

Technical Memorandum

Date: February 27, 2015

688 Broadway EAS, Minor Modification Clarification, 13DCP091M

Introduction

On February 14, 2014, the New York City Planning Commission (CPC), as Lead Agency, issued a Revised Negative Declaration for the proposed 688 Broadway project (CEQR No. 13DCP091M, and ULURP Nos. 140056ZSM and 140055ZSM) based on analyses identified in a Revised Environmental Assessment Statement (the 2014 EAS) completed on February 14, 2014. The 688 Broadway project, which was subsequently approved by the City Planning Commission (CPC) on February 19, 2014 and City Council on April 10, 2014, respectively, is referred to in this memorandum as “the previously-analyzed project.”¹ The CPC had previously issued an Environmental Assessment Statement and Negative Declaration for the 688 Broadway project on October 21, 2013.

The CPC is now considering a modification to the previously-analyzed project, as proposed by the applicant, Downtown RE Holdings LLC.

The Applicant is requesting a modification of previously approved special permit applications (“the project with proposed modification”). Applications 140055 ZSM and 140056 ZSM (the “Special Permit Applications”) permitted the previously-analyzed project, a residential building with ground floor retail at 688 Broadway, which is currently a vacant lot located in a M1-5B zoning district in the NoHo neighborhood of Manhattan (see Figure 1: Site Location Map). The project with proposed modification would not alter the conclusions of the 2014 EAS or the Revised Negative Declaration.

This technical memorandum addresses the impact areas outlined in the 2014 City Environmental Quality Review (“CEQR”) Technical Manual which were analyzed in the 2014 EAS. These include land use, zoning, and public policy, open space, shadows, historic and cultural resources, air quality, and noise. Since the proposed modification would involve bulk changes, an urban design and visual resources section is included in this Technical Memorandum. As described in this Technical Memorandum, the Proposed Modification is not expected to change the conclusions of the 2014 EAS and Revised Negative Declaration.

¹ The Revised Negative Declaration references an agreement in the 2014 EAS concerning an AC ventilation system for the Silk Building, adjacent to the Site. The Applicant agreed to provide a shallow setback on the side wall of the previously-analyzed project to accommodate AC units for the Silk Building as part of a negotiation. Since this agreement was made after the previously-analyzed project was certified, it was necessary to prepare a revised environmental analysis statement to confirm that the change to the Silk Building’s AC system did not affect any of the previous conclusions of the EAS. However, the Applicant’s agreement with the Silk Building has changed and they are no longer providing this accommodation. Therefore, this technical memorandum is no longer considering the sections of the 2014 EAS and the Revised Negative Declaration which refer to the Silk Building.

As with the 2014 EAS, this technical memorandum does not discuss socioeconomic conditions, community facilities and services, natural resources, hazardous materials, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, greenhouse gas emissions and climate change, public health, neighborhood character, or construction. The project with proposed modification does not meet the criteria that require an analysis in these areas. The proposed modification would not result in any increased in-ground disturbance beyond that anticipated in the previously-analyzed project, and as discussed in more detail in this Technical Memorandum, is not anticipated to significantly change the overall floor area that was previously analyzed.

It should be noted that the Revised Negative Declaration issued on February 14, 2014 indicated that an (E) designation, E-325, related to air quality and noise is assigned to the project site (Block 531, Lot 4). As indicated in the below Potential Impacts of the Proposed Modification section, the (E) designation is expected to continue to apply to the project with proposed modification.

Previously-Analyzed Project

The City Council approved Application 140055 ZSM, a special permit pursuant to Zoning Resolution (“ZR”) Section 74-712(a), which modifies the use regulations of ZR Sections 42-10 and 42-14(D)(2)(b) to permit Use Group 2 residential use and Use Group 6 ground floor commercial (retail) use at the Site, which are not permitted as-of-right in the M1-5B district. The City Council approved Application 140056 ZSM, a special permit pursuant to ZR Section 74-712(b), which modifies the height and setback requirements of ZR Section 43-43 to allow the previously-analyzed project to rise without setback above the maximum permitted base height of 85 feet, or six stories, to a height of 131 feet four inches, or 11 stories.

The Special Permit Applications allowed the development of a 48,110 gross square foot (gsf), 14-unit residential building with ground-floor retail facing Broadway. The previously-approved development would rise to a total height of 144 feet 8 inches or 12 stories on the Applicant-owned site on Lot 4 and part of Great Jones Alley of Block 531 (the “Site”). Private access to the building would be provided through Great Jones Alley, an existing passageway, accessed via Great Jones Street located to the east, or the back of the lot.

See figures 2 – 7 for a comparison of the plans, sections, elevations, and rear facades of the previously-analyzed project and the project with proposed modification.

Project with Proposed Modification

The Applicant is seeking a minor modification of the previously-approved special permit for the development Site. The minor modification would reallocate residential floor area from the second story of the building to the sixth through eleventh stories of the building. Specifically, a total of 155 gsf would be removed from the rear center portion of the second floor of the building and a total of 788 gsf would be added to the rear center portion of the sixth and seventh floors, so that these two levels line up evenly with the floors below. Additionally, a total of 252 gsf would be added to the rear center portion of the eighth, ninth, tenth, and eleventh floors. The bulk of the addition to the rear of the building would occur on the sixth and seventh floors, where a portion of the floorplate would be expanded by approximately 13 feet. The addition to the eighth through eleventh floors would expand the floorplate by two feet. There would be no change to the front façade of the previously-analyzed project.

The expansion of the sixth and seventh floors would result in an alignment of those stories with the floors below (a rear setback previously began at the sixth floor), so although some of the floor levels would be expanded, the project with proposed modification would not extend any further to the east than in the

previously-analyzed project. Since the reallocated floor area would be located in the center portion of the building, it would not block any neighboring lot line windows or abut any adjacent buildings.

The size of the cellar would be enlarged in order to accommodate additional residential amenity space, increasing from 7,367 gsf to 7,925 gsf. The size of the sub-cellar would be reduced from 6,796 gsf to 5,220 gsf.

The project with proposed modification would result in the development of a mixed-use building with residential and retail uses containing a total of 47,708 gsf, compared to 48,110 gsf in the previously-analyzed project (see Table 1: Analysis Framework Table). The project with proposed modification would include a total of 43,721 gsf of Use Group 2 (16 dwelling units) located on floors 2 through 12, and 3,987 gsf of Use Group 6 (retail). The previously-analyzed project would contain 44,140 gsf of Use Group 2 (14 proposed dwelling units, 37 analyzed) and 3,970 gsf of Use Group 6 (retail). The previously-approved project would be 144 feet 8 inches in height, or 12 stories, and the project with proposed modification would be 144 feet 6.75 inches in height, or 12 stories.

See figures 2 – 7 for a comparison of the plans, sections, elevations, and rear facades of the previously-analyzed project and the project with proposed modification.

Figure 1
Site Location Map

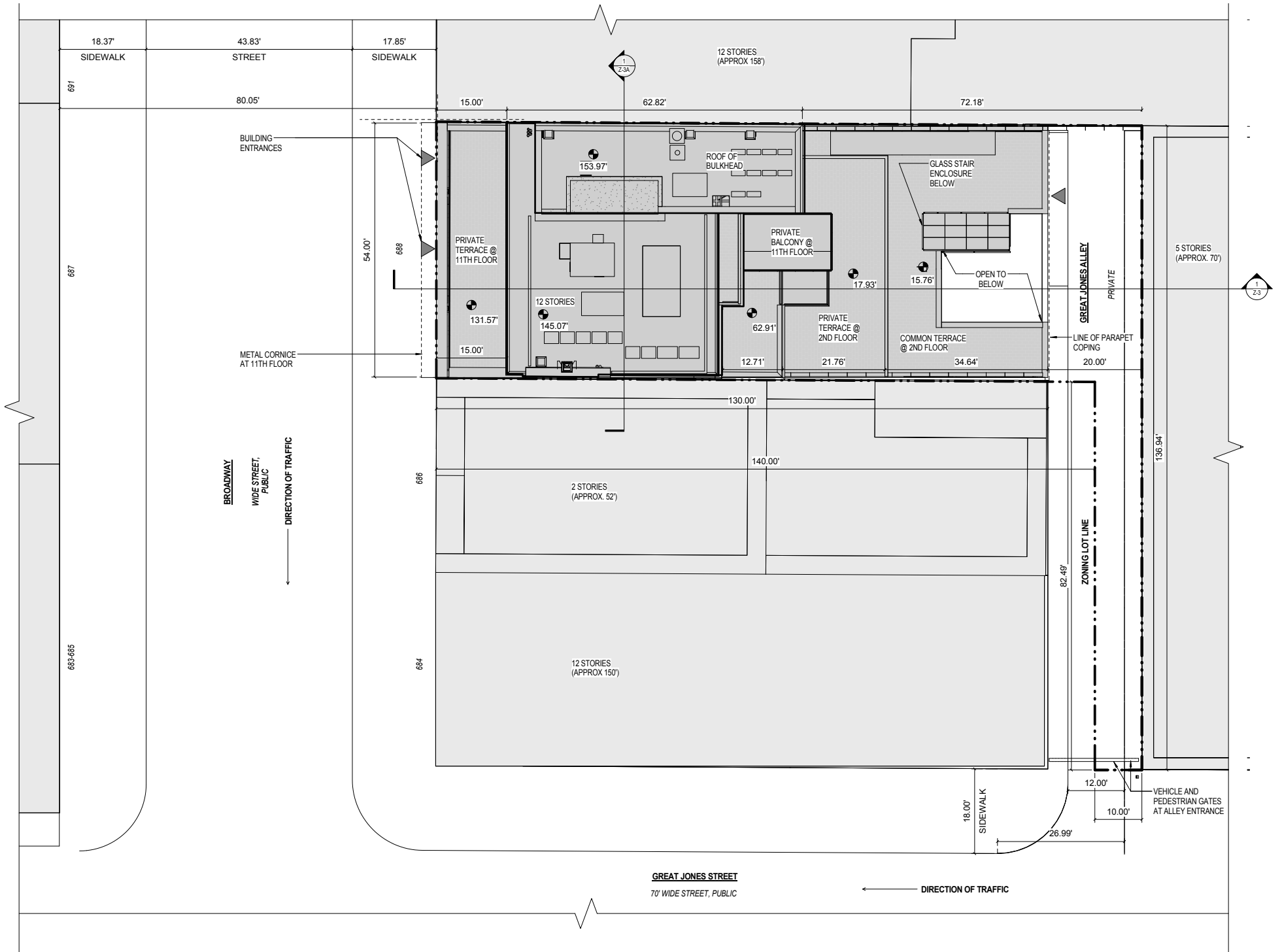


 Project Site  Study Area

0 100 200 400 Feet



Figure 2a
2014 EAS Site Plan



1 SITE PLAN

NOTE: INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.

