Technical Memorandum

46-74 Gansevoort Street
CEQR No. 82-270M

1.1 Introduction

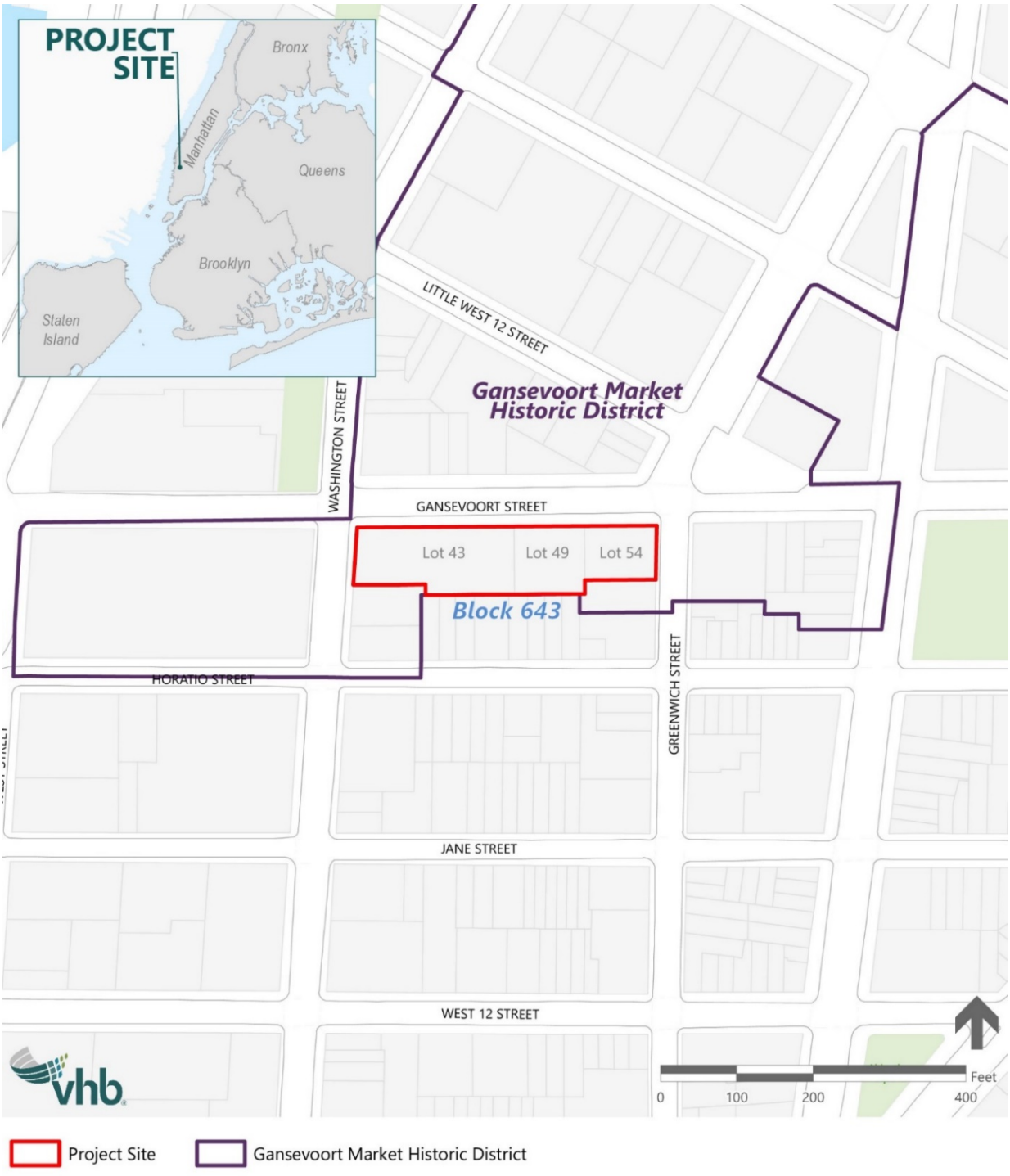
The applicant, 60-74 Gansevoort Street LLC, 52-58 Gansevoort Street LLC, and 46-50 Gansevoort Street LLC, is seeking a modification to ULURP No, C840260ZMM to facilitate an amendment to the Restrictive Declaration (the "Declaration"), as amended by the Amended Declaration and the Second Amended Declaration recorded against the project site (the proposed action), located on the south side of Gansevoort Street between Washington Street and Greenwich Street (Block 643, Lots 43, 49, and 54) within the Gansevoort Market Historic District (see ***Figure 1***). The Declaration, as amended, allows the "Permitted Uses," as defined in the Declaration (which include uses within Use Groups 11, 16, 17, and 18) and Use Groups 6 and 9, except for Use Group 6B uses, eating and drinking establishments with entertainment uses, and eating and drinking establishments of any type in rear yards or on the roof.

The applicant seeks to allow Use Groups 3, 4, and 6B in addition to the uses permitted by the Declaration, as amended. The prohibition on eating and drinking establishments with entertainment and eating and drinking establishments in rear yards and on roofs would remain. The proposed action would allow for the conversion of up to approximately 69,036 square feet (sf) (total building sf, minus 30,509 sf of ground-floor floor area) of the building to Use Group (UG) 6B office.

1.2 Proposed Action

The applicant is seeking to modify the Declaration, as amended, to allow Use Groups 3, 4, and 6B in addition to the uses permitted by the Declaration, as amended. The Declaration was originally entered into in conjunction with a rezoning in 1984 (ULURP No. M 840260 ZMM), *The Meat Market West Village Rezoning,* and there have been two modifications/amendments pertaining to the project site. As discussed below, given changes in the area's land use, neighborhood character, and socioeconomic conditions since 1984, the Declaration's requirements to restrict use at the site is no longer appropriate.

Figure 1 Site Location Map



1.3 Site Description

The project site consists of three lots (Block 643, Lots 43 [60-74 Gansevoort Street], 49 [52-58 Gansevoort Street], and 54 [46-50 Gansevoort Street]) located in the Meatpacking District on the south side of Gansevoort Street between Washington Street and Greenwich Street. The

project site measures approximately 30,748 square feet and will have a total zoning floor area of 99,545 sf with no parking spaces and no curb cuts upon completion of construction, as described below. The project site is currently zoned M1-5, which is a medium-density district that typically allows for a variety of light manufacturing and commercial uses including office, restaurant, and retail uses. However, the site is subject to a Declaration that further limits the permitted uses, as described herein. M1-5 districts permit maximum floor area ratio (FAR) of 5.0 and a maximum height governed by a sky exposure plane, which may be penetrated by commercial and community facility tower buildings.

The project site is within the New York City Landmarks Preservation Commission (LPC) designated Gansevoort Market Historic District. Over the years, the Meatpacking District has seen a substantial reduction in traditional meat-related uses and an increase in residential uses, as well as retail and other commercial uses, including restaurants, coffee shops, art galleries, and architecture and design offices. Commercial uses predominantly include retail, restaurant, and office uses ranging from 1 to 6 stories in height. Residential uses in the surrounding area are located to the south and west of the project site and predominantly include 9- to 11-story multi-family elevator apartment buildings and 3- to 5-story walk-up buildings.

The Whitney Museum is located on the block diagonally to the northwest of the project site. The High Line Park is also located just northwest of the project site. The Corporal John A. Seravali Playground is located two blocks to the east of the project site. Gansevoort Plaza, a triangular area to the northeast of the project site created by the intersections of Gansevoort Street, Ninth Avenue, and Little West 12th Street, is a pedestrian plaza maintained and managed by the Meatpacking Improvement Association in partnership with the NYC Department of Transportation (DOT).

In 1984, an area southwest of the project site was rezoned as part of *The Meat Market West Village Rezoning* (ULURP No. M 840260 ZMM). The project site was initially included in the rezoning area, but the boundaries were modified prior to approval, thereby removing the project site from the rezoned area and maintaining the M1-5 zoning district there. Since that time, there have been two modifications/amendments to modify conditions of the original approval relating to the project site. These previous applications are described below.

1.4 Purpose and Need

A Declaration and subsequent amendments to the Declaration are currently recorded against the project site, which prohibit office and other uses permitted by the underlying zoning. The Declaration was originally intended to mitigate potential adverse impacts on industrial/meat-related businesses from the rezoning that occurred in 1984. In addition, the office restriction was retained in 2003 (prior to enactment of the historic district) due to the fear that developers would maximize FAR and demolish buildings if office use was permitted. However, the character of the neighborhood has changed substantially since then to become a more predominantly commercial area with significant office uses, and traditional meat-related industrial uses are no longer common in the area. Given the changes in the meatpacking industry in New York City and the Surrounding Area since 1984, the use restrictions placed on the project site have become obsolete, and the applicant believes that

the mitigation measures originally included in the Final Environmental Impact Statement (FEIS) are no longer necessary or appropriate. In addition, the establishment of the Gansevoort Market Historic District limits the development of tall office buildings within the neighborhood. The applicant feels that the anticipated restaurant, retail, and office uses at the project site would be considerably more consistent with the character of the surrounding area than the light industrial uses encouraged by the use restrictions on the project site

1.5 Background

The Meat Market West Village Rezoning – 1984

In 1983, the Rockrose Development Corporation proposed to rezone an area comprised of two full blocks and portions of two additional blocks (generally bounded by Gansevoort, Washington, West 12th, and West Streets) from M1-5 and C8-4 zoning districts to a C6-2A zoning district (ULURP No. C 840260 ZMM). The rezoning proposal was intended to facilitate the development of new residential buildings and the residential conversion of non-residential buildings on properties owned by the applicant.

An FEIS was prepared in connection with the application and a Notice of completion was issued in April 1984. A modified C6-2A rezoning alternative was adopted, which reduced the boundaries of the rezoning area to two blocks (removing the project site from the rezoning area so that it retained its M1-5 zoning), reduced permitted densities and building heights, and placed use restrictions on Rockrose Development Corporation's properties. However, at that time the FEIS stated the potential for residential development to result in significant adverse impacts on industrial/meat-related businesses. As a mitigation measure, four separate restrictive declarations were incorporated, including Declaration D-94 (for Manhattan Block 643, Lots 43, 49, and 54 [the project site]), which placed restrictions on the uses allowed on the project site.

Declaration D-94 required that only "Permitted Uses" be allowed on the project site. "Permitted Uses" were defined to include most uses listed at that time in Use Groups 11A, 11B, 16A, 16D, 17A, 17B, 17C, 18A, and 18B, although several uses in those groups were precluded. In addition, the Declaration included requirements that several industrial spaces containing meat-related UG 17A and 17B uses (including the project site) be maintained for such uses. In the event that these spaces were to become vacant, "best efforts" were required to find a new tenant to maintain these uses. If such tenants were not found, only "Permitted Uses" would be allowed.

1998 Modification to Declaration D-94

In June 1998, an application by William Gottlieb Real Estate was approved (ULURP No. M 840260(B) ZMM to modify Declaration D-94 to expand permitted uses on Block 643, Lot 54 to include UG 6 commercial and retail uses allowed by underlying M1-5 zoning. The action would facilitate the operation of a restaurant on a portion of the ground floor, and a photography studio on the second floor of the building occupying Lot 54. A Technical Memorandum dated March 16,1998 found that the proposed modification did not alter the conclusions of the earlier review and the Notice of Completion (NOC) issued April 1984. In

approving this modification, the City Planning Commission (CPC) noted in its report dated June 29,1998 that the modification reflected the changing mix of uses in the area, particularly a reduction in meat-related uses and an increase in retail and commercial uses. The CPC also stated that this evolving mix of uses stemmed not from the rezoning in 1984 but was related to technological and economic changes within the meat industry affecting production and distribution. The Amended Declaration retained the original restrictions of the Declaration on Block 643, Lots 43 and 49.

2003 Modification to Declaration D-94

In 2003, an application was filed to further modify Declaration D-94 to permit UG 6 retail and commercial uses and UG 9 uses on Lots 43 and 49, and UG 9 uses on Lot 54, as UG 6 was already permitted per the Amended Declaration (ULURP No. M 840260(C) ZMM), while prohibiting eating and drinking establishments with entertainment uses, and eating and drinking establishments of any type in rear yards or on the roof of the project site. The applicant faced difficulties in tenanting the restricted space as a result of the decline in meat-related industries, and therefore wished to permit viable businesses at these locations. A Technical Memorandum dated May 30, 2003 found that the proposed modification did not alter the conclusions of the earlier review and the NOC dated April 1984. Following the CPC's approval, the City Council modified the CPC approved application to preclude UG 6B office uses on Lots 43 and 49 and retract its previous approval of UG 6B office uses from Lot 54. The City Council subsequently approved the application.

Proposed Redevelopment of the Project Site

The project site formerly contained five 1-story and 2-story buildings for meat-related uses. On June 7, 2016 the LPC approved redevelopment plans for the project site (which has a lot area of approximately 30,748 sf) that will include a total zoning floor area of 99,545 sf, no parking spaces, and no curb cuts upon completion of construction. Construction on the project site is already underway and is not the subject of this application.

