Department of
Housing Preservation
& Development
nyc.gov/hpd

MARIA TORRES-SPRINGER
Commissioner

LEILA BOZORG
Deputy Commissioner

Office of Neighborhood Strategies
100 Gold Street
New York, N.Y. 10038

June 12, 2018

Department of City Planning
Central Intake
120 Broadway, 31st FL
New York, NY 10271

ATTN: Sara Avila

Re: Inwood Rezoning Proposal
Manhattan, Community Board No. 12
180204 ZMM, N 180205 ZRM, 180206 PPM, 180207 PQM, 180208 HAM

Dear Sara:

With regard to the above-referenced projects, please find fourteen (14) copies of the enclosed materials for refiling. These copies will supersede the previous copies that were filed. All other pages not referenced here will remain unchanged.

- 12d – Block 2233 tax map
- 19 – UDAAP drawings

Please let me know if you have any questions. I can be reached at 212-863-5105 or parrisk@hpd.nyc.gov. Thank you.

Sincerely,

Kevin Parris
Senior Planner
HPD – Manhattan Planning

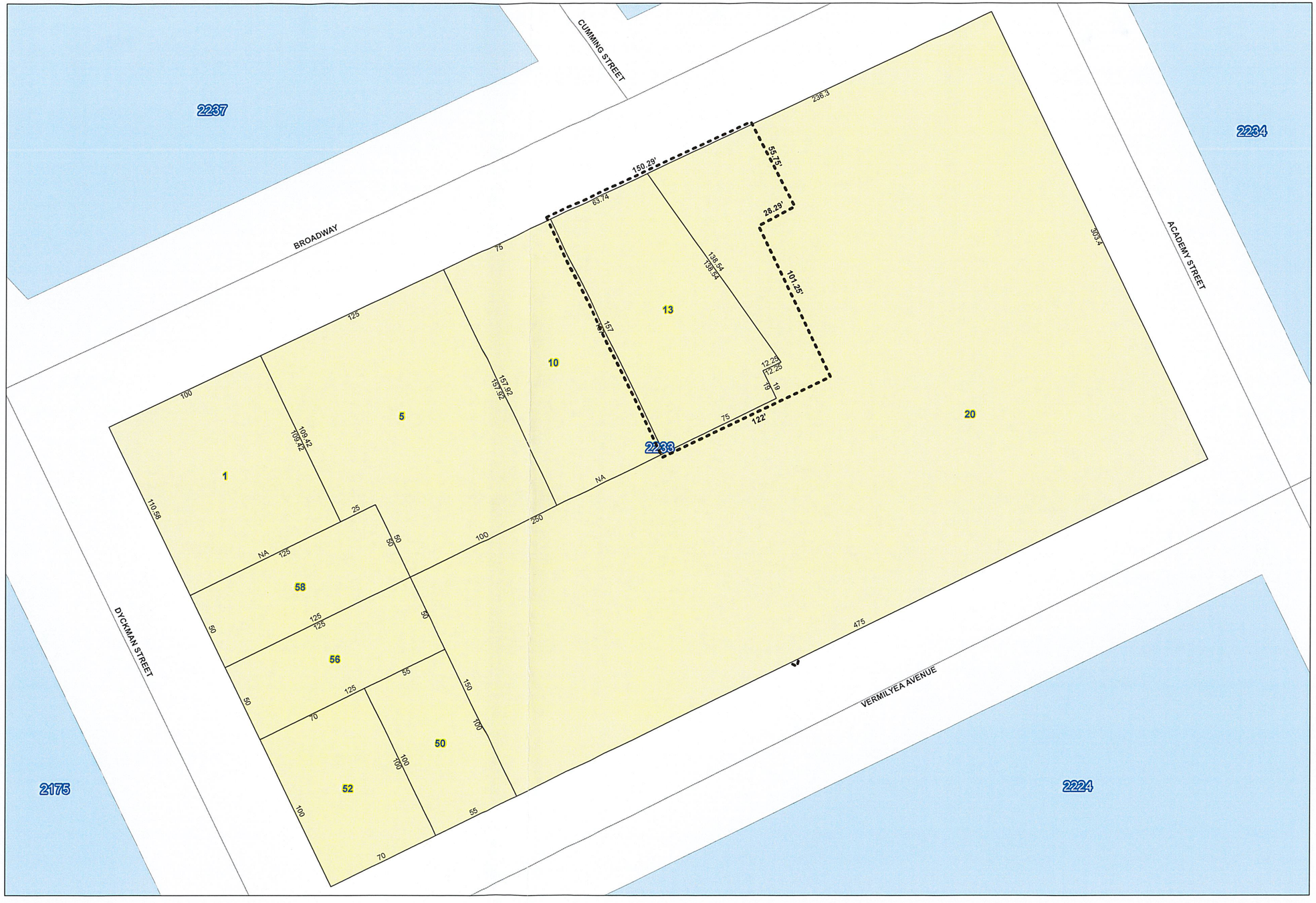
NYC Finance

N
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NYC Digital Tax Map

Effective Date : 09-21-2016 11:40:10
End Date : Current

Manhattan Block: 2233



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Project Area

Feet
0 5 10 20 30 40

Site Data				Notes/Comments
Block	2233			
Lot	13, portion of 20			
Address	4790 Broadway			
Lot Area	20,720 sf; subject to verification by survey			
Borough	Manhattan			
Zoning District(s)	C4-4D			
Zoning Map	3a			
Community Distict	12			

ZR Section No.	Item/Description	Permitted/Required	Proposed	Notes/Comments
USE				
22-00, 32-00	**Allowed Uses**	UG 1-4, 5, 6, 8, 9, 10, 12	UG 2, 3	Multi-family general residences (UG 2), library (UG 3), school (UG 3)
BULK				
	Floor Area			
23-154	Residential Floor Area	7.2 FAR; 149,184 sf	5.02 FAR; 104,009 sf	Multi-family general residences
33-123	Community Facility Floor Area	6.5 FAR; 134,680 sf	1.25 FAR; 25,891 sf	Public library, Universal Pre-Kindergarten
33-123	Commercial Floor Area	3.4 FAR; 70,448 sf	0 FAR; 0 sf	
35-31	Maximum Overall Floor Area	7.2 FAR; 149,184 sf	6.27 FAR; 129,900 sf	
	Lot Coverage			
23-153	Residential Lot Coverage, Interior Lot	70%	47.5%	
	Density			
23-22, 35-40	Dwelling Unit Factor	680	-	
	Maximum Residential Floor Area for Density Calculation	123,293 sf	-	149,184 - 25,891 = 123,293
	Maximum Number of Dwelling Units	181	175	
	Yards			
35-51	Front Yard(s)	None required	None provided	
35-52	Side Yard(s)	None required; 8 ft in provided	None provided	