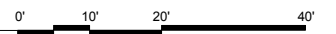
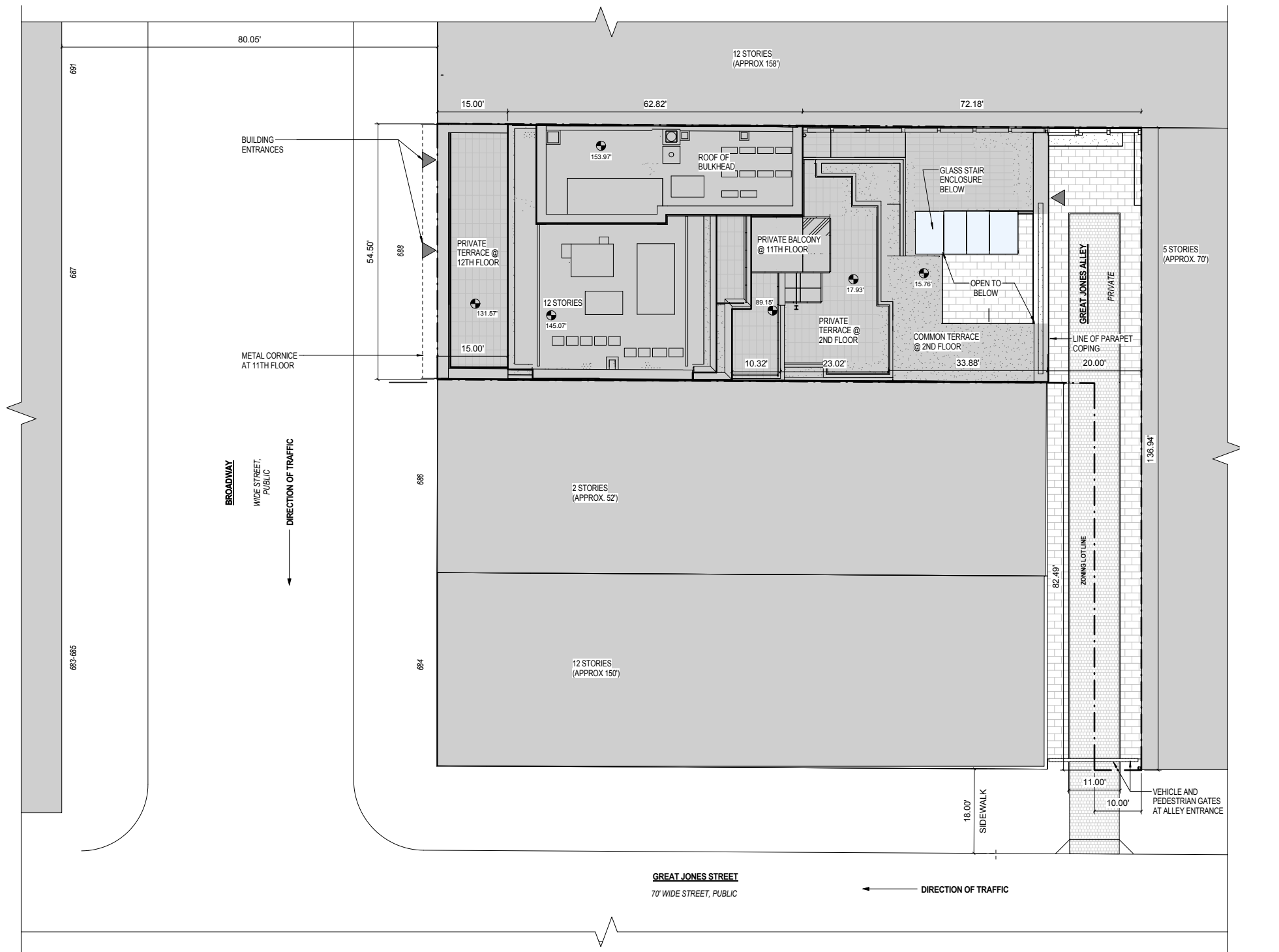