Of the totals described above, 60-74 Gansevoort (Lot 43) has a lot area of approximately 16,419 square feet and includes a total zoning floor area of 74,495 square feet (4.54 FAR, 89,396 gsf). 60-68 Gansevoort is currently under construction to renovate and restore the existing two stories and add three stories to the building such that it will be a total of five stories. The building at 70-74 Gansevoort was recently demolished and a new six-story building is under construction there. These two buildings will be combined into a single building and used for UG 6 uses other than 6B uses upon completion of construction.

52-58 Gansevoort (Lot 49) has lot area of approximately 8,048 square feet and includes a zoning floor area of 13,288 square feet (1.65 FAR, 19,787 gsf). Construction on 52-58 Gansevoort—to horizontally enlarge the first and second floors and complete various interior and exterior renovation and restoration work—is complete. 52-58 Gansevoort will be used for retail, eating and drinking establishment, and accessory uses, and is already partially occupied (see Temporary Certificate of Occupancy ["TCO"] #121193412T002 in ***Attachment A***).

46-50 Gansevoort (Lot 54) has a lot area of approximately 6,281 square feet and includes a zoning floor area of 11,762 square feet (1.87 FAR, 18,162 gsf). As discussed above, construction on this site is complete for the infill of the ground floor storefront at 46-48 Gansevoort Street, a one-story rooftop addition at 50 Gansevoort Street, the installation of metal canopies at the ground floor of the buildings, and various other interior and exterior renovation and restoration work. 46-50 Gansevoort is two stories in height and will be utilized for retail and accessory uses and is partially occupied (see TCO #121193421T005 in ***Attachment A***).

As mentioned, the developments will consist of UG 6 uses other than 6B, as listed on approved NYC Department of Buildings (DOB) plans and TCOs for Lots 49 and 54 (see ***Attachment A*** for DOB zoning plans, TCOs for Lots 49 and 54, and illustrative drawings; see ***Attachment B*** for DOB permits).

1.6 Project Description

The proposed action is limited to the project site. Accordingly, the applicant's project site is the only site that would be affected by the proposed action. The applicant is seeking to modify the Declaration, amended by the Amended Declaration and the Second Amended Declaration, recorded against the project site in order to remove use restrictions at the project site to allow all uses permitted under the underlying zoning district— Use Groups 3, 4, and 6B. The prohibition on eating and drinking establishments with entertainment and eating and drinking establishments in rear yards and on the roof will remain. Further, approval of the modification would allow UG 6B office tenants to occupy the buildings. This would allow for up to approximately 69,036 sf of the upper level of the buildings to be converted from UG 6 excluding 6B office to UG 6B office. The ground floors would remain UG 6 other than UG 6B uses.

1.7 Framework for Analysis

Existing Conditions

The project site formerly contained five 1-story and 2-story buildings for meat-related uses. Uses Permitted under the Second Amended Declaration currently include retail and commercial use groups 6 (excluding 6B, eating and or drinking establishments with entertainment uses or drinking establishments of any type in the rear yard or roofs), 9, and 11, general service use group 16, and manufacturing use groups 17 and 18. Construction, which began May 2018, is ongoing for the buildings at 60-68 Gansevoort Street and 70-74 Gansevoort Street. The buildings are expected to be complete in February 2020. The project site would include a new 3-story addition at 60-68 Gansevoort Street, a new 6-story building at 70-74 Street, and renovation of the existing buildings at 60-68 Gansevoort Street. Once complete, the developments would consist of UG 6 commercial uses except for UG 6B, as approved by LPC and DOB. This would include retail and an eating and drinking establishment. The project site is composed of multiple zoning lots, with a total zoning floor area of 99,545 sf and no parking spaces or curb cuts.

No-Action Condition

As mentioned previously, the LPC and DOB approved the redevelopment plans for the project site described above, and construction is complete at 46-58 Gansevoort St. and ongoing at 60-74 Gansevoort St. Therefore, the redevelopment of the buildings in accordance with LPC's and DOB's approval will not be the subject of the proposed action and would be considered the No-Action condition at the project site. The uses allowed on the site would remain the same as described above and the uses within the buildings would be as described above and contain retail and an eating and drinking establishment.

With-Action Condition

As described above, the proposed modification to Declaration D-94 would allow for the conversion of the upper floors of all three of the buildings (approximately 69,036 sf) from UG 6 commercial uses excluding UG 6B to UG 6B business, government or professional office uses. The ground floors of the buildings would remain non-UG 6B uses as previously proposed and contain convenience retail and services uses. The overall development program and the increment for analysis is shown in ***Table 1***.

Increment for Analysis

The following table further illustrates the proposed framework for analysis.

Table 1 Increment for Analysis

Building	Floors	Use	No-Action Condition (gsf)	With-Action Condition (gsf)	Increment (gsf)
46-50	Cellar	Convenience Retail and Services (UG 6)	6,400	6,400	0
	Ground	Convenience Retail and Services (UG 6)	6,281	6,281	0
	Upper (1 floor)	Convenience Retail and Services (UG 6)	5,481	0	-5,481
		Office (UG 6B)	0	5,481	+5,481
52-58	Cellar	Convenience Retail and Services (UG 6)	6,500	6,500	0
	Ground	Eating and Drinking Establishment (UG 6)	8,019	8,019	0
	Upper (1 floor)	Retail (UG 6)	5,268	0	-5,268
		Office (UG 6B)	0	5,268	+5,268
60-74	Cellar	Convenience Retail and Services (UG 6)	14,900	14,900	0
	Ground	Convenience Retail and Services (UG 6)	16,209	16,209	0
	Upper (5 floors)	Gallery/Retail/Non-Commercial Club (UG 6)	58,287	0	-58,287
		Office (UG 6B)	0	58,287	+58,287

1.8 Analyses

As discussed above, this application seeks a modification of Declaration D-94, as amended, in order to modify use restrictions that were placed on the project site as mitigation measures in connection with 1984 *Meat Market West Village Rezoning* and to allow Use Groups 3, 4, and 6B in addition to the uses permitted under the Declaration, as amended. Such additional uses are permitted under the underlying M1-5 zoning district at the site. This modification would allow the applicant to market and occupy the buildings at the project site for commercial uses permitted by the underlying M1-5 district, consistent with the transformation of the Meatpacking District since 1984 from a center for industrial meat-processing businesses to a commercial and cultural center.

The proposed modification to the Declaration, as amended, would not involve any physical alterations and would be limited to the use of space in the building. Therefore, there would be no difference in the building envelope between the proposed project and the as-of-right/No-Action condition. The only changed would be the type of use filling the upper levels of the developments (from UG 6 excluding UG 6B to UG 6B office uses). The ground floors would remain non-UG 6B uses.

Based on the nature of the project which does not involve any physical alterations and is limited to a change in the use of a space (changing an approximately 69,036 sf space from UG 6 other than UG6B uses to UG 6B uses), the proposed action would not result in any new or different significant adverse impacts not previously identified in the original FEIS. The change in use of the space facilitated by the action, 69,036 sf office, is well below *CEQR Technical Manual* thresholds for additional analysis for Transportation (which is 115,000 sf for office use in this area – Zone 1).

The proposed project is relatively small in size (increase in 69,036 sf of office space [UG 6B] and reduction in 69,036 sf of non-UG 6B commercial space). Overall density would not increase due to the proposed project. No new residents would be generated by the proposed project and any increase in on-site employment from office space as compared to other commercial space would be nominal. Therefore, no further analysis would be required and no significant adverse impacts would result from the proposed project in analysis areas that account for an increase in density. These include socioeconomic conditions, community facilities, open space, transportation, water and sewer infrastructure, and solid waste and sanitation services.

Additionally, there would be no building alterations or in-ground disturbance as a result of the proposed project. Therefore, no site-specific analyses and analyses pertaining to design are required. These include urban design and visual resources, shadows, hazardous materials, noise, air quality and construction.

Because detailed analyses are not required in any of the areas mentioned above that have the potential to affect neighborhood character, a neighborhood character analysis is also not required.

In summary, the proposed project would not create the potential to alter the analysis conclusions of the following sections: socioeconomic conditions, community facilities, open space, shadows, urban design and visual resources, natural resources, hazardous materials, water and sewer infrastructure, solid waste and sanitation services, energy, air quality, greenhouse gas emissions, noise, public health, neighborhood character, and construction.

Areas that merited additional analysis, but which also were concluded not to result in significant adverse impacts consist of the following: land use, zoning and public policy and historic and cultural resources. The following contains an assessment of whether the proposed actions would result in changes to the conclusions of these categories in the previously approved FEIS.

Land Use, Zoning, and Public Policy

Land Use

The project site is being redeveloped with commercial buildings consisting of UG 6 uses excluding UG 6B, as shown in LPC and DOB-approved plans. Construction on Lots 49 and 54 is complete, with the rest expected to be completed in February 2020.

The study area contains a mix of uses with predominantly one- and two-story residences, multi-family walk-ups, and multi-family elevator buildings located south of Gansevoort

Street (see ***Figure 2***). There are also some office buildings located in this portion of the study area, including a 6-story office building just south of the site at the corner of Horatio Street and Washington Street, a 5-story office building at the corner of Gansevoort Street and Greenwich Strict directly east of the project site, and another 6-story office building located at the corner of Greenwich Street and Jane Street. The area north of Gansevoort Street directly across from the project site contains primarily mixed-use and commercial buildings with one institutional use, the Whitney Museum, located northwest of the site. This portion of the study area largely contains ground floor uses such as boutiques and bars/restaurants. Upper stories appear to be used primarily for office and studio space, with some residential uses.

As mentioned previously, the applicant is seeking a modification to Declaration D-94, as amended, to remove certain use restrictions that were placed on the project site as mitigation measures in connection with 1984 *Meat Market West Village Rezoning,* thereby allowing Use Groups 3, 4, and 6B in addition to those permitted under the Declaration, as amended. Further, the modification would facilitate UG 6B office uses at the site. The proposed modification of the use restriction for the project site would not result in the introduction of a new or incompatible use to the neighborhood as compared to the No-Action condition. As described previously, the Meatpacking District has seen a substantial reduction in traditional meat-related uses and an increase in residential uses, as well as retail and other commercial uses, including restaurants, coffee shops, art galleries, and architecture and design offices. The proposed modification would, therefore, increase the project site's consistency with the land use and character of the surrounding area, while providing sufficient flexibility within appropriate parameters to allow reasonable adaptation to current and foreseeable land use trends.