23-47, 35-53	Rear Yard(s)	30 ft	30 ft	Provided at the floor level of the lowest story used for dwelling units.
33-23	Permitted Obstructions to Commercial and Community Facility Rear Yards	Up to one story or 23 ft for non-residential portions of mixed buidlings	One story at 15 ft	There is no proposed obstruction in the southernmost rear yard of the zoning lot
33-26	Commercial or Community Facility Rear Yard	20 ft	20 ft	
	Height and Setback			
23-621, 35-65	Permitted Obstructions (Dormers)	Aggregate width at max. base height = 60%; for each foot above such height, decrease 1%	21'-4" in height, 59'-6" in width	150'-3.5" wide @ max. base ht; 60% - 21.33% (21'-4") = 39.66%; 150'-3.5" * .3966 = 59'-6.25"
35-651	Street Wall Location	On the street line and extend along the entire street frontage of the zoning lot; 15 feet above base plane, or height of first story, up to 30% of aggregdate width of street walls may be recessed	Along the street line up to the 101 ft, 8 inches; beginning at 3rd story 16.7% recessed within an outer court	
23-664, 35-652	Min. Base Height	60 ft	101 ft, 8 inches	Level of finished floor of second story is 15 ft above adjoining sidewalk
	Max. Base Height (with QGF)	105 ft		
23-662, 35-652	Min. Required Setback, Wide Street	10 ft from street wall	10 feet	
23-664, 35-654	Max. Building Height (with QGF)	145 ft	144 ft, 4 inches	Level of finished floor of second story is 15 ft above adjoining sidewalk
PARKING				
	Off-street Parking + Loading			
25-12, 36-12	Maximum Size of Accessory Group Parking Facilities	200 parking spaces	None provided	
25-25	Income Restricted Housing Units Parking Requirement	Not required within Transit Zone	None provided	
36-21	Required Accessory Off-Street Parking Spaces for Commercial or Community Facility Uses	None required for libraries or schools	None provided	
	Bicycle Parking			
36-711	Enclosed bicycle parking spaces	1 per 2 dwelling units; 1 per 20,000 sf of library floor area; 1 per 10,000 sf of school floor area	88	175 dwelling units; 18,800 sf of library space; 7,091 sf of school space
QUALITY HOUSING				
	Quality Housing			
28-12	Refuse Storage and Disposal	12 sf per story		
28-21	Required Recreation Space	2.8%	3%	
28-23	Planting Areas	-		
STREET TREES				
26-41, 33-03	**Required Street Trees**	150'-3.5" of frontage @ 1 per 25 ft of frontage = 6	4	Spacing requirements for sidewalk obstructions won't permit more than 4