Figure 2b
Proposed Site Plan



1 SITE PLAN

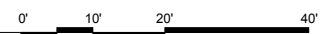


Figure 3a
2014 EAS E-W Section

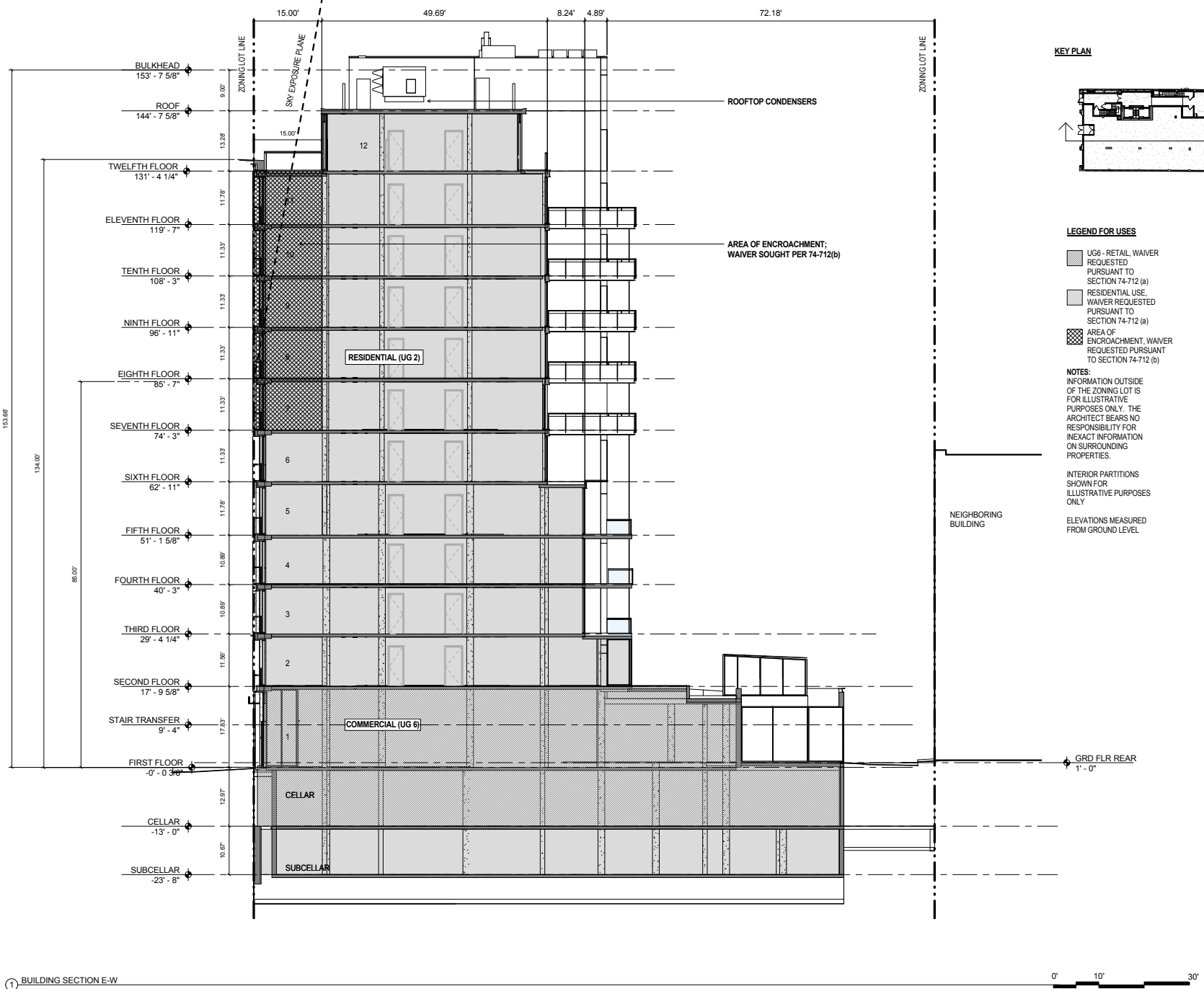


Figure 3b
Proposed E-W Section

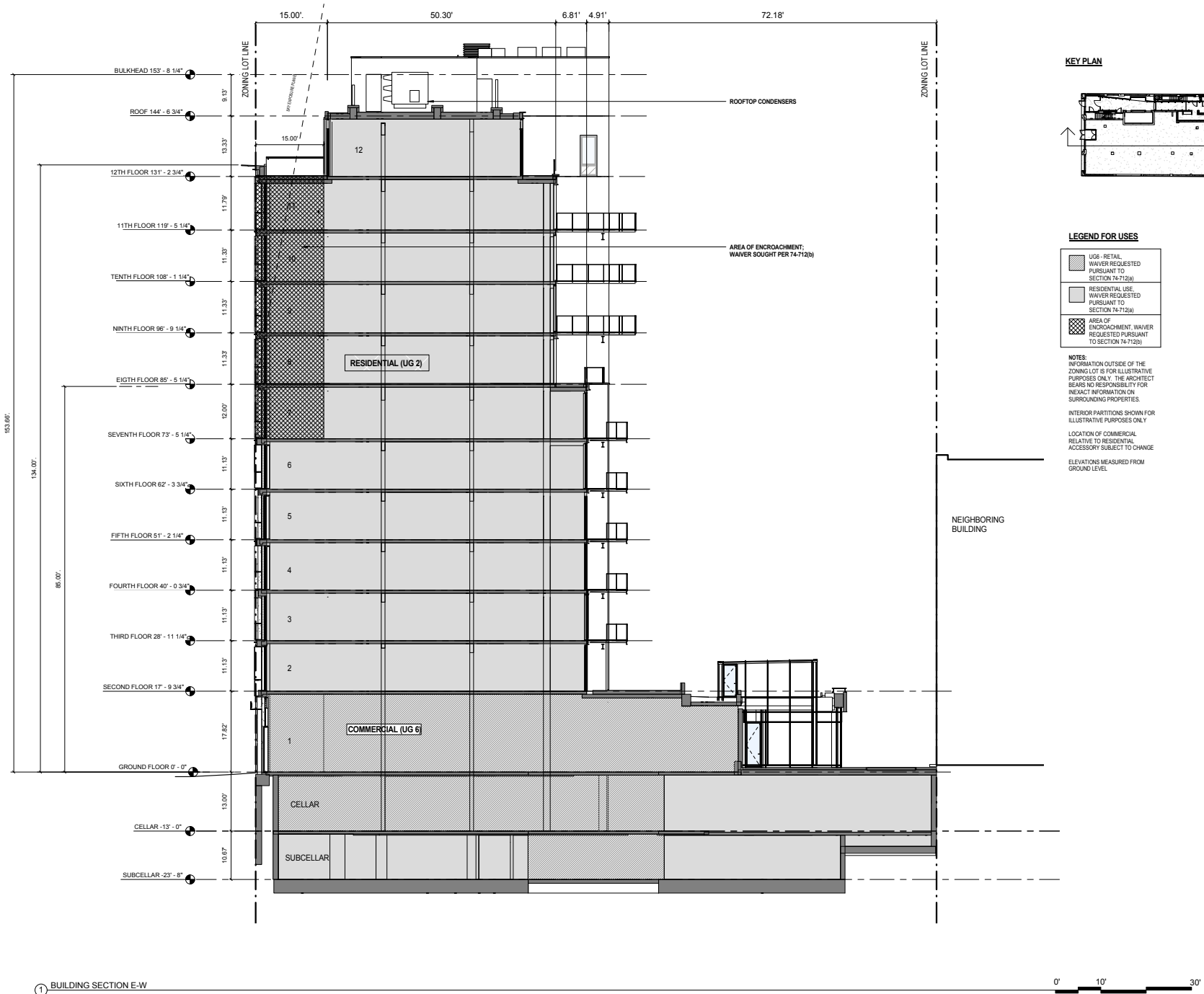
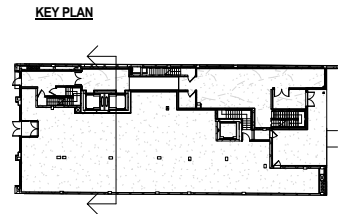
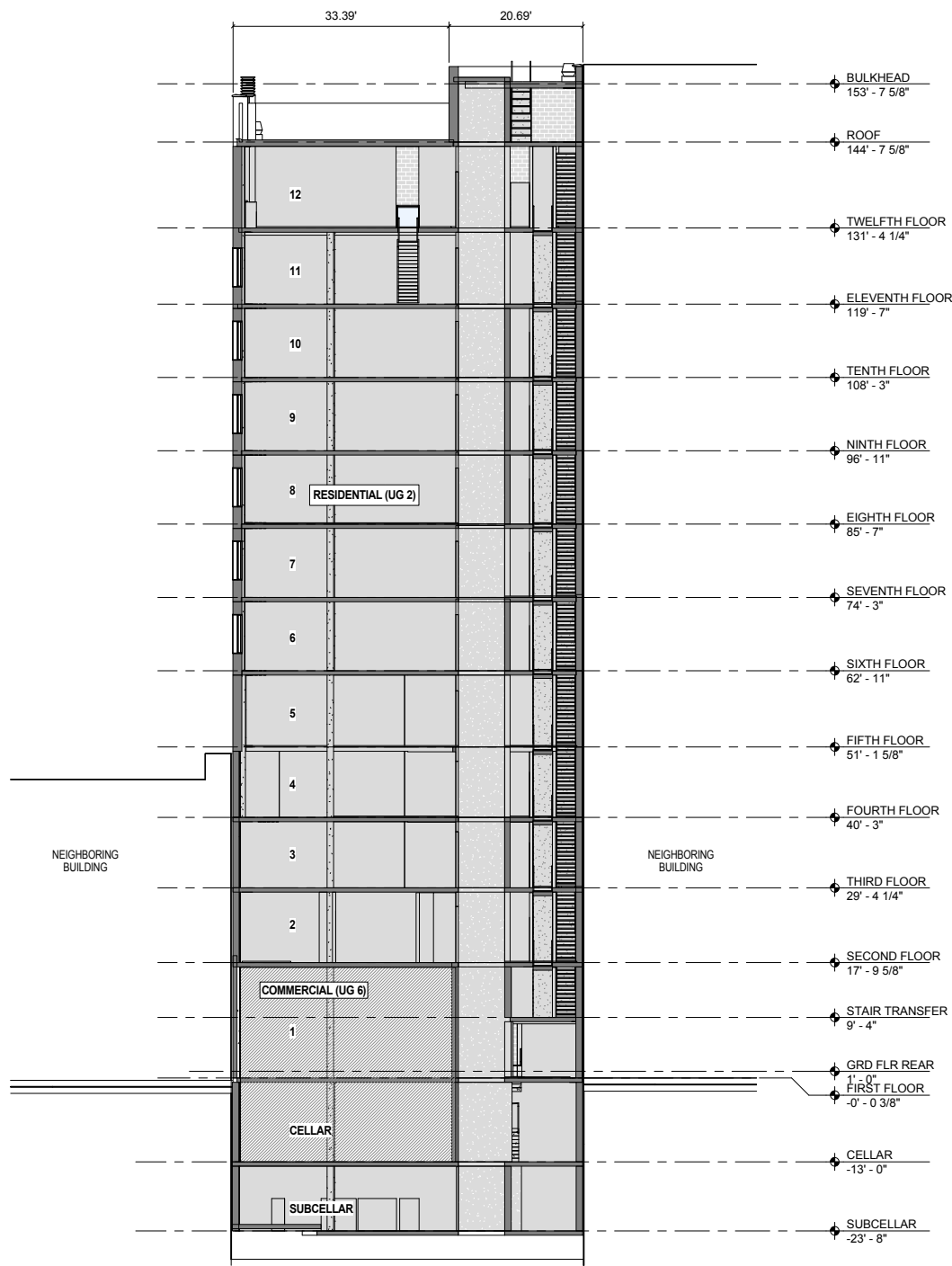


Figure 4a
2014 EAS N-S Section



LEGEND FOR USES

- UG6 - RETAIL, WAIVER REQUESTED PURSUANT TO SECTION 74-712 (a)
- RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 74-712 (a)
- AREA OF ENCROACHMENT, WAIVER REQUESTED PURSUANT TO SECTION 74-712 (b)

NOTES:
INFORMATION OUTSIDE OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

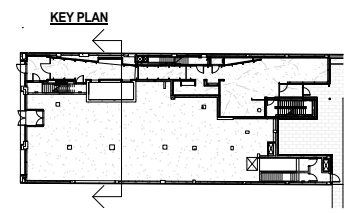
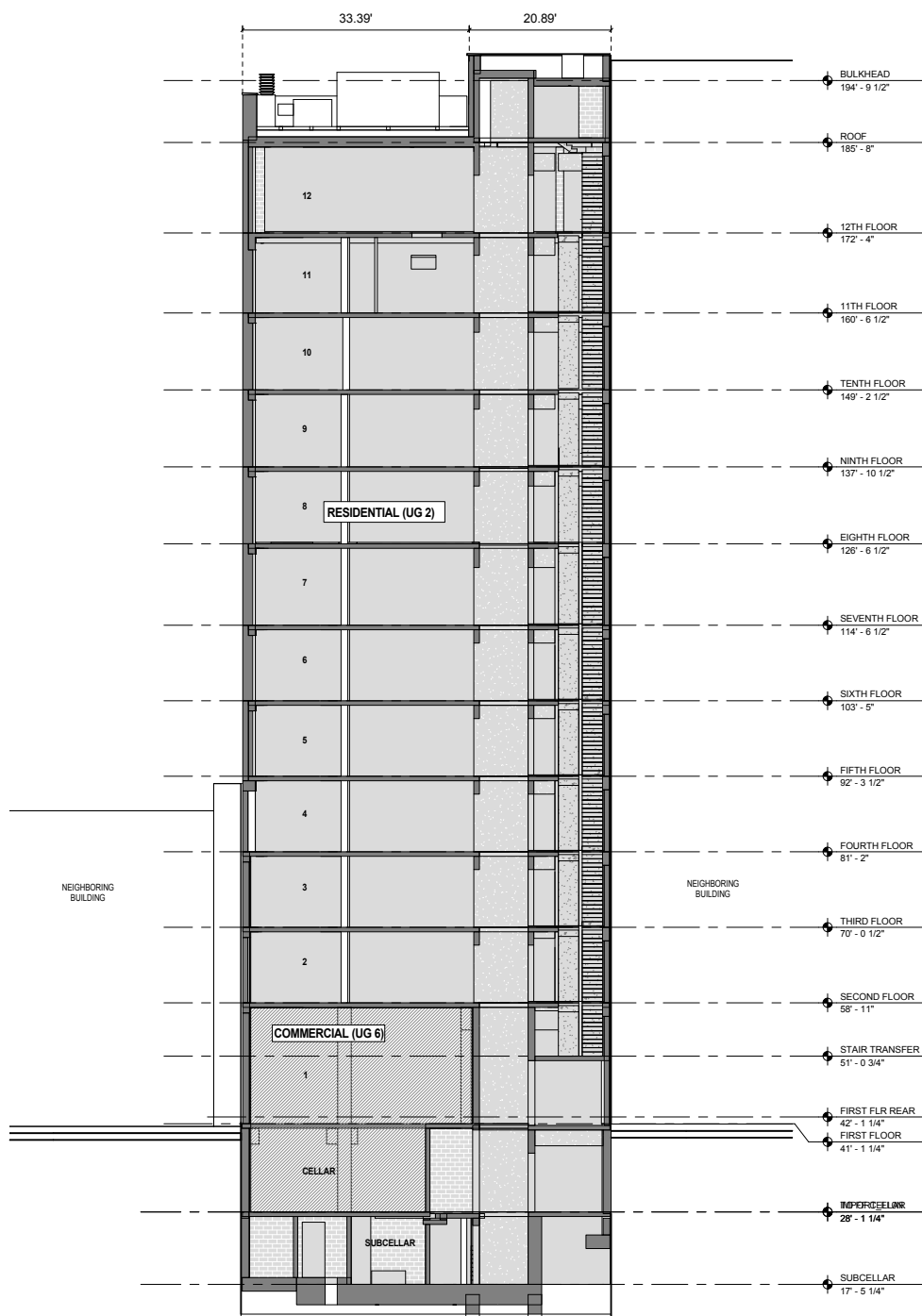
INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

ELEVATIONS MEASURED FROM GROUND LEVEL

1 BUILDING SECTION N-S



Figure 4b
Proposed N-S Section



LEGEND FOR USES

- UG6 - RETAIL, WAIVER REQUESTED PURSUANT TO SECTION 74-712(a)
- RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 74-712(a)
- AREA OF ENCROACHMENT, WAIVER REQUESTED PURSUANT TO SECTION 74-712(b)

NOTES:
INFORMATION OUTSIDE OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