Figure 2 Land Use Map

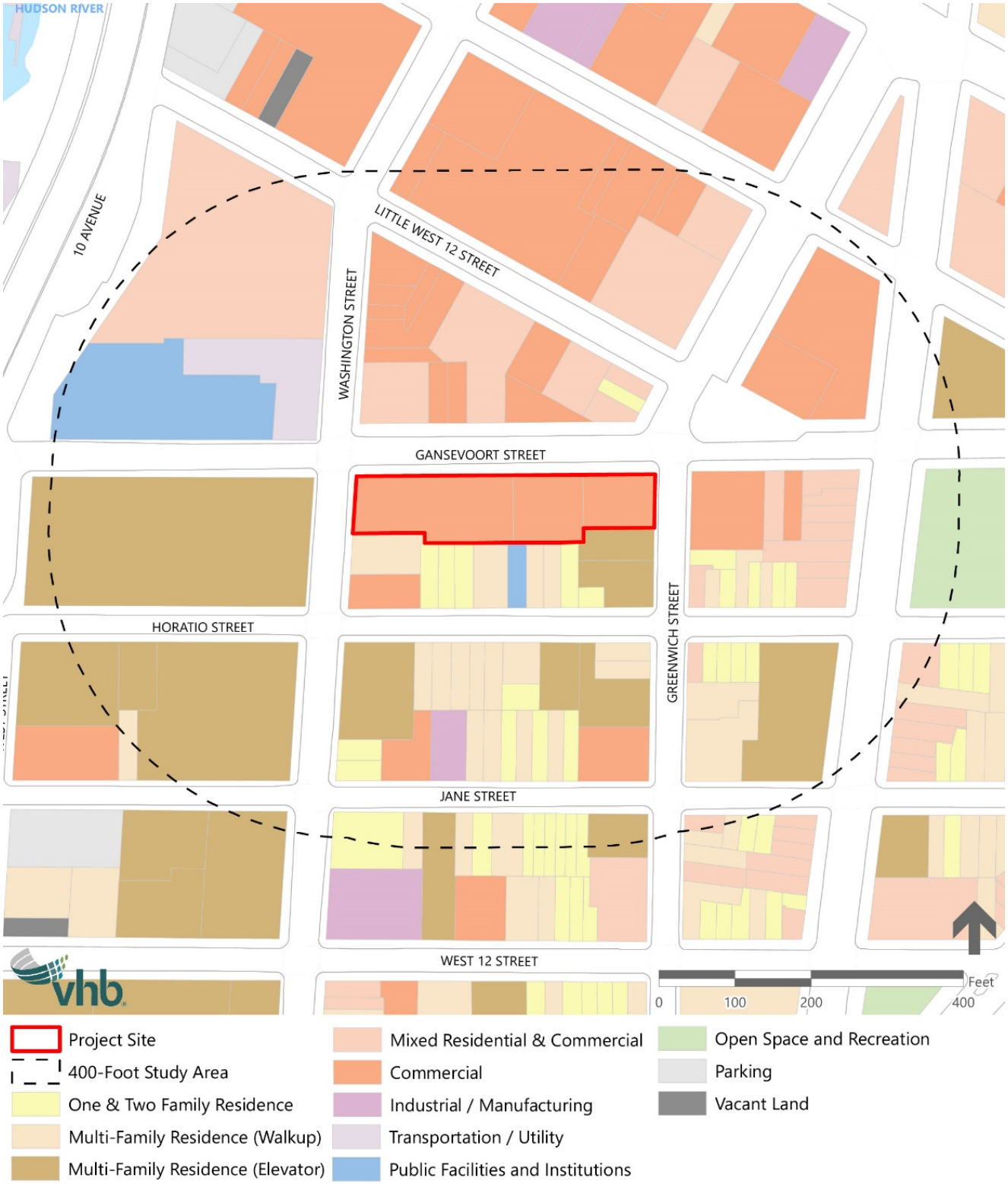
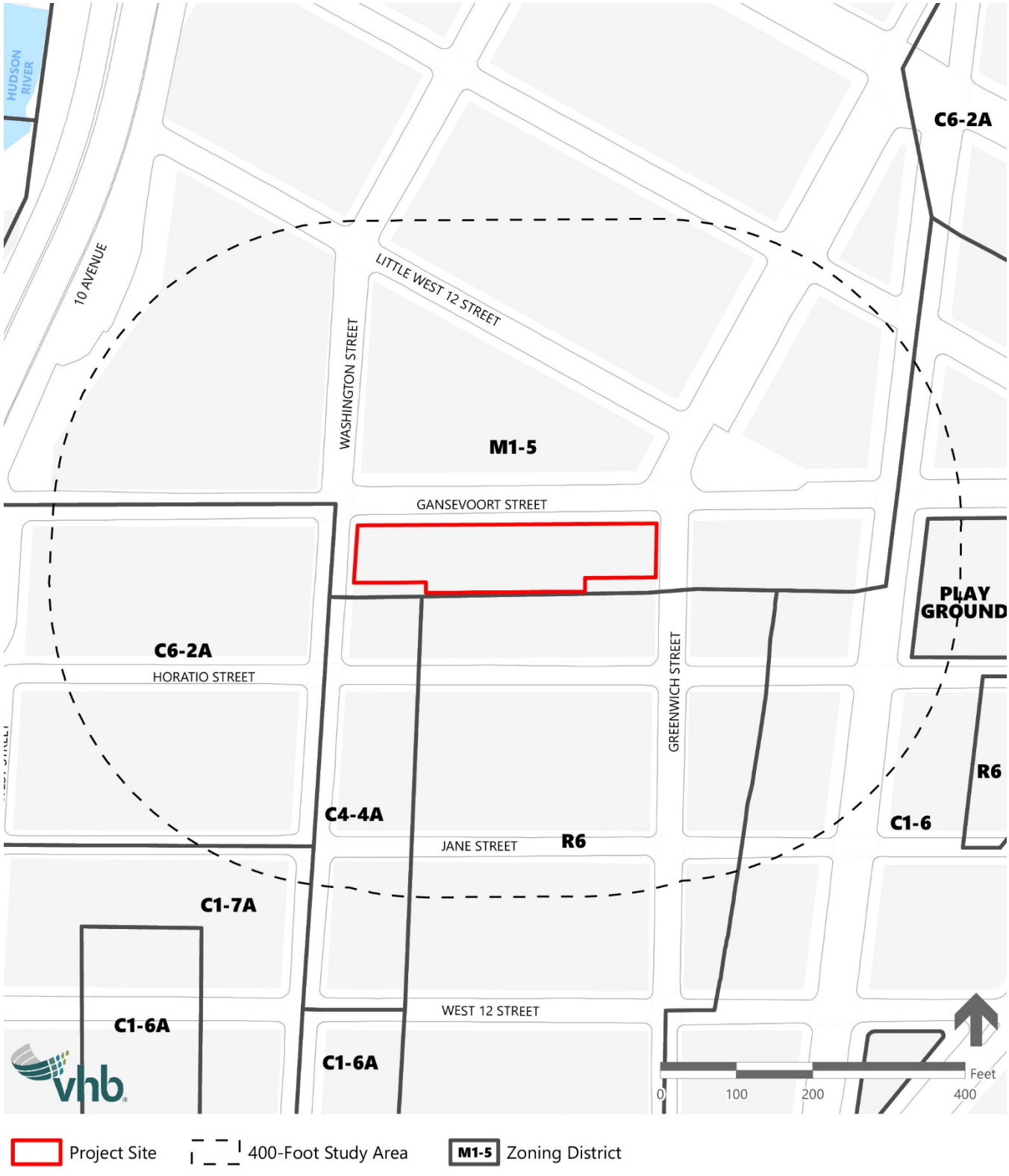


Figure 3 Zoning Map



The proposed project would consist of UG 6 uses excluding UG 6B on the ground floor (same as under the No-Action condition) and UG 6B office uses on the upper floors. Offices currently exist within the study area, are permitted on an as-of-right basis under the existing M1-5 zoning district and are compatible with the mixed-use nature of the neighborhood. In addition, the proposed modification would not result in any changes to the proposed building envelope. Therefore, the proposed project would not result in any significant adverse land use impacts.

Zoning

The project site is located in an M1-5 zoning district (see ***Figure 3***). M1-5 zoning districts permit a variety of light manufacturing, retail and commercial uses, including offices. However, due to the Declaration, the project site, although zoned M1-5, does not allow office use. M1-5 zoning districts permit a maximum FAR of 5.0. The maximum height is governed by a sky exposure plane, which may be penetrated by commercial and community facility tower buildings. The area west of the project site consists of a C6-2A zoning district. The areas south of the site are mapped as C4-4A and R6 districts. The area east of the site is within a C1-6 district. The proposed action would not change the bulk as compared to the No-Action condition.

The proposed action, which would remove the office restriction, would permit an additional use on the site that is consistent with uses permitted in the underlying and surrounding zoning districts. Therefore, the proposed action would not result in significant adverse impacts to zoning.

Public Policy

The project site is located within the NYC Coastal Zone Boundary, and therefore policies related to the Waterfront Revitalization Program ("WRP") apply to the proposed project. As shown ***Attachment C***, the proposed project is consistent with all applicable policies of the WRP.

For the reasons above, the proposed action would not result in any significant adverse land use, zoning, or public policy impacts.

Historic and Cultural Resources

The project site is located within the Gansevoort Market Historic District, and the Greenwich Village Historic District abuts the site to the south. The individual buildings (some of which have already been demolished) located on Block 643, Lots 43, 49, and 54 are described in the Gansevoort Market Historic District designation report and are contributing buildings to the District. As described above, on June 2016 the LPC approved redevelopment plans for the project site to renovate the existing buildings on 46-50 Gansevoort Street, renovate the buildings on 60-68 Gansevoort Street and construct a new three-story addition on top, and construct a new 6-story building at 70-74 Gansevoort Street. The construction on Lots 49 and 54 is complete and is not the subject of this application. The developments would consist of UG 6 uses except UG 6B office uses, as listed on approved DOB plans. However,

the proposed action would allow UG 6B office uses on the upper levels of the buildings. UG 6 uses other than UG 6B office uses would remain on the ground levels.

Except for a change in uses from UG 6 excluding 6B to UG 6B office uses, the proposed action would not result in physical alterations to the buildings as approved by LPC and DOB. Therefore, there is no potential for a significant adverse impact to historic and cultural resources. Further, the proposed office use would be consistent with other neighboring uses, as described in the "Land Use" section above.

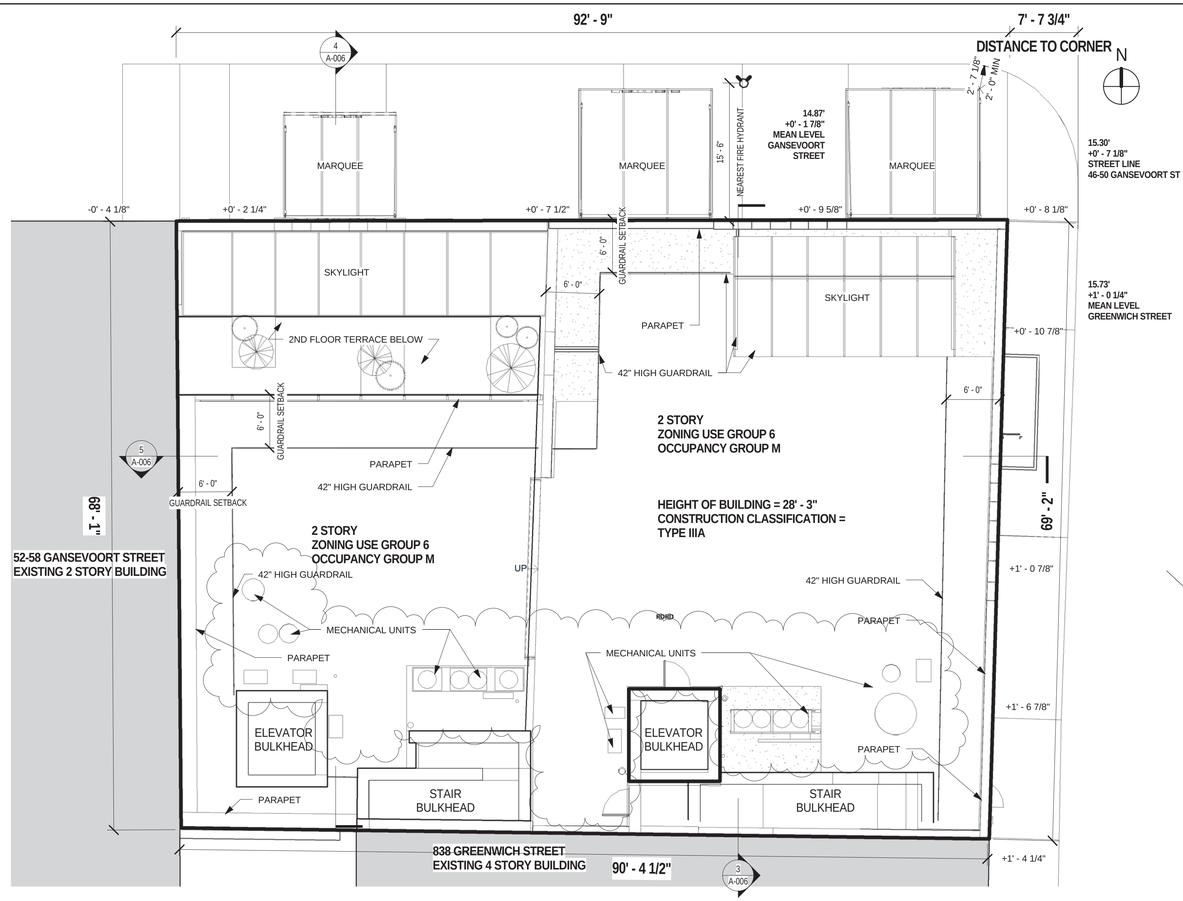
1.9 Conclusion

As demonstrated by the above analyses, the proposed action, which would change use limitations on the site to allow for, among other uses, office use in conformance with the underlying zoning regulations, would not result in significant adverse environmental impacts.