Development Site:

Inwood Public Library

4790 Broadway
New York, NY 10034

Block 2233, Lots 13 + 20

NYC Department of Housing Preservation & Development

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100 Gold St., Room 9X
New York, NY 10038

Date	Submissions/Revisions
06-12-18	4th and Final Submission
12-11-17	3rd Draft Submission
10-02-17	2nd Draft Submission
08-10-17	1st Draft Submission

Sheet Title:

Zoning Calculations

Issue Date: 6-12-18
ULURP No.: n/a

Drawn By: I.S.
Checked By: B.B.

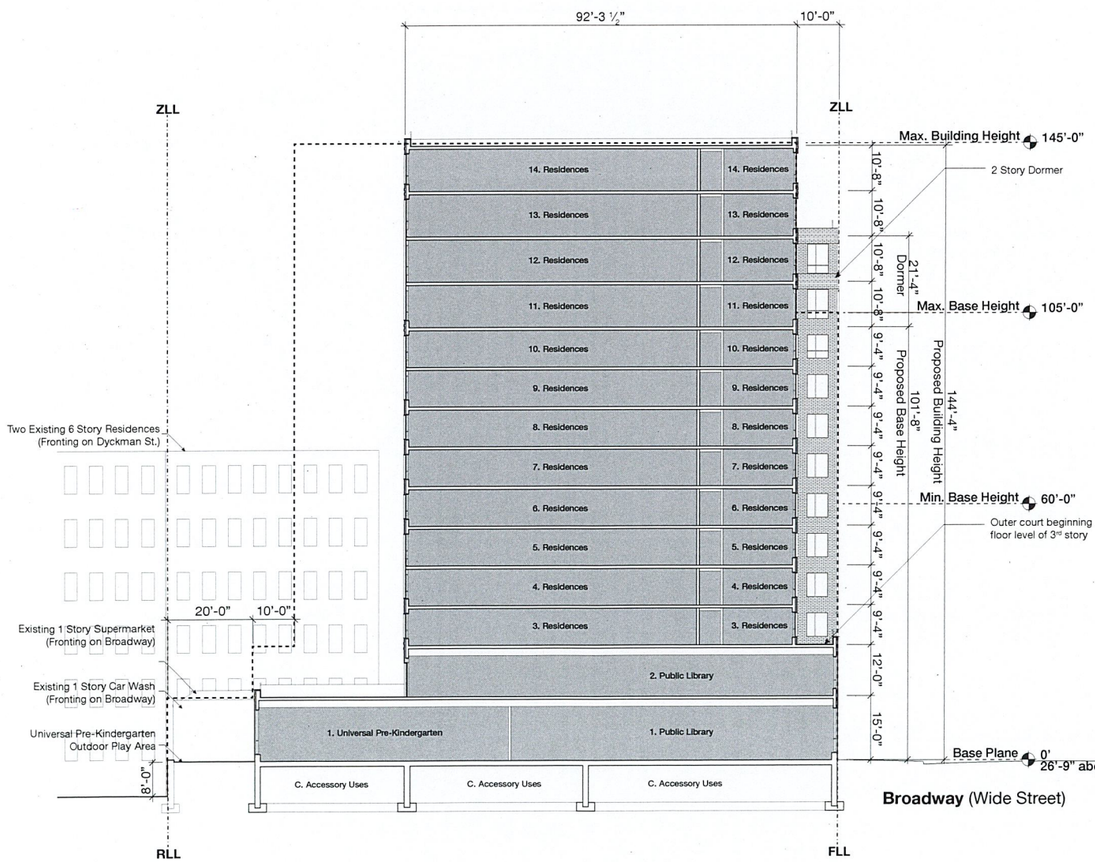
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Sheet No.: 3 of 3