LOCATION OF COMMERCIAL RELATIVE TO RESIDENTIAL ACCESSORY SUBJECT TO CHANGE

ELEVATIONS MEASURED FROM GROUND LEVEL

1 BUILDING SECTION N-S

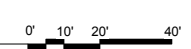
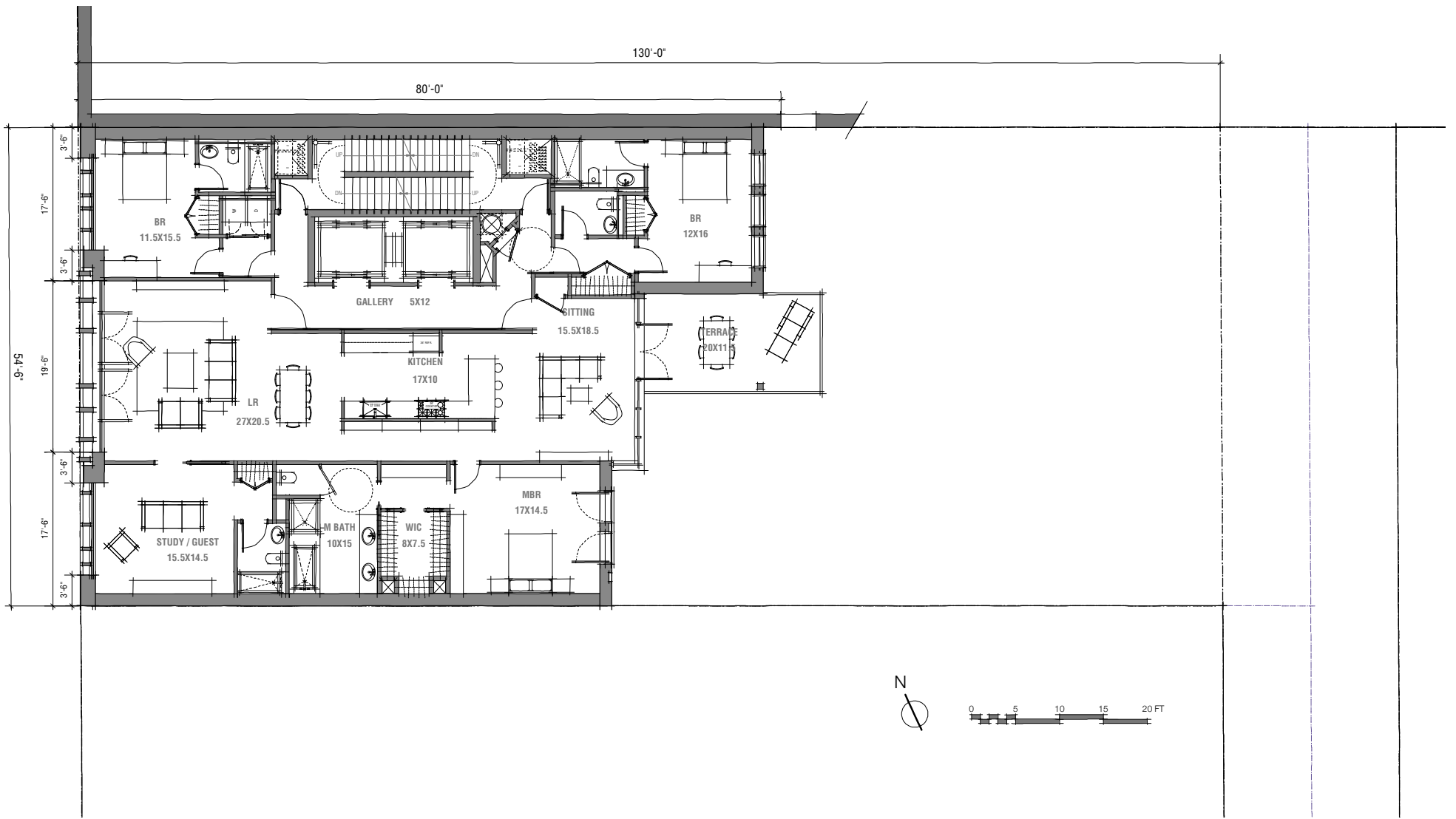


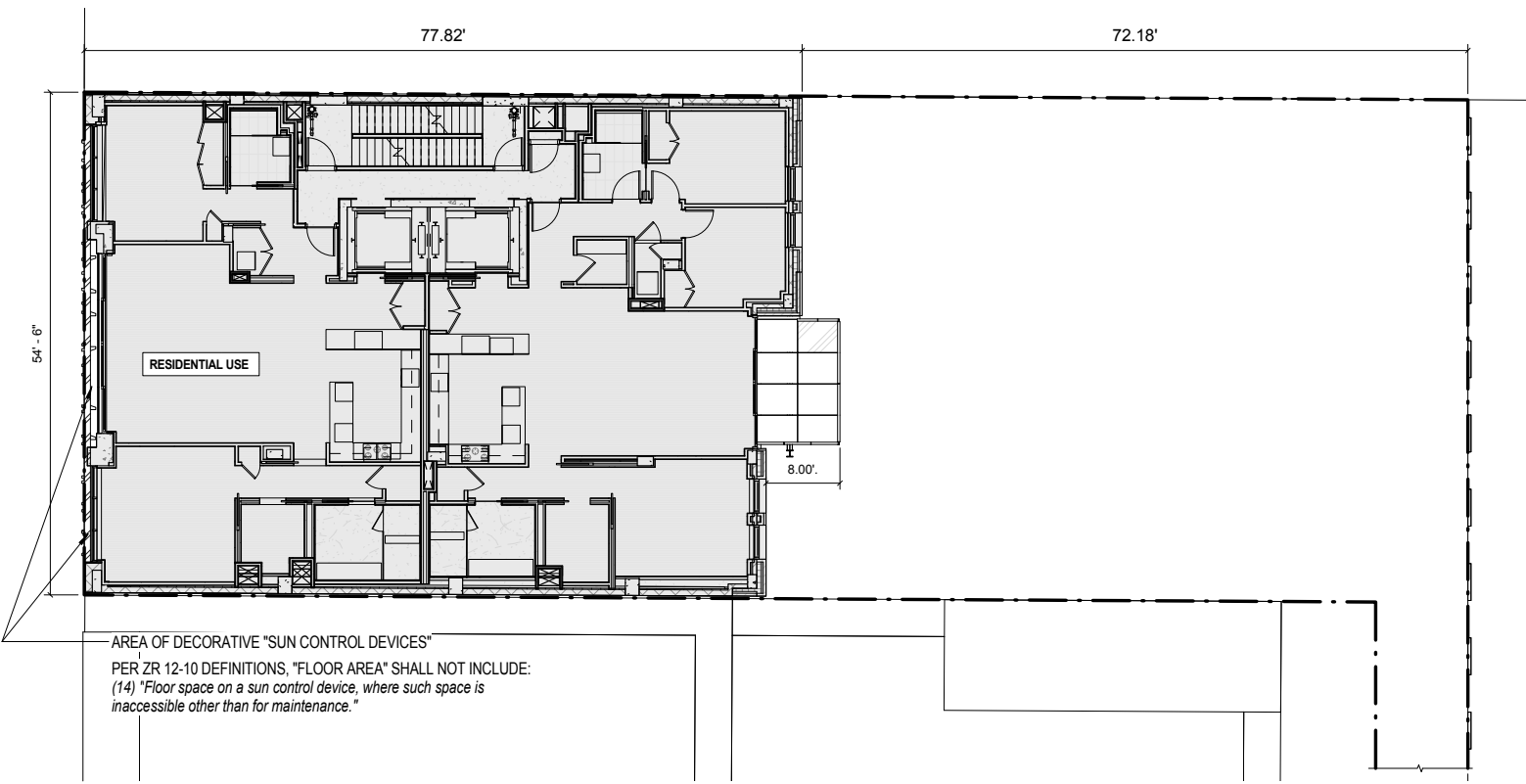
Figure 5a
2014 EAS Plan, Sixth and Seventh Floors



Project No.: 1034
Date: August 1, 2012

OV-10	PLAN STUDY : FLOORS 6-10	688 BROADWAY NEW YORK, NEW YORK 10012
--------------	---------------------------------	---

Figure 5b
Proposed Plan, Sixth and Seventh Floors



688 BROADWAY

688 BROADWAY
NEW YORK, NY 10012

BKSK

BKSK ARCHITECTS LLP
28 W 25th Street New York, New York 10010
t: 212.807.9600 www.bksk.com

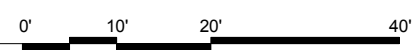
**DEPARTMENT OF
CITY PLANNING**

DRAWING TITLE

TYPICAL FLOOR (3rd-7th)

STAMP & SIGNATURE 	DATE: 02/12/15 SHEET NUMBER: <div style="background-color: black; color: white; padding: 5px; font-weight: bold; font-size: 1.5em; text-align: center;">Z-8</div>
-----------------------	---

① TYPICAL 3-7 FLOOR PLAN



LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> UG 6 - RETAIL PURSUANT TO SECTION 74-712 (a) RESIDENTIAL USE PURSUANT TO SECTION 74-712 (a) BUILDING ENTRY ZONING LOT | |
|--|--|

NOTES:

- INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.
- LOCATION OF COMMERCIAL AND ACCESSORY RESIDENTIAL SUBJECT TO CHANGE