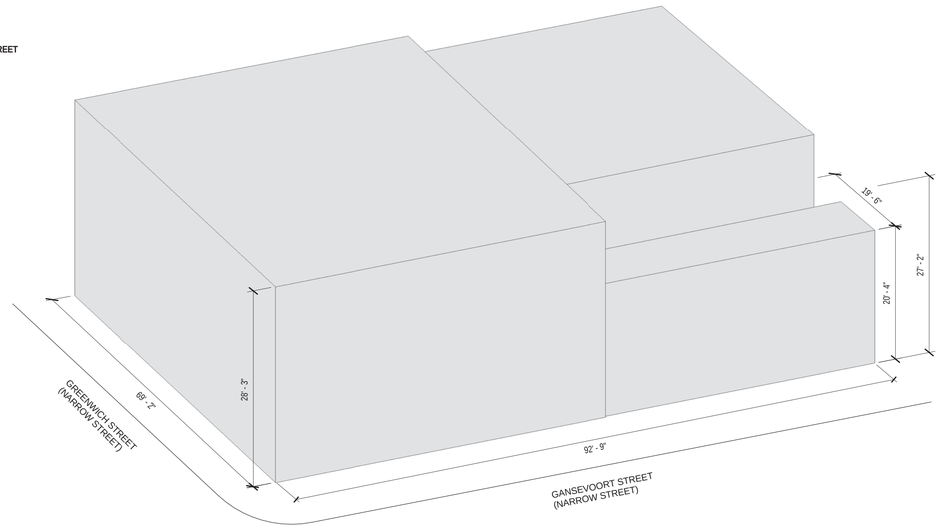
Attachment A: Approved Plans, TCOs, and Illustrative Renderings

DEPT OF BLDGS 121193421 Job Number

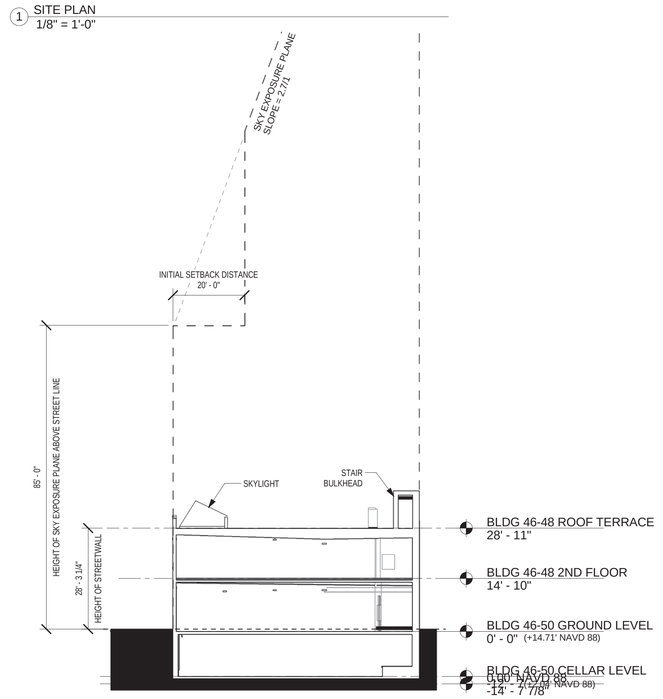
ES432280193 Scan Code



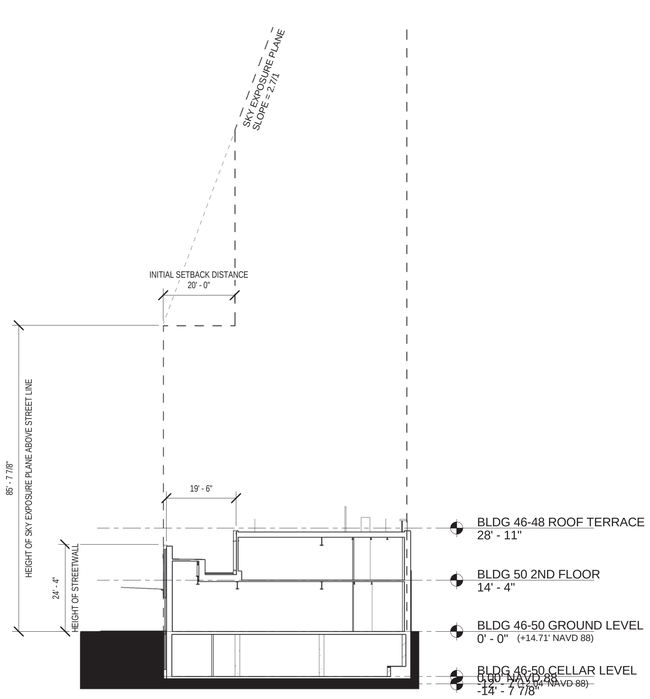
1 SITE PLAN
1/8" = 1'-0"



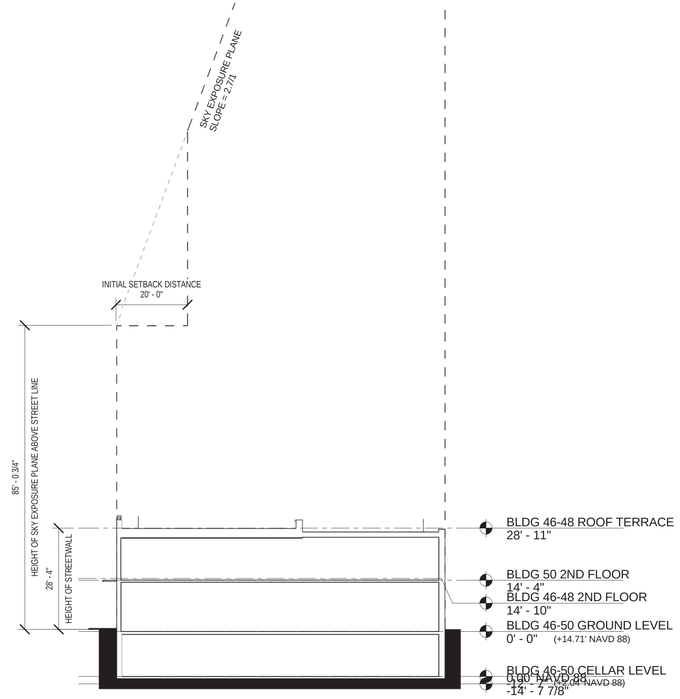
2 ZONING AXON



3 #46-48 ZONING BUILDING SECTION
1" = 20'-0"



4 #50 ZONING BUILDING SECTION
1" = 20'-0"



5 #46-50 ZONING BUILDING SECTION
1" = 20'-0"

PAA #1	05/09/2017
100% CD	01/31/2017
50% CD	10/21/2016
LPC FILING	9/23/2016
100% DD	8/20/2016
50% DESIGN DEVELOPMENT	09/25/2015

ISSUE/REVISION DATE

ENGINEER

LANDSCAPE ARCHITECT

APPLICANT
GANSEVOORT LLC
T:
F:

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APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 05/26/2017
NYC Development Hub

PROJECT NAME
STREET
NEW YORK, NY 10014

DRAWING TITLE

ZONING DIAGRAM

STAMP & SIGNATURE
REGISTERED ARCHITECT
JOHN ROBERT KRAUSE
025589-1
STATE OF NEW YORK

ARCHITECT, AIA

PROJECT NO.	1506
DATE:	05/08/17
SCALE:	NOT TO SCALE
SHEET NO.	7 of 38

A-006.01

DEPT OF BLDGS 121193412 Job Number

ES281244853 Scan Code

LOCATION

BLOCK NUMBER	643			
LOT NUMBER	49			
ZONING MAP NUMBER	8b			
ZONING DISTRICT	M1-5		COMMUNITY BOARD DISTRICT	MANHATTAN 2
STREET	52-58 GANSEVOORT STREET	NARROW STREET	70'-0" WIDE	
LOT AREA	TOTAL ZONING LOT = 8,048 S.F.			

ZONING ANALYSIS

ITEM	AS PER SECTION OF ZONING RES.	ZONING TEXT	PERMITTED	PROPOSED	COMPLIANCE
RESTRICTIVE DECLARATIONS (D-94)	CP/ULURP# M 840260 (C) ZMM	IN ACCORDANCE WITH CITY PLANNING APPLICATION # M 840260 (C) ZMM, ALL USE GROUP 6 USES, EXCLUDING USE GROUP 6B, ARE PERMITTED.	ALL PERMITTED USES AS PER ZR 42-10 AS WELL AS USE GROUP 6 AND USE GROUP 9 EXLUDING USE GROUP 6B	USE GROUP 6A	COMPLIES

I. ARTICLE IV CHAPTER 2 - USE REGULATIONS IN MANUFACTURING DISTRICTS

SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES	ZR 42-214	WHENEVER A MANUFACTURING DISTRICT ADJOINS A RESIDENCE DISTRICT, AT ANY POINT AT THE DISTRICT BOUNDARY OR WITHIN THE RESIDENCE DISTRICT, THE MAXIMUM PERMITTED DECIBEL LEVELS IN ALL OCTAVE BANDS SHALL BE REDUCED BY SIX DECIBELS FROM THE MAXIMUM LEVELS SET FORTH IN THE TABLE IN SECTION 42-213 (MAXIMUM PERMITTED DECIBEL LEVELS).	OCTAVE BAND / db 20 TO 75 / 73 75 TO 150 / 68 150 TO 300 / 60 300 TO 600 / 53 600 TO 1,200 / 47 1,200 TO 2,400 / 41 2,400 TO 4,800 / 35 ABOVE 4,800 / 33	OCTAVE BAND / db 20 TO 75 / 73 75 TO 150 / 68 150 TO 300 / 60 300 TO 600 / 53 600 TO 1,200 / 47 1,200 TO 2,400 / 41 2,400 TO 4,800 / 35 ABOVE 4,800 / 33	COMPLIES
ENCLOSURE OF COMMERCIAL OR MANUFACTURING ACTIVITIES	ZR 42-41	ALL COMMERCIAL OR MANUFACTURING ACTIVITIES ESTABLISHED BY DEVELOPMENT, ENLARGEMENT, EXTENSION OR CHANGE OF USE, EXCEPT STORAGE OF MATERIALS OR PRODUCTS, SHALL BE SUBJECT TO THE PROVISIONS OF THIS SECTION WITH RESPECT TO ENCLOSURE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE USE GROUPS PERMITTED IN THE DISTRICT, AND IN SECTIONS 44-11 AND 44-51. WITH RESPECT TO THE ENLARGEMENT OR EXTENSION OF AN EXISTING USE, SUCH PROVISIONS SHALL APPLY TO THE ENLARGED OR EXTENDED PORTION OF SUCH USE.	ALL COMMERCIAL OR MANUFACTURING USES LOCATED WITHIN COMPLETELY ENCLOSED BUILDING	ALL COMMERCIAL OR MANUFACTURING USES LOCATED WITHIN COMPLETELY ENCLOSED BUILDING	COMPLIES
IN M1 DISTRICTS	ZR 42-411	ALL SUCH ACTIVITIES SHALL BE LOCATED WITHIN COMPLETELY ENCLOSED BUILDINGS, PROVIDED, HOWEVER, THAT COMMERCIAL USES MAY BE LOCATED WITHIN BUILDINGS WHICH ARE COMPLETELY ENCLOSED EXCEPT FOR STORE FRONTS OR STORE WINDOWS WHICH MAY BE OPENED TO SERVE CUSTOMERS OUTSIDE THE BUILDING.			
STREETSCAPE PROVISIONS	ZR 42-485	ON NARROW STREETS, FOR ZONING LOTS WITH STREET FRONTAGE OF 50 FEET OR MORE, GROUND FLOOR USES LIMITED TO USE GROUPS 6A, 6C . . . SHALL HAVE A DEPTH OF AT LEAST 30 FEET FROM THE STREET WALL AND SHALL EXTEND ALONG A MINIMUM OF 50 PERCENT OF THE WIDTH OF THE STREET FRONTAGE OF THE ZONING LOT. THE REMAINDER OF THE STREET FRONTAGE OF THE ZONING LOT MAY BE OCCUPIED BY ANY PERMITTED USES. LOBBIES, OR ENTRANCES TO PARKING SPACES, EXCEPT THAT LOBBIES SHALL BE LIMITED TO A TOTAL WIDTH OF 40 FEET. NO MINIMUM 30 FOOT DEPTH REQUIREMENT SHALL APPLY WHERE A REDUCTION IN SUCH DEPTH IS NECESSARY IN ORDER TO ACCOMMODATE A RESIDENTIAL LOBBY OR VERTICAL CIRCULATION CORE.	40'-0" MAXIMUM LOBBY FRONTAGE	LOBBY FRONTAGE < 40'-0"	COMPLIES SEE 2/A-200
		ENCLOSED PARKING SPACES, OR PARKING SPACES COVERED BY A BUILDING, INCLUDING SUCH SPACES ACCESSORY TO RESIDENCES, SHALL BE PERMITTED TO OCCUPY THE GROUND FLOOR, PROVIDED THEY ARE LOCATED BEYOND 30 FEET OF THE STREET WALL.		NO PARKING	COMPLIES
		FOR ANY DEVELOPMENT OR ENLARGEMENT THAT INCLUDES A GROUND FLOOR STREET WALL, EACH GROUND FLOOR STREET WALL OCCUPIED BY USES LISTED IN USE GROUPS 1 THROUGH 15, NOT INCLUDING DWELLING UNITS, SHALL BE GLAZED WITH TRANSPARENT MATERIALS WHICH MAY INCLUDE SHOW WINDOWS, TRANSOM WINDOWS OR GLAZED PORTIONS OF DOORS. SUCH TRANSPARENCY SHALL OCCUPY AT LEAST 50 PERCENT OF THE SURFACE AREA OF THAT PORTION OF THE GROUND FLOOR STREET WALL LOCATED BETWEEN A HEIGHT OF TWO FEET AND TWELVE FEET, OR THE HEIGHT OF THE GROUND FLOOR CEILING, WHICHEVER IS HIGHER, ABOVE THE LEVEL OF THE ADJOINING SIDEWALK. THE LOWEST POINT OF ANY SUCH REQUIRED TRANSPARENCY SHALL NOT BE HIGHER THAN FOUR FEET ABOVE THE LEVEL OF THE ADJOINING SIDEWALK, WITH THE EXCEPTION OF TRANSOM WINDOWS, AND THE MINIMUM WIDTH OF ANY SUCH REQUIRED TRANSPARENCY SHALL BE TWO FEET. IN ADDITION, THE MAXIMUM WIDTH OF A PORTION OF THE GROUND FLOOR LEVEL STREET WALL WITHOUT TRANSPARENCY SHALL NOT EXCEED TEN FEET. HOWEVER, THE TRANSPARENCY REQUIREMENTS OF THIS SECTION SHALL NOT APPLY TO THAT PORTION OF THE GROUND FLOOR LEVEL STREET WALL OCCUPIED BY AN ENTRANCE TO A PARKING FACILITY.	50% GROUND FLOOR TRANSPARENCY	>50% GROUND FLOOR TRANSPARENCY	COMPLIES SEE A-400

