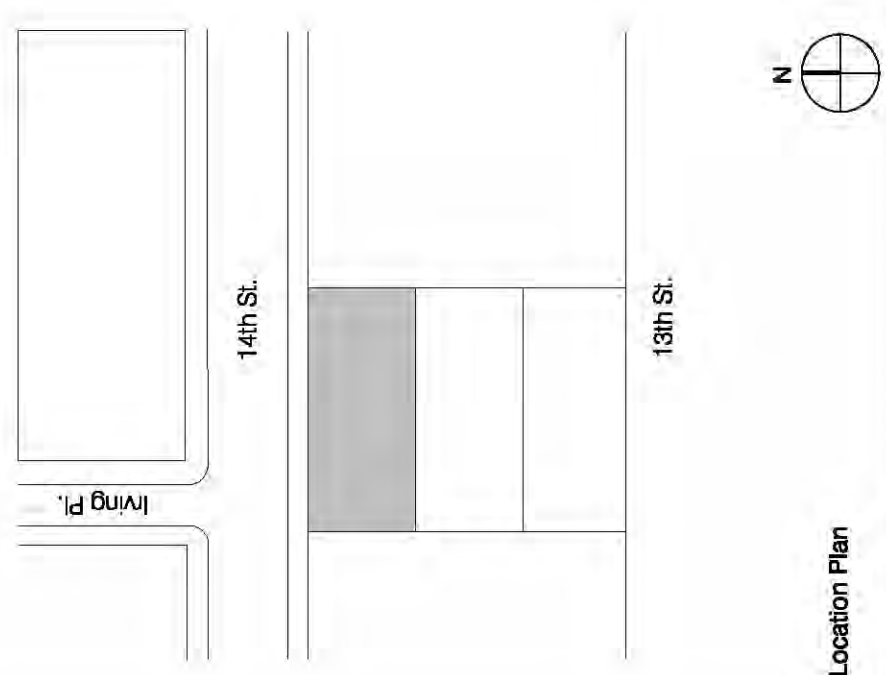
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Borough: Manhattan
Block: 559
Lots: 16 & 55

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NEIGHBORHOOD CHARACTER DIAGRAM

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Issuing Firm	DBB
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Graphic Scale applicable to all non-dimensioned elements