Figure 6a
2014 EAS configuration, rear facade

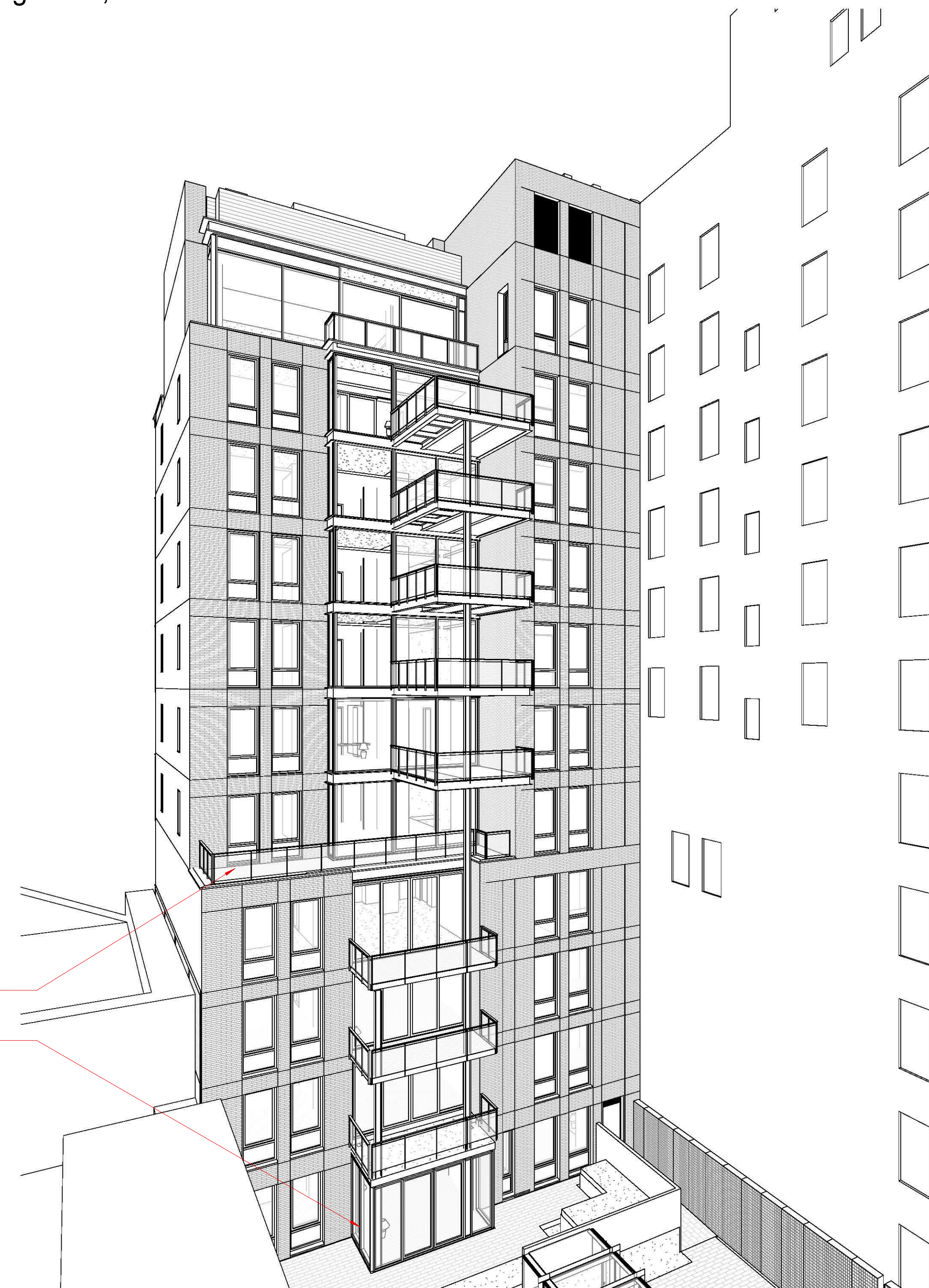
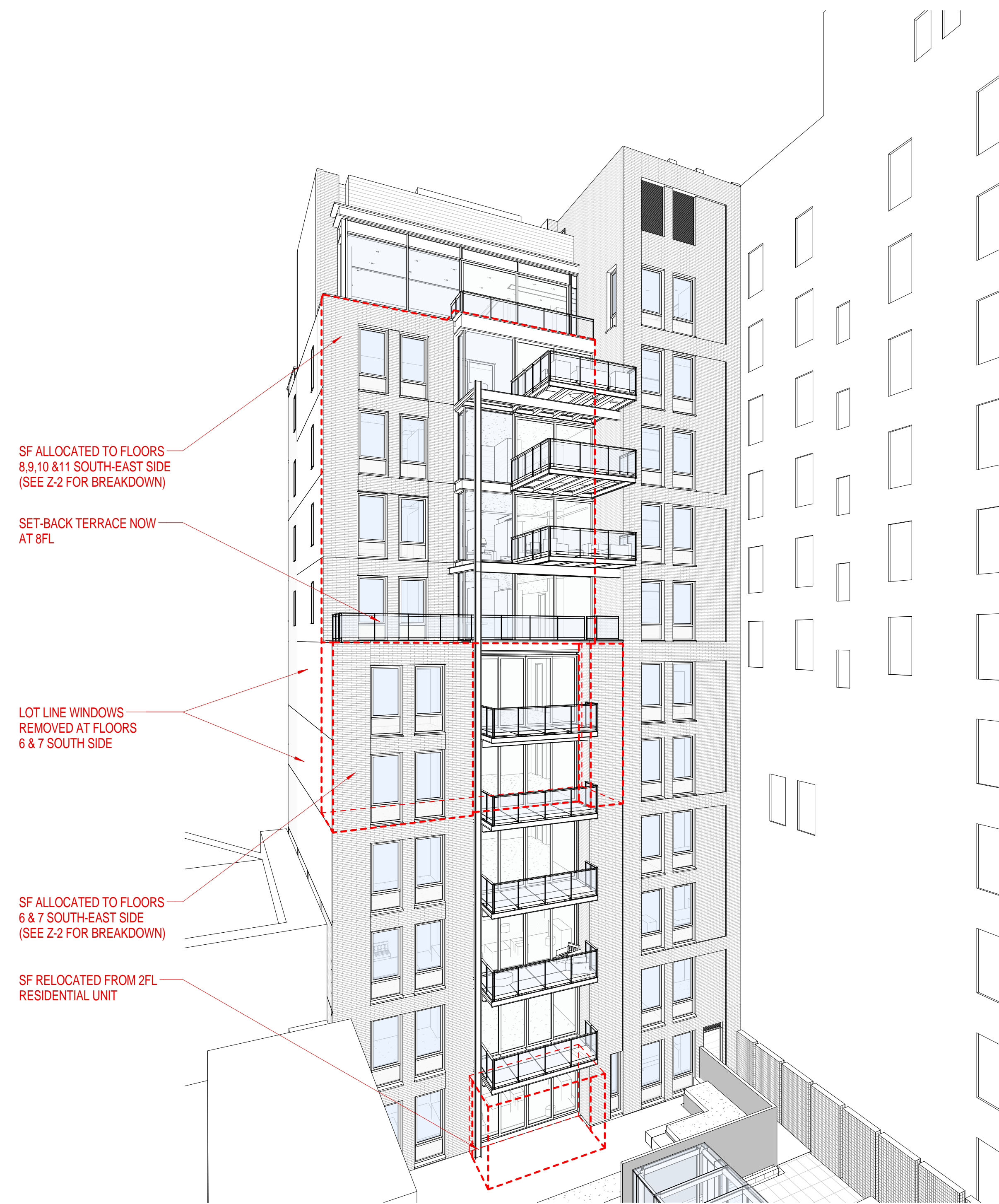


Figure 6b
Proposed configuration, rear facade



ISSUED AS AN EXPLANATORY DRAWING TO ACCOMPANY OFFICIAL SUBMISSION

ISSUE/REVISION DATE

688 BROADWAY

688 BROADWAY
NEW YORK, NY 10012

EXPLANATORY SET
MINOR MODIFICATION
TO PREVIOUSLY APPROVED
C 140055 ZSM
C 140056 ZSM

BKSK

BKSK ARCHITECTS LLP
28 W 25th Street New York, New York 10010
t: 212.807.9600 www.bsksk.com

DEPARTMENT OF CITY PLANNING

DRAWING TITLE

EAST FACADE 3D VIEWS - APPROVED & PROPOSED

STAMP & SIGNATURE DATE: 12/10/14

SHEET NUMBER:

Z-13

ARCHITECT, AIA

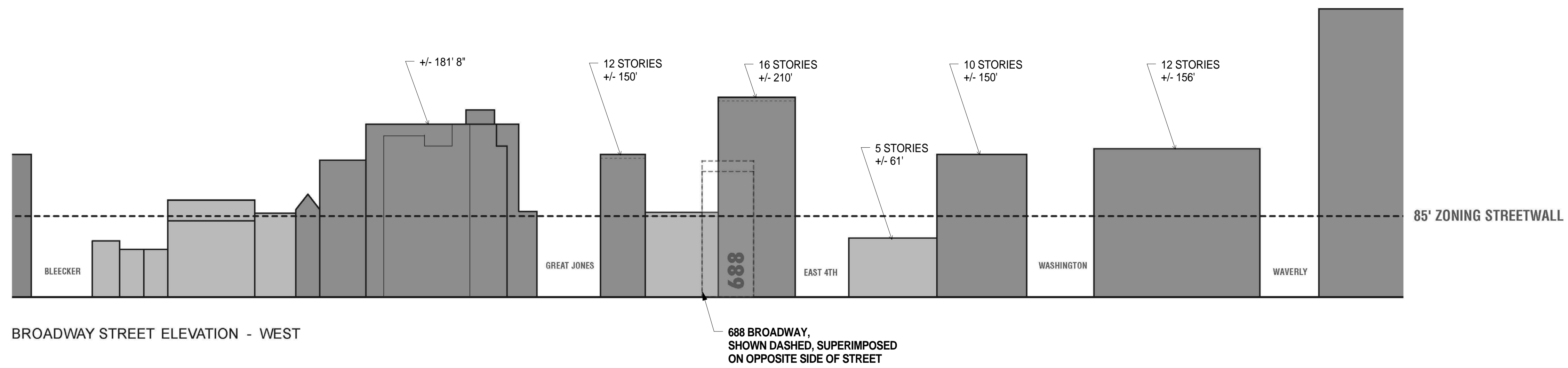
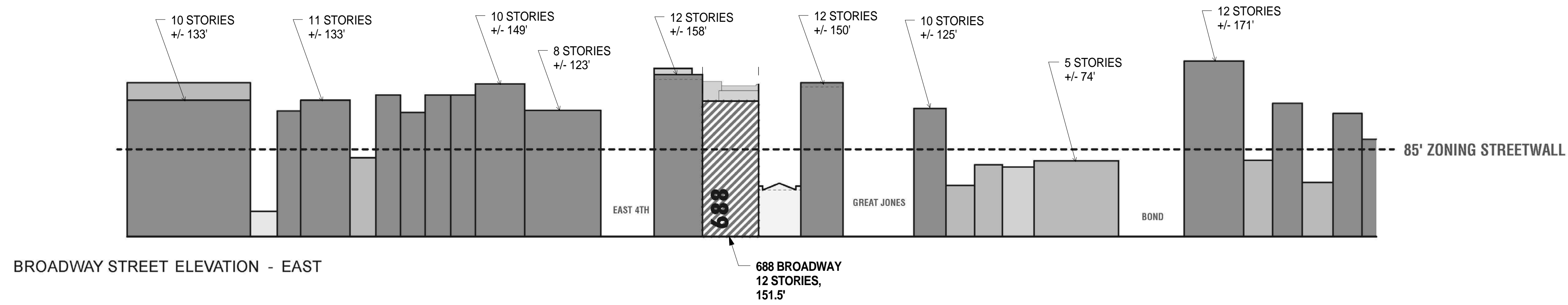
Waivers GRANTED as a part of ULURP application numbers 140055ZSM and 140056ZSM