II. ARTICLE IV CHAPTER 3 - BULK REGULATIONS FOR MANUFACTURING DISTRICTS

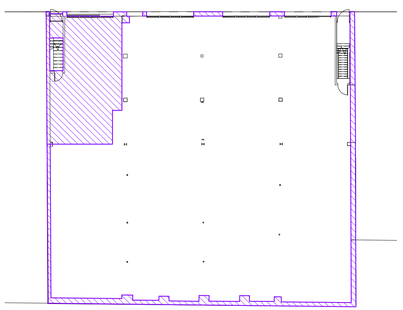
MAXIMUM FLOOR AREA RATIO AND PERCENTAGE OF LOT COVERAGE	ZR 43-12	FOR ANY ZONING LOT, THE MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED THE FLOOR AREA RATIO SET FORTH IN THE TABLE MAXIMUM FLOOR AREA FLOOR AREA RATIO / DISTRICT 5.00 / M1-5	LOT AREA 8,048 X 5.00 = 40,240 S.F. MAXIMUM ALLOWABLE ZONING FLOOR AREA	13,288 S.F.	13,288 < 40,240 COMPLIES SEE A-000
PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS	ZR 43-23	IN ALL MANUFACTURING DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED WITHIN A REQUIRED YARD OR REAR YARD EQUIVALENT : (a) IN ANY YARD OR REAR YARD EQUIVALENT (4) CHIMNEYS, PROJECTING NOT MORE THAN THREE FEET INTO, AND NOT EXCEEDING TWO PERCENT OF THE AREA OF, THE REQUIRED YARD OR REAR YARD EQUIVALENT	CHIMNEY DEPTH < 3' INTO REAR YARD CHIMNEY AREA <= TO 2% OF REAR YARD AREA	CHIMNEY DEPTH = 2'-11" CHIMNEY AREA = 26 SF REAR YARD AREA = 2,757 SF 2% (2,757) = 55 SF	2'-11" < 3' 26 SF < 55 SF COMPLIES SEE 1/A-005
REQUIRED YARDS ALONG DISTRICT BOUNDARY COINCIDENT WITH REAR LOT LINES OF TWO ADJOINING ZONING LOTS	ZR 43-302	ALONG SUCH PORTION OF THE REAR LOT LINE OF A ZONING LOT IN A MANUFACTURING DISTRICT WHICH COINCIDES WITH A REAR LOT LINE OF A ZONING LOT IN AN ADJOINING RESIDENCE DISTRICT, AN OPEN AREA NOT HIGHER THAN CURB LEVEL AND AT LEAST 30 FEET IN DEPTH SHALL BE PROVIDED WITHIN THE MANUFACTURING DISTRICT. SUCH AN OPEN AREA SHALL NOT BE USED FOR STORAGE OR PROCESSING OF ANY KIND.	PROPOSED BUILDING IS A REAR LOT LINE TO REAR LOT LINE CONDITION AND THEREFORE OPEN AREA IS REQUIRED. HOWEVER 1 STORY NON COMPLIANT BULK EXISTS IN REQUIRED OPEN AREA.	EXISTING 1-STORY NON-COMPLIANT BULK PROPOSED TO REMAIN IN ACCORDANCE WITH ZR 54-41. SEE ADJACENT DIAGRAMS.	COMPLIES SEE 2, 3/A-004
HEIGHT AND SETBACK REGULATIONS : PERMITTED OBSTRUCTIONS	ZR 43-42	THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED TO PENETRATE A MAXIMUM HEIGHT LIMIT OR A SKY EXPOSURE PLANE SET FORTH IN SECTIONS 43-43 (MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS), 43-44 (ALTERNATE FRONT SETBACKS) OR 43-49 (LIMITED HEIGHT DISTRICTS). (D) DECKS, AND OTHER SURFACES FOR RECREATIONAL ACTIVITIES, NOT MORE THAN 3 FEET, 6 INCHES IN HEIGHT, AS MEASURED FROM THE MAXIMUM HEIGHT LIMIT.			
MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS	ZR 43-43	IF THE FRONT WALL OR ANY OTHER PORTION OF A BUILDING OR OTHER STRUCTURE IS LOCATED AT THE STREET LINE OR WITHIN THE INITIAL SETBACK DISTANCE AS SET FORTH IN THE TABLE IN THIS SECTION, THE HEIGHT OF SUCH FRONT WALL OR OTHER PORTION OF A BUILDING OR OTHER STRUCTURE, EXCEPT AS OTHERWISE SET FORTH IN THIS SECTION, SHALL NOT EXCEED THE MAXIMUM HEIGHT ABOVE CURB LEVEL SET FORTH IN THE TABLE. ABOVE SUCH MAXIMUM HEIGHT AND BEYOND THE INITIAL SETBACK DISTANCE, THE BUILDING OR OTHER STRUCTURE SHALL NOT PENETRATE THE SKY EXPOSURE PLANE SET FORTH IN THE TABLE. SKY EXPOSURE PLANE - WITHIN M1-5 DISTRICTS INITIAL SETBACK DISTANCE (IN FEET) ON NARROW STREET; 20 MAXIMUM HEIGHT OF A FRONT WALL . . . WITHIN THE INITIAL SETBACK DISTANCE 85 FEET OR 6 STORIES, WHICHEVER IS LESS. SLOPE OVER ZONING LOT (VERTICAL DISTANCE TO HORIZONTAL DISTANCE) ON NARROW STREET; 2.7 TO 1	85'-0" MAXIMUM HEIGHT STREET WALL 20'-0" INITIAL SETBACK DISTANCE ALL BULK WITHIN SKY EXPOSURE PLANE	24'-11 3/4" HIGH STREET WALL NO SETBACK ALL BULK WITHIN SKY EXPOSURE PLANE	COMPLIES SEE A-005 COMPLIES SEE A-005 COMPLIES SEE A-005

III. STREET TREE PLANTING

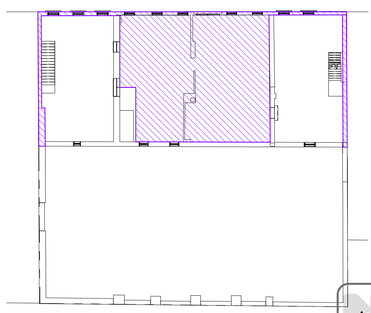
STREET TREE PLANTING IN MANUFACTURING DISTRICTS	ZR 43-02	ALL DEVELOPMENTS, OR ENLARGEMENTS OF 20 PERCENT OR MORE IN FLOOR AREA, EXCLUDING DEVELOPMENTS OR ENLARGEMENTS IN USE GROUPS 17 OR 18, SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 (STREET TREE PLANTING).			
STREET TREE PLANTING	ZR 26-41	ONE STREET TREE, PRE-EXISTING OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT. FRACTIONS EQUAL TO OR GREATER THAN ONE-HALF RESULTING FROM THIS CALCULATION SHALL BE CONSIDERED TO BE ONE TREE. SUCH TREES SHALL BE PLANTED AT APPROXIMATELY EQUAL INTERVALS ALONG THE ENTIRE LENGTH OF THE CURB. (OPTION TO FUND TREES OFF-SITE).	92'-0" OF STREET FRONTAGE = 4 REQUIRED TREES.	CONFIRM LAYOUT OF 4 TREES	-

IV. ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS

REQUIRED OFF-STREET PARKING	ZR 44-21	IN ALL DISTRICTS, AS INDICATED, ACCESSORY OFF-STREET PARKING SPACES, OPEN OR ENCLOSED, SHALL BE PROVIDED IN CONFORMITY WITH THE REQUIREMENTS SET FORTH IN THE TABLE IN THIS SECTION FOR ALL DEVELOPMENT AFTER DECEMBER 15, 1961, FOR THE MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES LISTED IN THE TABLE. **GENERAL RETAIL OR SERVICE USES. USES IN PRC-B IN USE GROUP 6:** NONE REQUIRED : M1-5	ZONED M1-5 : NONE REQUIRED	NONE	COMPLIES
REQUIRED ACCESSORY OFF-STREET LOADING BERTHS	ZR 44-52	ACCESSORY OFF-STREET LOADING BERTHS, OPEN OR ENCLOSED, SHALL BE PROVIDED IN CONFORMITY WITH THE REQUIREMENTS SET FORTH IN THE TABLE IN THIS SECTION. . . . TYPE OF USE / DISTRICT COMMERCIAL USES. ALL RETAIL OR SERVICE USES LISTED IN USE GROUP 6A, 6C, 9A [OR] 9C. / M1-5 FLOOR AREA - REQUIRED BERTHS FIRST 25,000 SQUARE FEET OF FLOOR AREA - NONE NEXT 15,000 SQUARE FEET OF FLOOR AREA - 1 REQUIRED BERTH NEXT 60,000 SQUARE FEET OF FLOOR AREA - 1 REQUIRED BERTH EACH ADDITIONAL 150,000 SQUARE FEET OF FLOOR AREA OR FRACTION THEREOF - 1 REQUIRED BERTH	FIRST 25,000 SF OF RETAIL FLOOR AREA : NONE REQUIRED	<25,000 SF RETAIL FLOOR AREA	COMPLIES
BICYCLE PARKING	ZR 44-60	THE PROVISIONS OF SECTION 36-70 (BICYCLE PARKING), INCLUSIVE, SHALL APPLY TO ALL PERMITTED COMMERCIAL AND RESIDENTIAL USES.			
BICYCLE PARKING	ZR 36-70	THE PROVISIONS OF THIS SECTION, INCLUSIVE, RELATING TO BICYCLE PARKING SPACES SHALL APPLY TO: (A) DEVELOPMENTS; (B) ENLARGEMENTS THAT INCREASE THE FLOOR AREA WITHIN A BUILDING BY 50 PERCENT OR MORE; IN ADDITION, THE PROVISIONS OF SECTION 36-75 (FLOOR AREA EXEMPTION) SHALL APPLY TO ALL BUILDINGS AS SET FORTH THEREIN. THE NUMBER OF ACCESSORY BICYCLE PARKING SPACES PROVIDED PURSUANT TO THIS SECTION, THE TOTAL AREA, IN SQUARE FEET, OF BICYCLE PARKING SPACES AND THE TOTAL AREA, IN SQUARE FEET, EXCLUDED FROM THE CALCULATION OF FLOOR AREA FOR SUCH SPACES SHALL BE NOTED ON THE CERTIFICATE OF OCCUPANCY.			
ENCLOSED BICYCLE PARKING SPACES	ZR 36-711	ENCLOSED ACCESSORY BICYCLE PARKING SPACES SHALL BE PROVIDED FOR AT LEAST THAT AMOUNT SPECIFIED FOR THE APPLICABLE USE SET FORTH IN THE TABLE IN THIS SECTION. FOR THE PURPOSES OF CALCULATING THE NUMBER OF REQUIRED BICYCLE PARKING SPACES, ANY FRACTION OF A SPACE 50 PERCENT OR GREATER SHALL BE COUNTED AS AN ADDITIONAL SPACE. WHERE ANY BUILDINGS OR ZONING LOT CONTAINS TWO OR MORE USES HAVING DIFFERENT BICYCLE PARKING REQUIREMENTS AS SET FORTH IN THE TABLE, THE BICYCLE PARKING REQUIREMENTS FOR EACH TYPE OF USE SHALL APPLY TO THE EXTENT OF THAT USE. TYPE OF USE / BICYCLE PARKING SPACES REQUIRED GENERAL RETAIL OR SERVICE USES - USE GROUPS 6A, 6C, 9A / 1 PER 10,000 SQUARE FEET OF FLOOR AREA	1 PER 10,000 SQUARE FEET OF FLOOR AREA 19,338 SF FLOOR AREA PROPOSED 2 BICYCLE PARKING SPACE REQUIRED	2 BICYCLE PARKING SPACE PROPOSED	COMPLIES SEE 1/A-200
RESTRICTIONS ON OPERATION, SIZE AND LOCATION OF BICYCLE PARKING SPACES	ZR 36-73	ALL ACCESSORY BICYCLE PARKING SPACES SHALL BE PROVIDED ON THE SAME ZONING LOT AS THE BUILDING OR USE TO WHICH SUCH SPACES ARE ACCESSORY.			COMPLIES



2 GROUND LEVEL EXISTING AREA TO REMAIN
3/64" = 1'-0"



3 2ND FLOOR EXISTING AREA TO REMAIN
3/64" = 1'-0"

ZR 54-41 PERMITTED RECONSTRUCTION CALCULATIONS
1/32" = 1'-0"