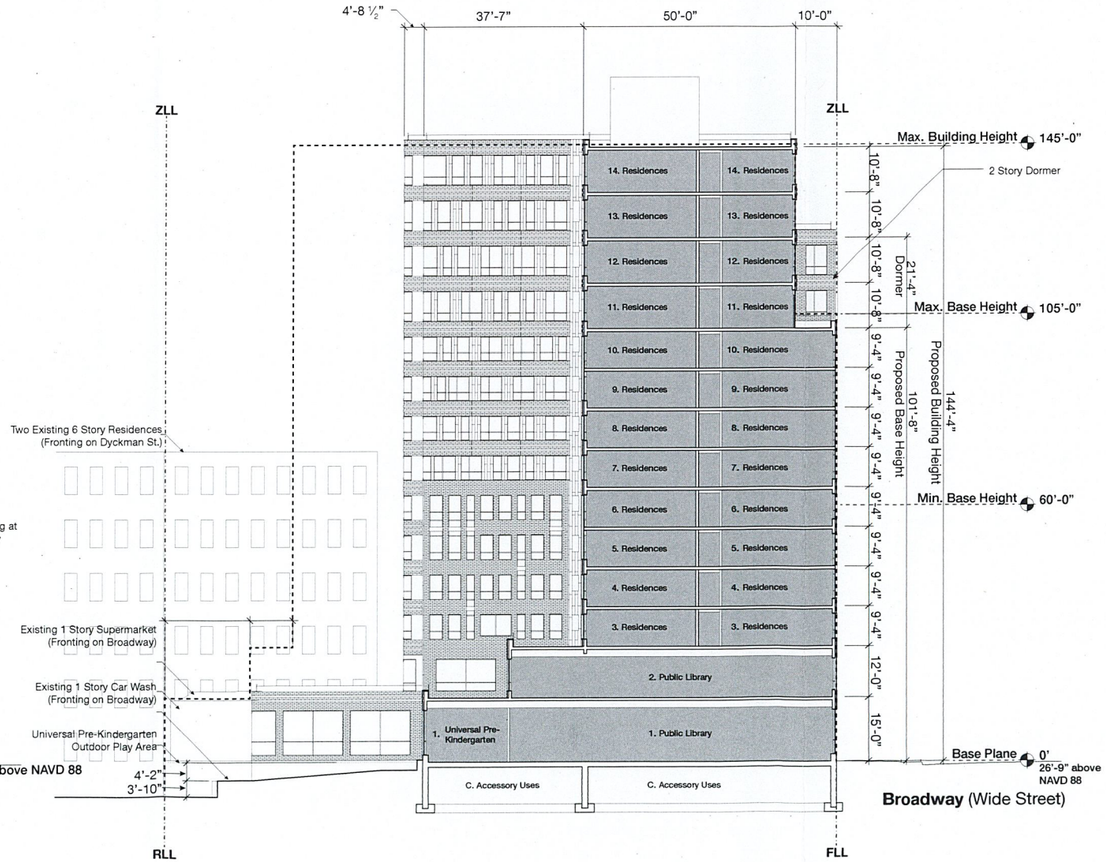
North Arrow: n/a
Zoning District: C4-4D

Drawing No.:

Z-103

Note: Proposed lot boundaries and buildings, and parts thereof, including structure, circulation, layout, massing, and design, are for illustrative purposes only and subject to change.