- Use waiver of ZR Section 42-00 to allow Use Group 2 residential use above the level of the 2nd story and Use Group 6 commercial use and Use Group 2 accessory residential use below the level of the 2nd story.	NO CHANGE
- Height and setback waiver of ZR Section 43-43 to allow building street wall to be located within required initial setback distance.	NO CHANGE

NOTE: No change to Broadway Facade

NOTES:	
- OVERALL ZFA	REDUCED
RESIDENTIAL ZFA	NO CHANGE
COMMERCIAL ZFA	REDUCED
- DIMENSION TO REAR LOT LINE	NO CHANGE (EXCEPT 2ND FL DIMENSION TO REAR LOT LINE INCREASED)
- LOT LINE WINDOW COVERAGE / PROXIMITY	NO CHANGE

Figure 7
2014 EAS and Proposed Streetscape Elevations



NOTES:
INFORMATION OUTSIDE OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
ELEVATIONS MEASURED FROM GROUND LEVEL

ISSUE/REVISION DATE

688 BROADWAY

688 BROADWAY
NEW YORK, NY 10012

BKSK

BKSK ARCHITECTS LLP
28 W 25th Street New York, New York 10010
t: 212.807.9600 www.bsk.com

**DEPARTMENT OF
CITY PLANNING**

DRAWING TITLE

STREETScape ELEVATIONS

STAMP & SIGNATURE

DATE: 02/12/15

ARCHITECT, AIA

SHEET NUMBER:

Z-12

Analysis Framework

Table 1 provides a comparison of the project as approved in 2014 with the proposed modification.

Table 1
Analysis Framework Table

Use	2014 Approved Project	Project as Analyzed in 2014 EAS	Proposed Reasonable Worst Case Scenario	Project with Proposed Modification
Use Group 2 (Residential)				
Gross Square Footage	44,140 GSF	44,140 GSF	43,721 GSF	43,721 GSF
Zoning Floor Area	41,015 ZSF	41,015 ZSF	41,015 ZSF	41,015 ZSF
Dwelling units	14	37	37	16
Use Group 6 (Retail)				
Gross Square Footage	3,970 GSF	3,970 GSF	3,987 GSF	3,987 GSF
Zoning Floor Area	3,970 ZSF	3,970 ZSF	3,838 ZSF	3,838 ZSF
Total				
Gross Square Footage	48,110 GSF	48,110 GSF	47,708 GSF	47,708 GSF
Zoning Floor Area	44,985 ZSF	44,985 ZSF	44,853 ZSF	44,853 ZSF

Proposed Reasonable Worst Case Scenario

The project with proposed modification could reasonably be constructed with more dwelling units than it currently calls for. The reasonable worst case scenario would include 43,721 gsf of residential area and 3,987 gsf of retail area for a total of 47,708 gsf. The gross square footage projections are the same as the project with proposed modifications, although the number of residential units in the reasonable worst case scenario is 37, the same number as in the previously-analyzed project. 37 is the maximum number of units possible given the residential area and the minimum unit size requirement of 1,200 square feet in the special permit. The following section, Potential Impacts of the Proposed Modification, will analyze the reasonable worst case scenario in comparison with the previously-analyzed project.

Potential Impacts of the Proposed Modification

The requested modifications to the rear building envelope, number of dwelling units, cellar size, and size of floorplates on the second and sixth through eleventh floors do not have the potential to affect the results of any City Environmental Quality Review ("CEQR") analyses in the 2014 EAS of except for open space, shadows, historic and cultural resources, air quality, and noise. The 2014 EAS conducted technical analyses of these potential impact areas and concluded that none would result in significant adverse impacts (see explanation of (E) designations for noise and air quality). This section does not discuss other CEQR impact areas because the incremental differences between the previously-analyzed project and the reasonable worst case scenario are very few and minor. There are no impact areas that the 2014 EAS omitted which might need to be analyzed for the reasonable worst case scenario.

Land Use, Zoning, and Public Policy

As described in the section above, Description of the Proposed Modification, the proposed modification would result in minor reductions in the total gross square footage (402 gsf). The total proposed Use Group 2 (residential) area would decrease by 419 gsf and the total proposed Use Group 6 (retail) area

would increase by 17 gsf as compared to the previously-analyzed project. There would be no change to the proposed uses. The proposed modifications would expand the rear building envelope by removing residential floor area from the second story of the building, adding residential floor area to the sixth through eleventh stories, and taking additional mechanical deductions.

The proposed modification would not affect zoning at the Site or within the study area, nor would it affect any applicable public policies. Therefore the proposed modification would not alter the conclusion of the 2014 EAS that a significant land use, zoning, or public policy impact was not anticipated.

Open Space

The 2014 EAS assumed an incremental increase of 37 dwelling units (for analysis purposes only), which would result in approximately 62 new residents based on the Community District 2 average of 1.67 persons per household. The expected increase in residents exceeded the threshold in the *2014 CEQR Technical Manual* for a preliminary open space analysis of 50 residents, thus necessitating a preliminary open space analysis. The preliminary open space analysis found that the change in estimated open space ratios between the No Action and With Action scenarios would be a decrease of 0.077%. As indicated in the *2014 CEQR Technical Manual*, detailed analysis of open space is generally unnecessary if the open space ratio decreases by less than 1%. Thus with an open space ratio decrease of 0.077%, a detailed analysis was not required and a significant adverse open space impact was not anticipated with a project with 37 dwelling units.

The reasonable worst case scenario assumes the same incremental increase of 37 dwelling units, which would result in the same number of new residents. Therefore the proposed modification would not alter the conclusion of the 2014 EAS that a significant open space impact was not anticipated.

Shadows

Through preliminary, Tier 1, and Tier 2 screening analyses, the 2014 EAS found that the previously-analyzed project could not cast shadows on any sunlight-sensitive resources given the situation of the existing building stock surrounding the Site. The total height of the previously-analyzed building, 144 feet 8 inches, is taller than the height of the reasonable worst case scenario, 144 feet 6.75 inches; therefore, the proposed modification analyzed in this technical memorandum would not alter the conclusion of the 2014 EAS that the previously-analyzed project would not result in a significant shadow impact.

Historic and Cultural Resources

The status of the Site in relation to historic and architectural resources within a 400-foot radius would not change. The Site is located within a New York City Historic District. The 2014 EAS included a provision for the Schermerhorn Building, a City Landmark and a listing on the National Register of Historic Places located approximately 97 feet from the Site, to be included in a Construction Protection Plan that would be prepared in coordination with the Landmarks Preservation Commission (“LPC”) and implemented in coordination with a licensed professional engineer. The reasonable worst case scenario would also include this Construction Protection Plan.

The previously-analyzed project was granted a Certificate of Appropriateness from the LPC on August 8, 2013 (see Appendix A, LPC Correspondence). The project with proposed modification would result in changes to the rear façade consisting of an expansion of approximately 13 feet on a portion of the floorplate of the sixth and seventh floors and an expansion of two feet on the floorplate of the eighth through eleventh floors. The expansion of these floorplates would align these floors with the floors below; the resulting building would not extend any further east than in the previously-analyzed project. The proposed modification would not alter the front façade.

Both the previously-analyzed project and the project with proposed modification were granted environmental review letters from the LPC deeming the projects 'acceptable' on February 6, 2013 and February 23, 2015, respectively (see Appendix A, LPC Correspondence).

As with the previously-analyzed project, the project with proposed modification is subject to approval by the LPC. The LPC issued a Revised Certificate of Appropriateness on February 25, 2015 (see Appendix A, LPC Correspondence). The submission of the Revised Certificate of Appropriateness satisfies the condition stipulated by the LPC in the February 23, 2015 environmental review letter.

Therefore, the proposed modification would not alter the conclusion of the 2014 EAS that the previously-analyzed project would not result in any significant impacts to archaeological or architectural resources.

Urban Design and Visual Resources

The 2014 EAS concluded that the previously-analyzed project would not result in an affect on urban design and visual resources. The reasonable worst case scenario would result in bulk modifications to the rear of the proposed building. The configurations of the rear façade in the previously-approved project and the reasonable worst case scenario are shown in figures 6a and 6b. The proposed modification would not introduce a new building (beyond the proposed building), a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the Site that is not currently allowed by existing zoning. Therefore, the proposed modification would not result in a significant adverse impact on urban design or visual resources.

Air Quality

The air quality analysis included in the 2014 EAS found that the previously-analyzed project would not result in either a mobile source-related or stationary source-related air quality impact based on *2014 CEQR Technical Manual* air quality screening procedures.

The mobile source-related air quality analysis for the previously-analyzed project was based on an estimation of the potential air quality impact that would occur as a consequence of vehicle trips that would be generated by a project with 37 dwelling units. The mobile source-related air quality analysis found that the previously-analyzed project was not anticipated to result in significant adverse air quality impact from mobile sources. Given that the reasonable worst case scenario would result in the same number of dwelling units, the proposed modification would not alter the conclusion of the 2014 EAS.

The stationary source-related air quality analysis for the previously-analyzed project evaluated the potential impact of emissions from the project's HVAC system and was based on the total gross square footage and the height of the building. The total gross square footage assumed in the air quality analysis for the previously-analyzed project (44,985 gsf) is greater than the total gross square footage in the reasonable worst case scenario, which is 44,853 gsf, and the height of the previously-analyzed project (144 feet 8 inches) is greater than the reasonable worst case scenario (142 feet 6.75 inches). The stationary source-related air quality analysis found that the maximum predicted 24-hour and annual concentrations of PM_{2.5} are below the thresholds for significant adverse air quality impacts. Given that the total zoning square footage and total height in the reasonable worst case scenario are less than in the previously-analyzed project, the proposed modification would not alter the conclusion of the 2014 EAS that the previously-analyzed project would not result in any significant stationary source-related air quality impact.

The Revised Negative Declaration issued by the CPC on February 14, 2014 (the “2014 Revised Negative Declaration”) incorporated an (E) designation requiring any new residential or commercial development on the Site to ensure that fossil fuel-fired heating and hot water system(s) use only natural gas, and that the heating and hot water system(s) exhaust stack(s) are location at least 163 feet above grade, and at least 22 feet away from the edge of the building facing the East Fourth Street lot line in order to avoid any potential significant air quality impacts.