EXISTING FLOOR AREA TO REMAIN

1st Floor Existing Area	7,977 SF	
2nd Floor Existing Area	3,703 SF	
		11,680 SF

1st Floor Area to Remain	1,130 SF	
2nd Floor Area to Remain	1,805 SF	
		2,936 SF

EXISTING FLOOR AREA = 11,680 SF

25% OF 11,680 SF = 2,920 SF

EXISTING SF TO REMAIN REQUIRED = 2,920 SF
EXISTING SF TO REMAIN PROPOSED = 2,936 SF

2,936 SF > 2,920 SF : COMPLIES

Katia Ilieva
Asst. Plan Examiner
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 05/09/2017
NYC Development Hub

⚠	PAA #1	2017/03/06
	100% CD / BULLETIN #1	2016/12/20
	90% CD / ISSUED FOR PRICING	2016/10/26
	100% DESIGN DEVELOPMENT	2016/09/09
	50% DESIGN DEVELOPEMENT	2015/09/25
	DOB FILING / SCHEMATIC DESIGN	2015/05/29

ISSUE/REVISION — DATE

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PROJECT NAME
#52-58 GANSEVOORT STREET
NEW YORK, NY 10014

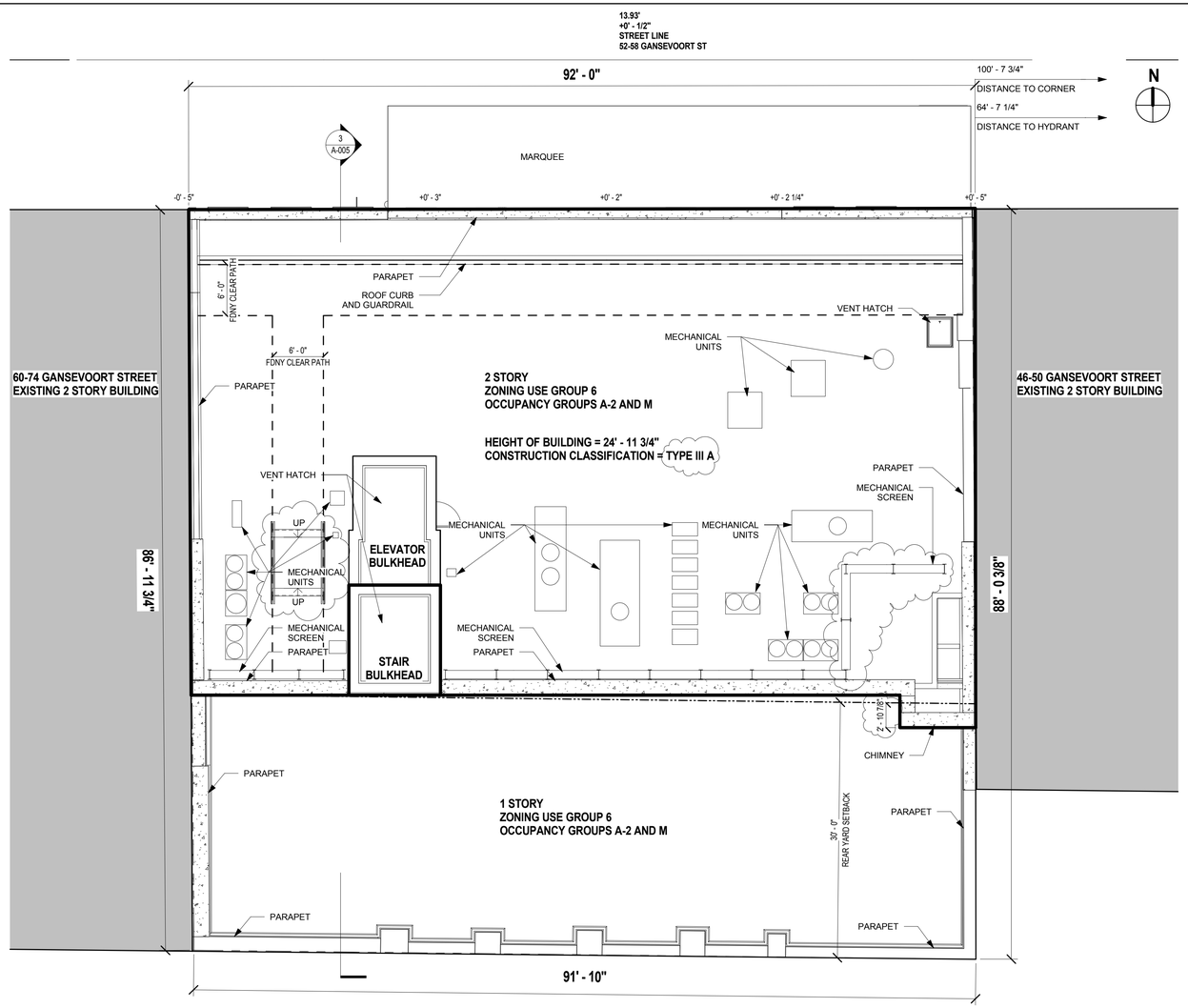
DRAWING TITLE
ZONING ANALYSIS

STAMP & SIGNATURE
REGISTERED ARCHITECT ROBERT ARGUELLES No. 025568-1 STATE OF NEW YORK
ARCHITECT, AIA

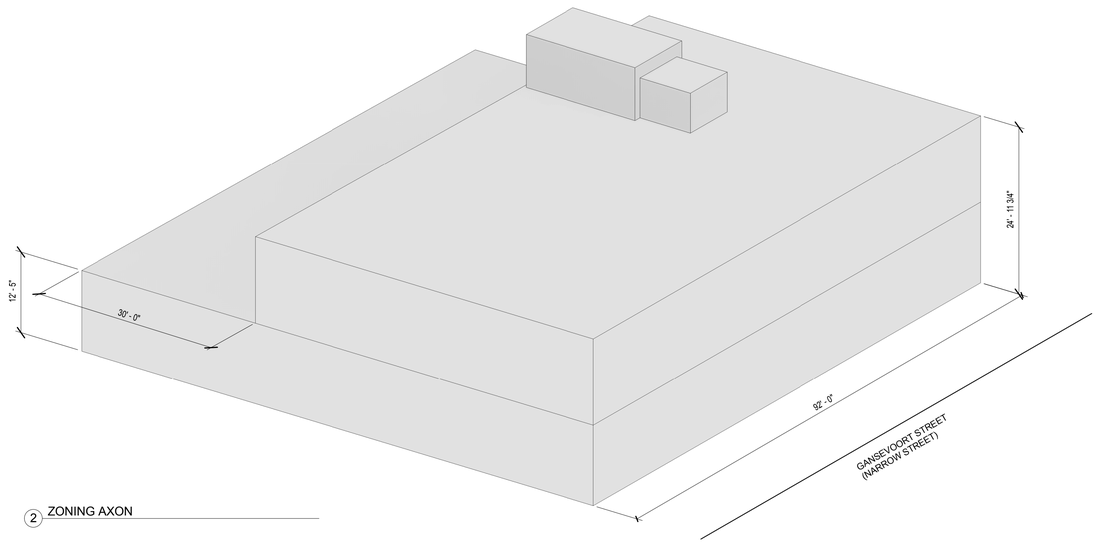
PROJECT NO.	1506
DATE:	04/14/17
SCALE:	As indicated
SHEET NO.	7 of 40

A-004.01

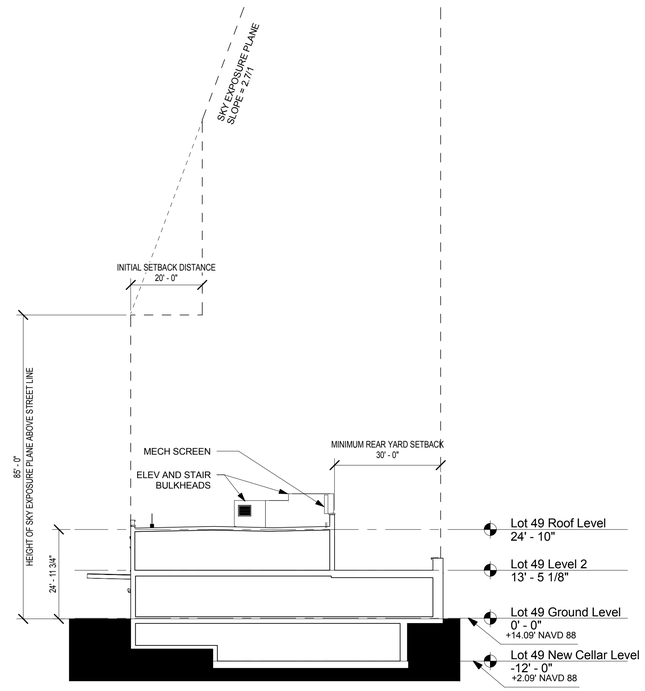
DEPT OF BLDGS 121193412 Job Number
ES920918997 Scan Code



1 SITE PLAN
1/8" = 1'-0"



2 ZONING AXON



3 #52-58 ZONING BUILDING SECTION
1" = 20'-0"

Katia Ilieva
Asst. Plan Examiner
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 05/09/2017
NYC Development Hub

ISSUE/REVISION	DATE
PAA #1	2017/03/06
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DOB FILING / SCHEMATIC DESIGN	2015/05/29

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PROJECT NAME
#52-58 GANSEVOORT STREET NEW YORK, NY 10014

DRAWING TITLE
ZONING DIAGRAM

STAMP & SIGNATURE
REGISTERED ARCHITECT
TODD ROBERT POISSON
No. 025568-1
STATE OF NEW YORK
ARCHITECT, AIA

PROJECT NO.	1506
DATE:	12/19/16
SCALE:	As indicated
SHEET NO.	8 of 40

A-005.01

DEPT OF BLDGS 121193403 Job Number

ES631477732 Scan Code

LOCATION

BLOCK NUMBER	643			
LOT NUMBER	43			
ZONING MAP NUMBER	8b			
ZONING DISTRICT	M1-5		COMMUNITY BOARD DISTRICT	MANHATTAN 2
STREET	60-74 GANSEVOORT STREET	NARROW STREET	70'-0" WIDE	
LOT AREA	TOTAL ZONING LOT = 16,419 S.F.			