0' 10' 20' 30' 50' Graphic scale applicable to all non-dimensioned elements

Illustrative Section-Elevation A

Scale: See graphic scale

Illustrative Section-Elevation B

Scale: See graphic scale

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Sheet Title:

Building Section-Elevations

Issue Date:	ULURP No.:
6-12-18	n/a
Drawn By:	**Checked By:**
I.S.	B.B.
Scale:	**Sheet No.:**
1/16" = 1'-0"	2 of 3
North Arrow:	**Zoning District:**
n/a	C4-4D

Drawing No.:

Z-102

Note: Proposed lot boundaries and buildings, and parts thereof, including structure, circulation, layout, massing, and design, are for illustrative purposes only and subject to change.

Existing 1 Story Structure (Mixed Retail and Community Facilities)

Existing 6 Story Structure (Residential Building with Ground Floor Retail)

Existing 1 Story Structure (Mixed Retail)

Broadway (Wide Street)

A Z-102

B Z-102

150'-3.5"

Dormer @ 11th and 12th Stories

59'-6"

25'-0"

65'-9.5"

15'-0"

Entrance to Universal Pre-Kindergarten

Entrance to Residential Lobby

Entrance to Public Library

Easement for egress and access to I.S. 52

Roof Over 12th FL Residence (UG 2)

Roof Over 2nd FL Public Library (UG 3)

Roof Over 10th FL Residence (UG 2)

10'-0"

50'-0"

157'-0"

42'-3.5"

34'-3"

20'-5.5"

Roof Over 14th FL Residence (UG 2)

Stair Bulkhead

28'-3.5"

Roof Over 2nd FL Public Library (UG 3)

Roof Over 1st FL Public Library (UG 3)

10'-0"

10'-0"

30'-0"

Roof Over 2nd FL Public Library (UG 3)

Roof Over 2nd FL Public Library (UG 3)

Roof Over 1st FL Universal Pre-Kindergarten (UG 3)

40'-4"

21'-8"

30'-0"

Roof Over 1st FL Universal Pre-Kindergarten (UG 3)

4'-8.5"

34'-3"

12'-2.5"

Universal Pre-Kindergarten Outdoor Play Area

20'-5.5"

75'-0"

47'-0"

15'-9"

10'-0"

20'-0"

17'-7"

20'-0"

10'-0"

50'-5.5"

1 story easement for egress and access to I.S. 52

Reconstructed access ramp

Existing 3 Story Structure (I.S. 52)

Existing 2 Story Structure (I.S. 52)

Existing 5 Story Structure (I.S. 52)

Existing 2 Story Structure (I.S. 52)

Existing 1 Story Structure (Supermarket)

Existing Open Use (Car Wash)

Existing 1 Story Structure (Car Wash)

Academy St (Wide Street)

Legend

Direction of Traffic	Fire Hydrant
Tax Lot Line	Signs
Proposed Zoning Lot	Traffic Light Pole
Existing Street Tree	Street Lamp
Proposed Street Tree	Crosswalk Pole
Existing Building	Manholes
Proposed Development	Grates
Existing Curb Cuts	Mailbox

0' 10' 20' 30' 50'

Graphic scale applicable to all non-dimensioned elements

Illustrative Site Plan

Scale: See graphic scale

A

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Sheet Title:

Zoning Lot and Site Plan

Issue Date: 6-12-18	ULURP No.: n/a
Drawn By: I.S.	Checked By: B.B.
Scale: 1/16" = 1'-0"	Sheet No.: 1 of 3
North Arrow:	Zoning District: C4-4D

Drawing No.:

Z-101