Given that the reasonable worst case scenario would result in less total zoning square footage than the previously-analyzed project, the proposed modification would not adversely alter the calculations of the 2014 Revised Negative Declaration as to the (E) designation on air quality, which would apply to the project with proposed modification.

Noise

The noise analysis included in the 2014 EAS found that the previously-analyzed project would result in a net decrease in vehicle trips (as compared to the No Action condition). Given that the reasonable worst case scenario would result in the same number of dwelling units as the previously-analyzed project, it would also result in a net decrease in vehicle trips as compared to the number of trips under the No Action condition.

The noise analysis also found that existing noise levels in the area in which the project would be located are “marginally unacceptable” as defined under the New York City Noise Control Code and, as a consequence, that the project would need to incorporate window wall attenuation to achieve acceptable interior noise levels.

The project with proposed modification would not result in a change of location of the project with proposed modification, and, as a consequence, the same level of noise attenuation would be required as with the previously-analyzed project. The 2014 Revised Negative Declaration incorporated an (E) designation requiring a minimum composite building attenuation of 33 dBA with windows closed for residential uses and a minimum composite building attenuation of 28 dBA with windows closed for commercial uses. The (E) designation also requires an alternate means of ventilation, such as central air conditioning, be provided in order to maintain a closed-window condition at all times.

The conditions of the 2014 Revised Negative Declaration will apply to the project with proposed modification. Therefore, the proposed modification would not alter the conclusion of the 2014 EAS that the previously-analyzed project would not result in an incremental change in ambient noise levels from mobile sources.

Conclusion

The Applicant is proposing to expand the rear building envelope by removing residential floor area from the second story of the building, and adding residential floor area to the sixth through eleventh stories. As described above, the project with proposed modification is not expected to alter the conclusions of the 2014 EAS and Revised Negative Declaration (CEQR No. 13DCP091M) issued on February 14, 2014.

Appendix A

Landmarks Preservation Commission Correspondence

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 13DCP091M

Project:

Address: 688 BROADWAY, **BBL:** 1005310004

Date Received: 3/5/2013

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments:

The LPC is in receipt of the EAS dated 2/6/13. The EAS is acceptable.



3/8/2013

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

File Name: 28055_FSO_GS_03082013.doc



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007

TEL: 212 669-7700 FAX: 212 669-7780 ...



August 8, 2013

ISSUED TO:

David Schwartz
Downtown RE Holdings, LLC
825 3rd Avenue, 37th Floor
New York, NY 10022

Re: **MISCELLANEOUS/AMENDMENTS**

LPC - 147450
MISC 13-7189
688 BROADWAY
HISTORIC DISTRICT
NOHO
Borough of Manhattan
Block/Lot: 531 / 4

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 13-7987 on November 28, 2012 for the construction of a new 11-story building with a one-story set-back penthouse and a two-story base, with a rear elevation facing Great Jones Alley, including a one story lobby with a residential entrance of COR-TEN steel, glass, and textured terracotta panels, with the upper floors of the building to feature the same brick used at the primary facade, large metal and glass windows, and projecting metal balconies.

Subsequently, on July 30, 2013, the Commission received a proposal for an amendment to the work approved under that permit.

The proposed amendment consists of removing an area of the common garden at the roof of the one story lobby at the Great Jones Alley elevation to create an opening, with the COR-TEN clad beam at the façade of the ground floor elevation to remain; as shown in revised presentation drawings L-30R and L-35R, dated 7/29/13, prepared by BKSK Architects, LLP, and submitted as components of the application.

Accordingly, staff reviewed the proposed modifications and finds that the removal of this area of the roof and retention of the COR-Ten clad beam, will result in a façade that is still consistent with the utilitarian nature of rear facades at historic buildings throughout the historic district; and that the revised scope of work is in keeping with the intent of the original approval. Therefore, Certificate of Appropriateness 13-7987 is hereby further amended to incorporate the above-referenced changes.

This amendment is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The approved work is limited to what is contained in the perforated documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Timothy Shaw.

The Commission notes that the applicant is applying for a special permit at the Department of City Planning, pursuant to Section 74-712 of the Zoning Resolution. Any changes to the design required by the Department of City Planning approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

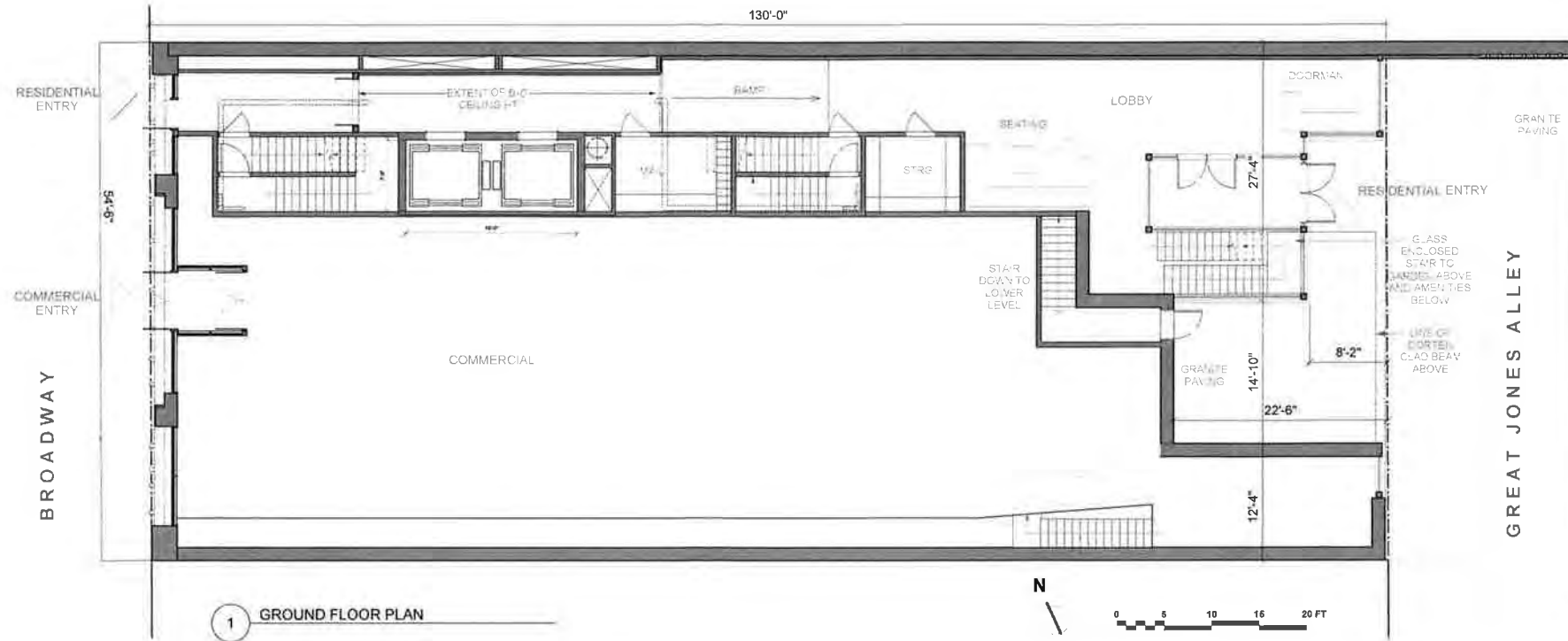
Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPPN applies.



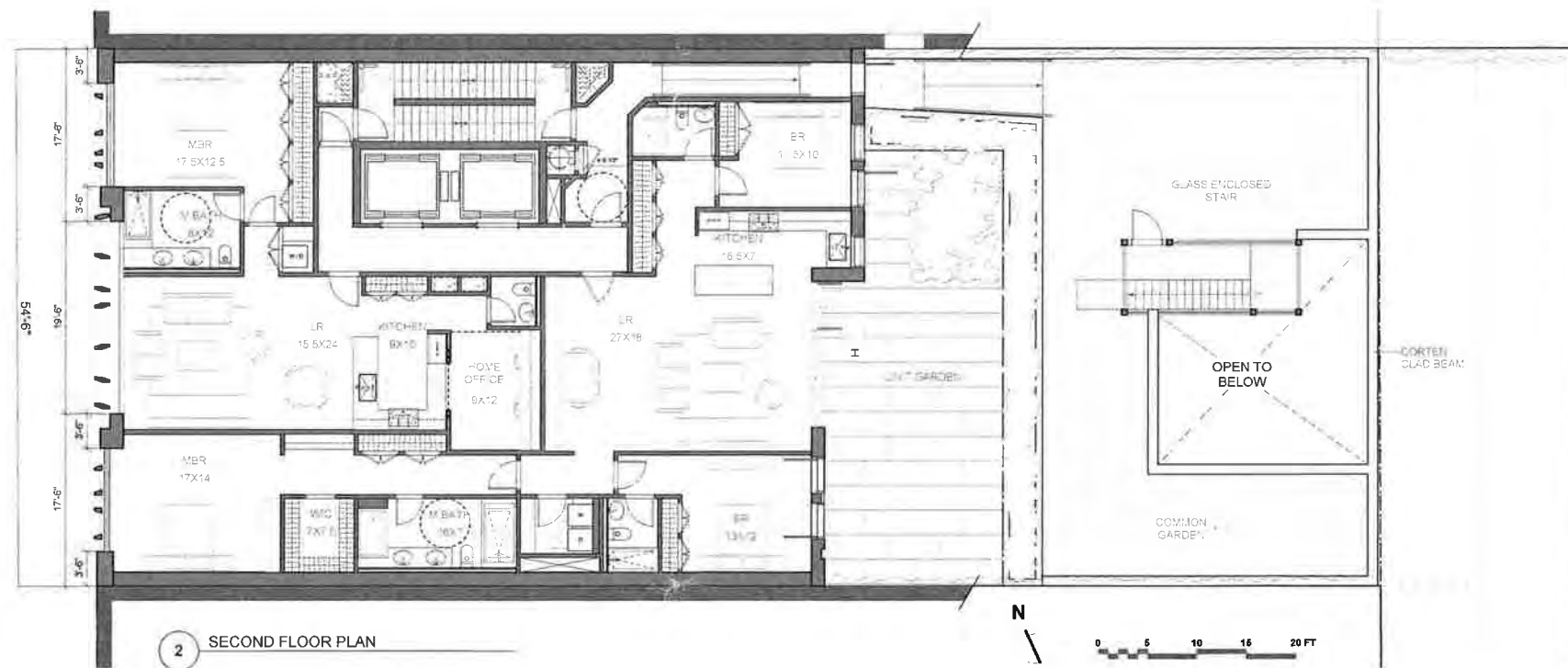
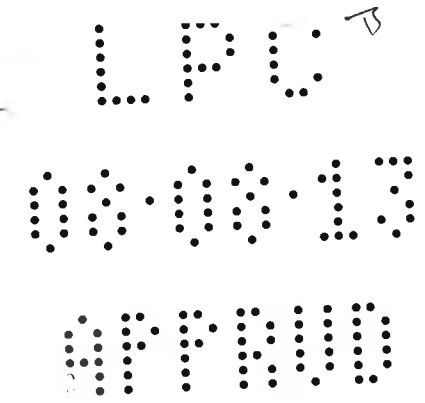
Timothy Shaw

cc: G. Schieferdecker; C. Kane Levy, Deputy Director of Preservation, LPC

DESIGN APPROVAL ONLY
No work may proceed until DOB filing drawings are reviewed and approved