ZONING ANALYSIS

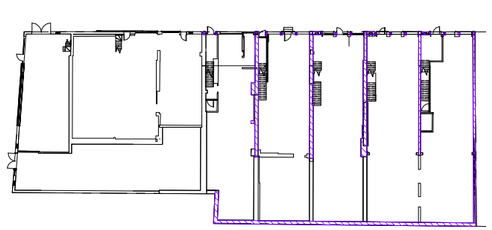
ITEM	AS PER SECTION OF ZONING RES.	ZONING TEXT	PERMITTED	PROPOSED	COMPLIANCE
RESTRICTIVE DECLARATIONS (D-94)	CP/ULURP# M 840260 (C) ZMM	IN ACCORDANCE WITH CITY PLANNING APPLICATION # M 840260 (C) ZMM, ALL USE GROUP 6 USES, EXCLUDING 6B, ARE PERMITTED	USE GROUP 6 (EXCLUDING 6B)	USE GROUP 6E	COMPLIES
I. ARTICLE IV CHAPTER 2 - USE REGULATIONS IN MANUFACTURING DISTRICTS					
SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES	ZR 42-214	WHENEVER A MANUFACTURING DISTRICT ADJOINS A RESIDENCE DISTRICT, AT ANY POINT AT THE DISTRICT BOUNDARY OR WITHIN THE RESIDENCE DISTRICT, THE MAXIMUM PERMITTED DECIBEL LEVELS IN ALL OCTAVE BANDS SHALL BE REDUCED BY SIX DECIBELS FROM THE MAXIMUM LEVELS SET FORTH IN THE TABLE IN SECTION 42-213 (MAXIMUM PERMITTED DECIBEL LEVELS).	OCTAVE BAND / db 20 TO 75 / 73 75 TO 150 / 68 150 TO 300 / 60 300 TO 600 / 53 600 TO 1,200 / 47 1,200 TO 2,400 / 41 2,400 TO 4,800 / 35 ABOVE 4,800 / 33	OCTAVE BAND / db 20 TO 75 / 73 75 TO 150 / 68 150 TO 300 / 60 300 TO 600 / 53 600 TO 1,200 / 47 1,200 TO 2,400 / 41 2,400 TO 4,800 / 35 ABOVE 4,800 / 33	COMPLIES
ENCLOSURE OF COMMERCIAL OR MANUFACTURING ACTIVITIES	ZR 42-41	ALL COMMERCIAL OR MANUFACTURING ACTIVITIES ESTABLISHED BY DEVELOPMENT, ENLARGEMENT, EXTENSION OR CHANGE OF USE . . . SHALL BE SUBJECT TO THE PROVISIONS OF THIS SECTION WITH RESPECT TO ENCLOSURE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE USE GROUPS PERMITTED IN THE DISTRICT.			
IN M1 DISTRICTS	ZR 42-411	ALL SUCH ACTIVITIES SHALL BE LOCATED WITHIN COMPLETELY ENCLOSED BUILDINGS, PROVIDED, HOWEVER, THAT COMMERCIAL USES MAY BE LOCATED WITHIN BUILDINGS WHICH ARE COMPLETELY ENCLOSED EXCEPT FOR STORE FRONTS OR STORE WINDOWS WHICH MAY BE OPENED TO SERVE CUSTOMERS OUTSIDE THE BUILDING.			
STREETSCAPE PROVISIONS	ZR 42-485	ON NARROW STREETS, FOR ZONING LOTS WITH STREET FRONTAGE OF 50 FEET OR MORE, GROUND FLOOR USES LIMITED TO USE GROUPS 6A, 6C, . . . SHALL HAVE A DEPTH OF AT LEAST 30 FEET FROM THE STREET WALL AND SHALL EXTEND ALONG A MINIMUM OF 50 PERCENT OF THE WIDTH OF THE STREET FRONTAGE OF THE ZONING LOT. THE REMAINDER OF THE STREET FRONTAGE OF THE ZONING LOT MAY BE OCCUPIED BY ANY PERMITTED USES, LOBBIES, OR ENTRANCES TO PARKING SPACES, EXCEPT THAT LOBBIES SHALL BE LIMITED TO A TOTAL WIDTH OF 40 FEET. NO MINIMUM 30 FOOT DEPTH REQUIREMENT SHALL APPLY WHERE A REDUCTION IN SUCH DEPTH IS NECESSARY IN ORDER TO ACCOMMODATE A RESIDENTIAL LOBBY OR VERTICAL CIRCULATION CORE.	40'-0" MAXIMUM LOBBY FRONTAGE	LOBBY FRONTAGE < 40'-0"	COMPLIES
		ENCLOSED PARKING SPACES, OR PARKING SPACES COVERED BY A BUILDING, INCLUDING SUCH SPACES ACCESSORY TO RESIDENCES, SHALL BE PERMITTED TO OCCUPY THE GROUND FLOOR, PROVIDED THEY ARE LOCATED BEYOND 30 FEET OF THE STREET WALL.		NO PARKING	COMPLIES
		FOR ANY DEVELOPMENT OR ENLARGEMENT THAT INCLUDES A GROUND FLOOR STREET WALL, EACH GROUND FLOOR STREET WALL OCCUPIED BY USES LISTED IN USE GROUPS 1 THROUGH 15, NOT INCLUDING DWELLING UNITS, SHALL BE GLAZED WITH TRANSPARENT MATERIALS WHICH MAY INCLUDE SHOW WINDOWS, TRANSOM WINDOWS OR GLAZED PORTIONS OF DOORS. SUCH TRANSPARENCY SHALL OCCUPY AT LEAST 50 PERCENT OF THE SURFACE AREA OF THAT PORTION OF THE GROUND FLOOR STREET WALL LOCATED BETWEEN A HEIGHT OF TWO FEET AND TWELVE FEET, OR THE HEIGHT OF THE GROUND FLOOR CEILING, WHICHEVER IS HIGHER, ABOVE THE LEVEL OF THE ADJOINING SIDEWALK. THE LOWEST POINT OF ANY SUCH REQUIRED TRANSPARENCY SHALL NOT BE HIGHER THAN FOUR FEET ABOVE THE LEVEL OF THE ADJOINING SIDEWALK, WITH THE EXCEPTION OF TRANSOM WINDOWS, AND THE MINIMUM WIDTH OF ANY SUCH REQUIRED TRANSPARENCY SHALL BE TWO FEET. IN ADDITION, THE MAXIMUM WIDTH OF A PORTION OF THE GROUND FLOOR LEVEL STREET WALL WITHOUT TRANSPARENCY SHALL NOT EXCEED TEN FEET. HOWEVER, THE TRANSPARENCY REQUIREMENTS OF THIS SECTION SHALL NOT APPLY TO THAT PORTION OF THE GROUND FLOOR LEVEL STREET WALL OCCUPIED BY AN ENTRANCE TO A PARKING FACILITY.	50% GROUND FLOOR TRANSPARENCY	>50% GROUND FLOOR TRANSPARENCY	COMPLIES
II. ARTICLE IV CHAPTER 3 - BULK REGULATIONS FOR MANUFACTURING DISTRICTS					
MAXIMUM FLOOR AREA RATIO AND PERCENTAGE OF LOT COVERAGE	ZR 43-12	FOR ANY ZONING LOT, THE MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED THE FLOOR AREA RATIO SET FORTH IN THE TABLE MAXIMUM FLOOR AREA FLOOR AREA RATIO / DISTRICT 5.00 / M1-5	LOT AREA 16,419 X 5.00 = 82,095 S.F. MAXIMUM ALLOWABLE ZONING FLOOR AREA	74,495 S.F.	74,495 < 82,095 COMPLIES
PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS	ZR 43-23	IN ALL MANUFACTURING DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED WITHIN A REQUIRED YARD OR REAR YARD EQUIVALENT: (a) IN ANY REAR YARD OR REAR YARD EQUIVALENT: (4) CHIMNEYS, PROJECTING NOT MORE THAN THREE FEET INTO, AND NOT EXCEEDING TWO PERCENT OF THE AREA OF, THE REQUIRED YARD OR REAR YARD EQUIVALENT	CHIMNEY DEPTH <= 3'-0" INTO REAR YARD CHIMNEY AREA <= 2% REAR YARD AREA	NO CHIMNEY	COMPLIES
REQUIRED YARDS ALONG DISTRICT BOUNDARY COINCIDENT WITH REAR LOT LINES OF TWO ADJOINING ZONING LOTS	ZR 43-302	ALONG SUCH PORTION OF THE REAR LOT LINE OF A ZONING LOT IN A MANUFACTURING DISTRICT WHICH COINCIDES WITH A REAR LOT LINE OF A ZONING LOT IN AN ADJOINING RESIDENCE DISTRICT, AN OPEN AREA NOT HIGHER THAN CURB LEVEL AND AT LEAST 30 FEET IN DEPTH SHALL BE PROVIDED WITHIN THE MANUFACTURING DISTRICT. SUCH AN OPEN AREA SHALL NOT BE USED FOR STORAGE OR PROCESSING OF ANY KIND.	PROPOSED 60-68 GANSEVOORT STREET BUILDING IS A REAR LOT LINE TO REAR LOT LINE CONDITION AND THEREFORE OPEN AREA IS REQUIRED. HOWEVER 1 STORY NON COMPLIANT BULK EXISTS IN REQUIRED OPEN AREA.	EXISTING 1-STORY NON-COMPLIANT BULK PROPOSED TO REMAIN IN ACCORDANCE WITH ZR 54-41. SEE ADJACENT DIAGRAMS.	COMPLIES
REQUIRED YARDS ALONG DISTRICT BOUNDARY COINCIDENT WITH SIDE LOT LINE OF ZONING LOT IN A MANUFACTURING DISTRICT	ZR 43-303	ALONG SUCH PORTION OF A SIDE LOT LINE OF A ZONING LOT IN A MANUFACTURING DISTRICT WHICH COINCIDES WITH A REAR LOT LINE OF A ZONING LOT IN AN ADJOINING RESIDENCE DISTRICT, AN OPEN AREA NOT HIGHER THAN CURB LEVEL AND AT LEAST 15 FEET WIDE SHALL BE PROVIDED WITHIN THE MANUFACTURING DISTRICT. SUCH AN OPEN AREA SHALL NOT BE USED FOR ACCESSORY OFF-STREET LOADING OR FOR STORAGE OR PROCESSING OF ANY KIND.	PROPOSED 70-74 GANSEVOORT STREET BUILDING IS A SIDE LOT LINE TO SIDE LOT LINE CONDITION AND THEREFORE NO OPEN AREA IS REQUIRED	NO OPEN AREA PROPOSED	COMPLIES
PERMITTED OBSTRUCTIONS	ZR 43-42	IN ALL MANUFACTURING DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED TO PENETRATE A MAXIMUM HEIGHT LIMIT OR A SKY EXPOSURE PLANE SET FORTH IN SECTIONS 43-43, 43-44 OR 43-49. (a) AWNINGS AND OTHER SUN CONTROL DEVICES, PROVIDED THAT WHEN LOCATED AT A LEVEL HIGHER THAN THE FIRST STORY, EXCLUDING A BASEMENT, ALL SUCH AWNINGS AND OTHER SUN CONTROL DEVICES : 1) SHALL BE LIMITED TO A MAXIMUM PROJECTION FROM A BUILDING WALL OF 2 FEET, 6 INCHES 2) SHALL HAVE SOLID SURFACES THAT, IN AGGREGATE, COVER AN AREA NO MORE THAN 30 PERCENT OF THE AREA OF THE BUILDING WALL (AS VIEWED IN ELEVATION) FROM WHICH THEY PROJECT.	SUN CONTROL DEVICE PROJECTION <= 2'-6" SUN CONTROL DEVICE AREA <= 30% WALL AREA	SUN CONTROL DEVICE PROJECTION = 2' - 5 3/4" NORTH SUN CONTROL DEVICE AREA = 477 SF NORTH WALL AREA = 14,323 SF 30%(14,323) = 4,297 SF WEST SUN CONTROL DEVICE AREA = 244 SF WEST WALL AREA = 5,944 SF 30%(5,944) = 1783 SF	2' - 5 3/4" < 2' - 6" 477 SF < 4297 SF 244 SF < 1783 SF COMPLIES SEE A-005
MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS	ZR 43-43	IF THE FRONT WALL OR ANY OTHER PORTION OF A BUILDING OR OTHER STRUCTURE IS LOCATED AT THE STREET LINE OR WITHIN THE INITIAL SETBACK DISTANCE AS SET FORTH IN THE TABLE IN THIS SECTION, THE HEIGHT OF SUCH FRONT WALL OR OTHER PORTION OF A BUILDING OR OTHER STRUCTURE, EXCEPT AS OTHERWISE SET FORTH IN THIS SECTION, SHALL NOT EXCEED THE MAXIMUM HEIGHT ABOVE CURB LEVEL SET FORTH IN THE TABLE. ABOVE SUCH MAXIMUM HEIGHT AND BEYOND THE INITIAL SETBACK DISTANCE, THE BUILDING OR OTHER STRUCTURE SHALL NOT PENETRATE THE SKY EXPOSURE PLANE SET FORTH IN THE TABLE. SKY EXPOSURE PLANE - WITHIN M1-5 DISTRICTS INITIAL SETBACK DISTANCE (IN FEET) ON NARROW STREET: 20 MAXIMUM HEIGHT OF A FRONT WALL . . . WITHIN THE INITIAL SETBACK DISTANCE 85 FEET OR 6 STORIES, WHICHEVER IS LESS. SLOPE OVER ZONING LOT (VERTICAL DISTANCE TO HORIZONTAL DISTANCE) ON NARROW STREET; 2.7 TO 1	85'-0" MAXIMUM HEIGHT STREET WALL 20'-0" INITIAL SETBACK DISTANCE ALL BULK WITHIN SKY EXPOSURE PLANE	80'-5 3/4" HIGH STREET WALL 20'-0" SETBACK ALL BULK WITHIN SKY EXPOSURE PLANE	COMPLIES COMPLIES COMPLIES

III. STREET TREE PLANTING

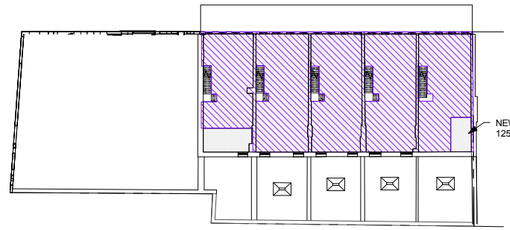
STREET TREE PLANTING IN MANUFACTURING DISTRICTS	ZR 43-02	ALL DEVELOPMENTS, OR ENLARGEMENTS OF 20 PERCENT OR MORE IN FLOOR AREA, EXCLUDING DEVELOPMENTS OR ENLARGEMENTS IN USE GROUPS 17 OR 18, SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 (STREET TREE PLANTING).			
STREET TREE PLANTING	ZR 26-41	ONE STREET TREE, PRE-EXISTING OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT. FRACTIONS EQUAL TO OR GREATER THAN ONE-HALF RESULTING FROM THIS CALCULATION SHALL BE CONSIDERED TO BE ONE TREE. SUCH TREES SHALL BE PLANTED AT APPROXIMATELY EQUAL INTERVALS ALONG THE ENTIRE LENGTH OF THE CURB. (OPTION TO FUND TREES OFF-SITE).	273'-8 1/2" OF STREET FRONTAGE = 11 REQUIRED TREES.	CONFIRM LAYOUT OF 11 TREES	-