1 GROUND FLOOR PLAN



2 SECOND FLOOR PLAN

GROUND AND SECOND FLOOR PLANS

688 BROADWAY

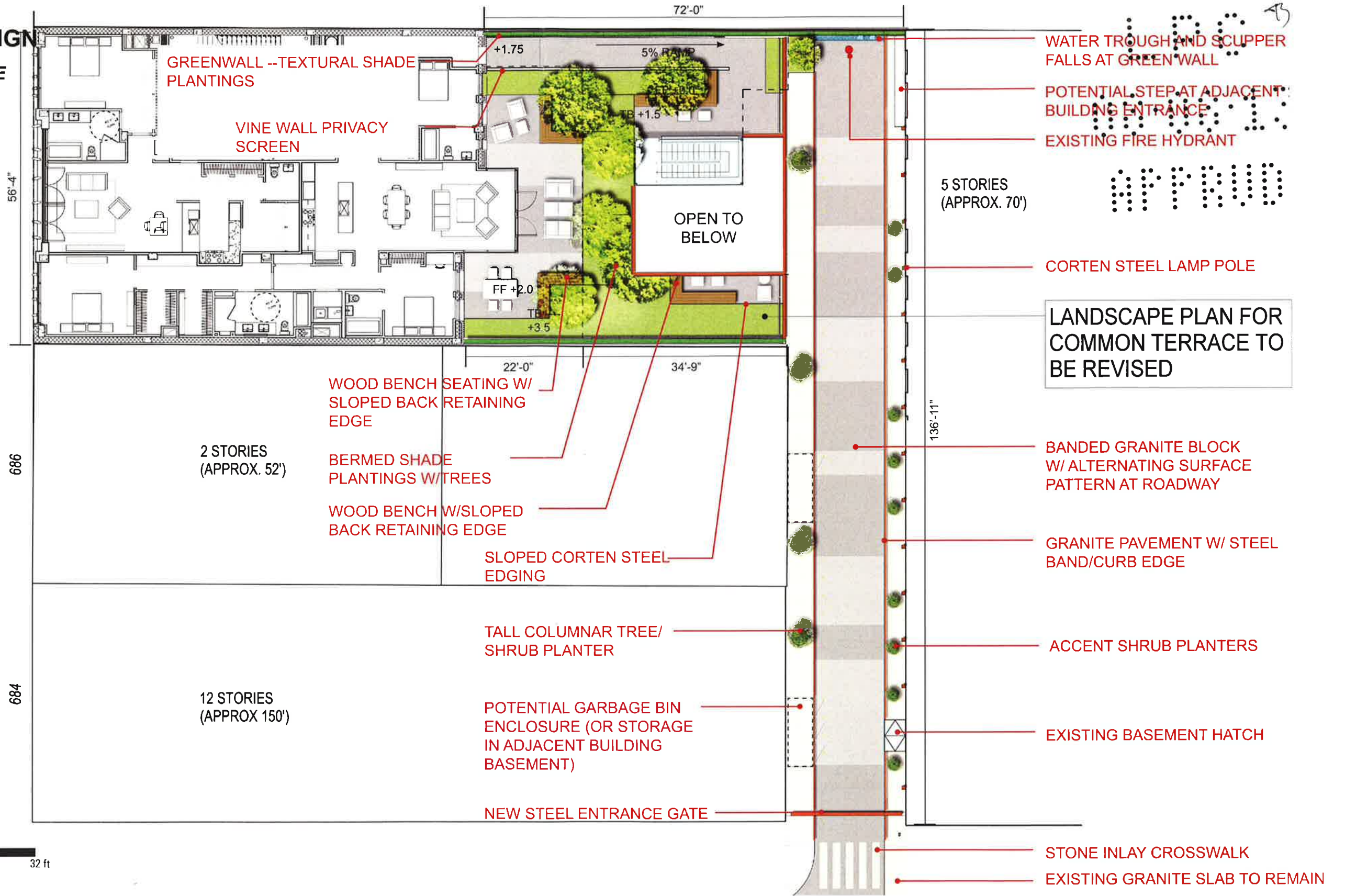
NEW YORK, NEW YORK, 10012

Project No.: 1034
REVISED 07/29/2013



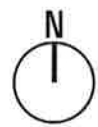
SCHEMATIC DESIGN

2ND FLOOR TERRACE & ALLEY PLAN



BROADWAY

DIRECTION OF TRAFFIC



Scale: 1/16" = 1'-0"

0 8 16 32 ft

LANDSCAPE PLAN - REAR TERRACE

688 BROADWAY

NEW YORK, NEW YORK, 10012

Project No.: 1034
REV 07/29/13



ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 13DCP091M

Project:

Address: 688 BROADWAY, **BBL:** 1005310004

Date Received: 2/18/2015

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments:

The LPC is in receipt of the Technical Memorandum dated 1/30/15. The document is acceptable on the condition that the amended LPC permit is actually issued. The amended permit should be attached to the Tech Memo.

Gina Santucci

2/23/2015

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

File Name: 28055_FSO_GS_02232015.doc

LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



APR 11 2015

February 25, 2015

ISSUED TO:

David Schwartz
Downtown RE Holdings, LLC
825 3rd Avenue, 37th Floor
New York, NY 10022

Re: **MISCELLANEOUS/AMENDMENTS**
LPC - 167938
MISC 16-8268
688 BROADWAY
HISTORIC DISTRICT
NOHO
Borough of Manhattan
Block/Lot: 531 / 4

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 13-7987 on November 28, 2012 for the construction of a new 11-story building with a one-story set-back penthouse and a two-story base, with a rear elevation facing Great Jones Alley, including a one-story lobby with a residential entrance of COR-TEN steel, glass, and textured terra-cotta panels, with the upper floors of the building to feature the same brick used at the primary facade, large metal and glass windows, and projecting metal balconies. The Commission subsequently issued Miscellaneous/Amendments 14-4375 on May 23, 2013 for modifying the floor heights at the primary facade, an increase of the overall building height, an increase of the height of the 12th floor; modifying the 12th floor penthouse and terrace; modifying the 2nd floor of the rear facade; eliminating the brick articulation at the south facade; modifying the window proportions at the south facade and the window spacing and brick articulation at the rear facade; modifying the balcony sizes and column spacing at the rear facade; replacing a blank opening at the base of the rear facade with a new COR-TEN steel louver; and increasing the parapet at the bulkhead by almost 3'. The Commission subsequently issued Miscellaneous/Amendments 14-7189 on August 8, 2013 for the removal of an area of the common garden at the roof of the one-story lobby at the Great Jones Alley elevation to create an opening, with the COR-TEN clad beam at the facade of the ground floor elevation to remain.

Subsequently, on February 20, 2015, the Commission received a proposal to further amend the work approved under Certificate of Appropriateness 13-7987.

NO DESIGN APPROVAL ONLY
DRAWINGS ARE REVIEWED AND APPROVED
UNTIL DOB FILING



The proposed amendment consists of further changes in the design of the original approval, including further modifying the front façade of the 12th floor penthouse to have four large windows with transoms and larger door openings at the north end of the façade; the removal of a portion of brick at the south parapet to create a notch to allow for a larger window at the south return of the penthouse; further increasing the height of the parapet at the bulkhead to align with the larger western portion; the removal of the proposed lot line windows at the 6th and 7th floors of the south façade and adjustment of the locations of the lot line windows at the 8th through 11th floors of the south façade; the installation of a new window at the 12th floor of the south return of the northern portion at the rear façade; the removal of a portion of the 2nd floor of the rear façade and modification of the residential entry vestibule at the ground floor; the addition of a 6th and 7th floor extension at the rear façade, and the installation of a new terrace at the 8th floor above; and the minor modification of the landscaping plans; as shown in revised presentation drawings L-13R, L-23R, L-26, L-30R, L-34R and L-35R, dated 2/18/15, prepared by BSKS Architects, LLP, and submitted as components of the application.

Accordingly, staff reviewed the proposed modifications and finds that the revised design of the 12th floor penthouse, including the new notch opening at the south façade, will not overwhelm the design, nor detract from the massing, of the main building; that the removal of lot line windows at the 6th and 7th floors, and adjustment of the lot line windows above, will further the predominance of brick masonry and remain consistent with the industrial character and secondary identity of lot-line facades throughout the district; that the revised south façade design, including the removal of a portion of the 2nd floor, extension of the 6th and 7th floors, installation of an 8th floor terrace, removal of a line of windows, and the installation of a new window at the south return of the 12th floor, will still be consistent with the industrial character and secondary identity of lot-line facades throughout the district; that the modification of the residential entry vestibule at the rear facade and of the landscaping plans will have no effect on the design of the rear lobby and its roof; and that the revised scope of work is in keeping with the intent of the original approval. Therefore, Certificate of Appropriateness 13-7987 is hereby further amended to incorporate the above-referenced changes.

This amendment is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

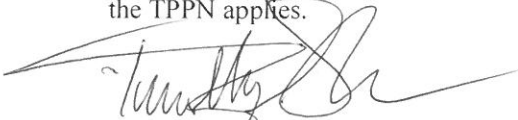
All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The approved work is limited to what is contained in the perforated documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Timothy Shaw.

The Commission notes that the applicant is applying for a special permit at the Department of City Planning, pursuant to Section 74-712 of the Zoning Resolution. Any changes to the design required by the Department of City Planning approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

LPC

Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPPN applies.



Timothy Shaw

DEPARTMENT OF BUILDINGS

cc: G. Schieferdecker; C. Kane Levy, Deputy Director of Preservation, LPC

DESIGN APPROVAL ONLY
No work may proceed until DOB filing
drawings are reviewed and approved

2011

2011

2011