IV. ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS

REQUIRED OFF-STREET PARKING	ZR 44-21	IN ALL DISTRICTS, AS INDICATED, ACCESSORY OFF-STREET PARKING SPACES, OPEN OR ENCLOSED, SHALL BE PROVIDED IN CONFORMITY WITH THE REQUIREMENTS SET FORTH IN THE TABLE IN THIS SECTION FOR ALL DEVELOPMENT AFTER DECEMBER 15, 1961, FOR THE MANUFACTURING, COMMERCIAL, OR COMMUNITY FACILITY USES LISTED IN THE TABLE. **GENERAL RETAIL OR SERVICE USES. USES IN PRC-B IN USE GROUP 6:** NONE REQUIRED - M1-5	ZONED M1-5 : NONE REQUIRED	NONE	COMPLIES
REQUIRED ACCESSORY OFF-STREET LOADING BERTHS	ZR 44-52	ACCESSORY OFF-STREET LOADING BERTHS, OPEN OR ENCLOSED, SHALL BE PROVIDED IN CONFORMITY WITH THE REQUIREMENTS SET FORTH IN THE TABLE IN THIS SECTION. . . . TYPE OF USE / DISTRICT COMMERCIAL USES. ALL RETAIL OR SERVICE USES LISTED IN USE GROUP 6A, 6C, 9A [OR] 9C. / M1-5 FLOOR AREA - REQUIRED BERTHS FIRST 25,000 SQUARE FEET OF FLOOR AREA - NONE NEXT 15,000 SQUARE FEET OF FLOOR AREA - 1 REQUIRED BERTH NEXT 60,000 SQUARE FEET OF FLOOR AREA - 1 REQUIRED BERTH EACH ADDITIONAL 150,000 SQUARE FEET OF FLOOR AREA OR FRACTION THEREOF - 1 REQUIRED BERTH	FIRST 25,000 SF OF RETAIL FLOOR AREA : NONE REQUIRED	<25,000 SF RETAIL FLOOR AREA	COMPLIES
BICYCLE PARKING	ZR 44-60	THE PROVISIONS OF SECTION 36-70 (BICYCLE PARKING), INCLUSIVE, SHALL APPLY TO ALL PERMITTED COMMERCIAL AND RESIDENTIAL USES.			
BICYCLE PARKING	ZR 36-70	THE PROVISIONS OF THIS SECTION, INCLUSIVE, RELATING TO BICYCLE PARKING SPACES SHALL APPLY TO: (A) DEVELOPMENTS; (B) ENLARGEMENTS THAT INCREASE THE FLOOR AREA WITHIN A BUILDING BY 50 PERCENT OR MORE; IN ADDITION, THE PROVISIONS OF SECTION 36-75 (FLOOR AREA EXEMPTION) SHALL APPLY TO ALL BUILDINGS AS SET FORTH THEREIN. THE NUMBER OF ACCESSORY BICYCLE PARKING SPACES PROVIDED PURSUANT TO THIS SECTION, THE TOTAL AREA, IN SQUARE FEET, OF BICYCLE PARKING SPACES AND THE TOTAL AREA, IN SQUARE FEET, EXCLUDED FROM THE CALCULATION OF FLOOR AREA FOR SUCH SPACES SHALL BE NOTED ON THE CERTIFICATE OF OCCUPANCY.			
ENCLOSED BICYCLE PARKING SPACES	ZR 36-711	ENCLOSED ACCESSORY BICYCLE PARKING SPACES SHALL BE PROVIDED FOR AT LEAST THAT AMOUNT SPECIFIED FOR THE APPLICABLE USE SET FORTH IN THE TABLE IN THIS SECTION. FOR THE PURPOSES OF CALCULATING THE NUMBER OF REQUIRED BICYCLE PARKING SPACES, ANY FRACTION OF A SPACE 50 PERCENT OR GREATER SHALL BE COUNTED AS AN ADDITIONAL SPACE. WHERE ANY BUILDINGS OR ZONING LOT CONTAINS TWO OR MORE USES HAVING DIFFERENT BICYCLE PARKING REQUIREMENTS AS SET FORTH IN THE TABLE, THE BICYCLE PARKING REQUIREMENTS FOR EACH TYPE OF USE SHALL APPLY TO THE EXTENT OF THAT USE. TYPE OF USE / BICYCLE PARKING SPACES REQUIRED GENERAL RETAIL OR SERVICE USES - USE GROUPS 6A, 6C, 6E / 1 PER 10,000 SQUARE FEET OF FLOOR AREA	1 PER 10,000 SQUARE FEET OF FLOOR AREA	FLOOR AREA = 74,495 SF 7 BICYCLE PARKING SPACES REQUIRED 7 BICYCLE PARKING SPACES PROPOSED	COMPLIES
RESTRICTIONS ON OPERATION, SIZE AND LOCATION OF BICYCLE PARKING SPACES	ZR 36-73	ALL ACCESSORY BICYCLE PARKING SPACES SHALL BE PROVIDED ON THE SAME ZONING LOT AS THE BUILDING OR USE TO WHICH SUCH SPACES ARE ACCESSORY.			COMPLIES



3 EXISTING GROUND FLOOR AREA TO REMAIN
1/32" = 1'-0"



2 EXISTING 2nd FLOOR AREA TO REMAIN
1/32" = 1'-0"

EXISTING FLOOR AREA TO REMAIN

ZR 54-41 PERMITTED RECONSTRUCTION CALCULATIONS
1/32" = 1'-0"

EXISTING FLOOR AREA	
Ground Floor Existing Area	16,456 SF
70-74 Mezz Existing Area	1,760 SF
2nd Floor Existing Area	6,760 SF
	24,976 SF

EXISTING AREA TO REMAIN	
Ground Floor Existing Area to Remain	667 SF
2nd Floor Existing Area to Remain	5,806 SF
Grand total	6,472 SF

EXISTING FLOOR AREA = 24,976 SF

25% OF 24,976 SF = 6,244 SF

EXISTING SF TO REMAIN PROPOSED = 6,472 SF

6,472 SF > 6,244 SF : COMPLIES

Jake Udeh

APPROVED
Under Directive 2 of 1975
Date: 02/17/2017:

NYC Development Hub

100% DD / 10% CD	09/30/2016
50% DESIGN DEVELOPMENT	09/23/2015
DOB FILING / SCHEMATIC DESIGN	05/29/2015

ISSUE/REVISION **DATE**

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PROJECT NAME
#60-74 GANSEVOORT STREET NEW YORK, NY 10014

DRAWING TITLE
ZONING ANALYSIS

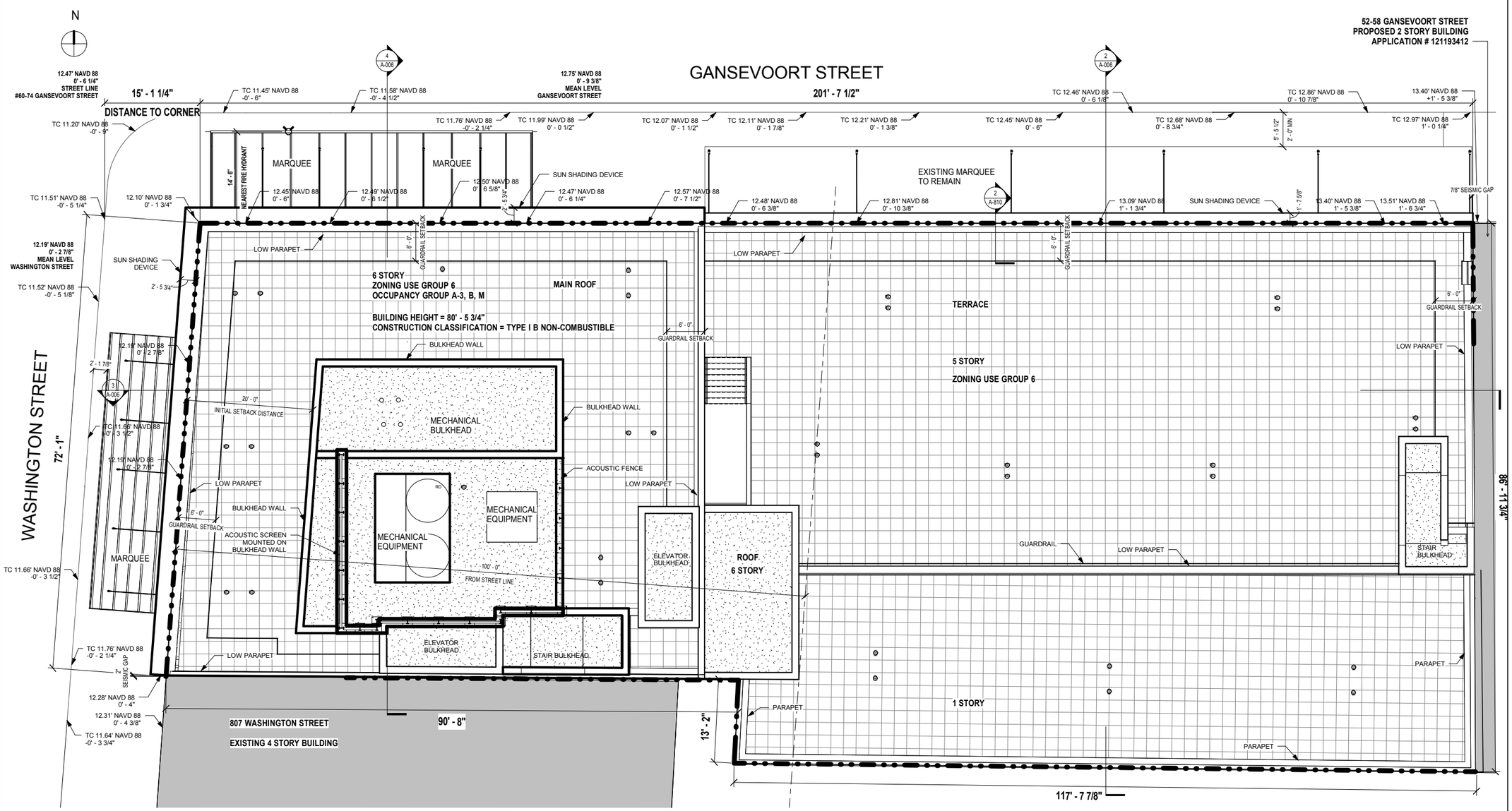
STAMP & SIGNATURE

ARCHITECT, AIA

PROJECT NO.	1506
DATE:	11/09/16
SCALE:	As indicated
SHEET NO.	5 of 50

A-004.

DEPT OF BLDGS 121193403 Job Number
ES682633117 Scan Code



1 SITE PLAN
1/8" = 1'-0"

ISSUE/REVISION	DATE
100% DD / 10% CD	09/30/2016
50% DESIGN DEVELOPMENT	09/23/2015
DOB FILING / SCHEMATIC DESIGN	05/29/2015

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PROJECT NAME
#60-74 GANSEVOORT STREET
NEW YORK, NY 10014

DRAWING TITLE
ZONING SITE PLAN

Jake Udeh
APPROVED
Under Directive 2 of 1975
Date: 02/17/2017:
NYC Development Hub

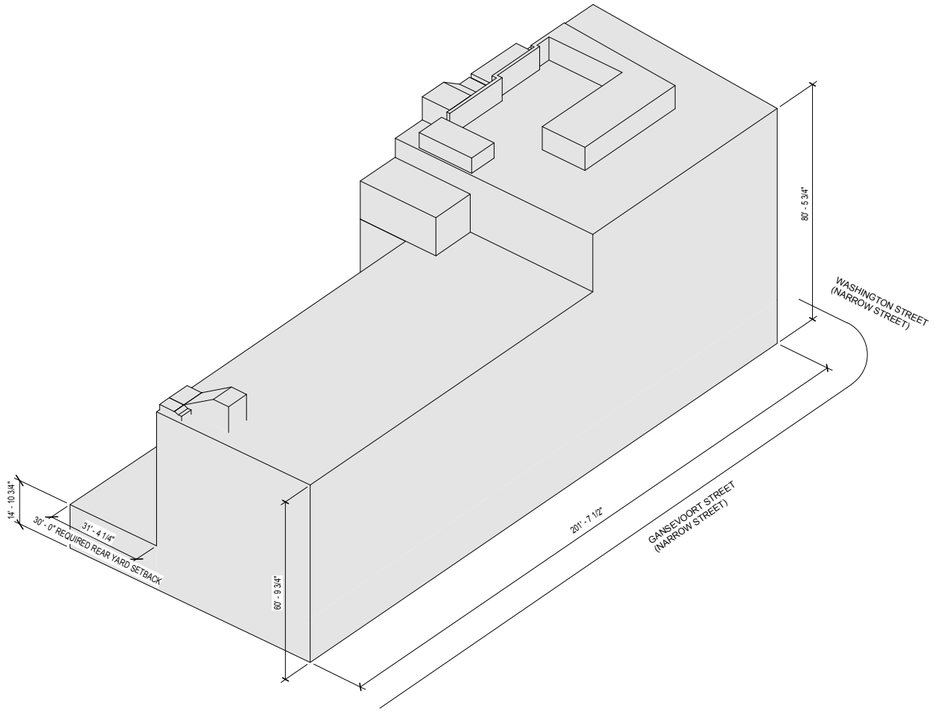
STAMP & SIGNATURE
REGISTERED ARCHITECT JAKE UDEH ROBERT ARCHITECTURE STATE OF NEW YORK
ARCHITECT, AIA

PROJECT NO.	1506
DATE:	11/09/16
SCALE:	1/8" = 1'-0"
SHEET NO.	6 of 50

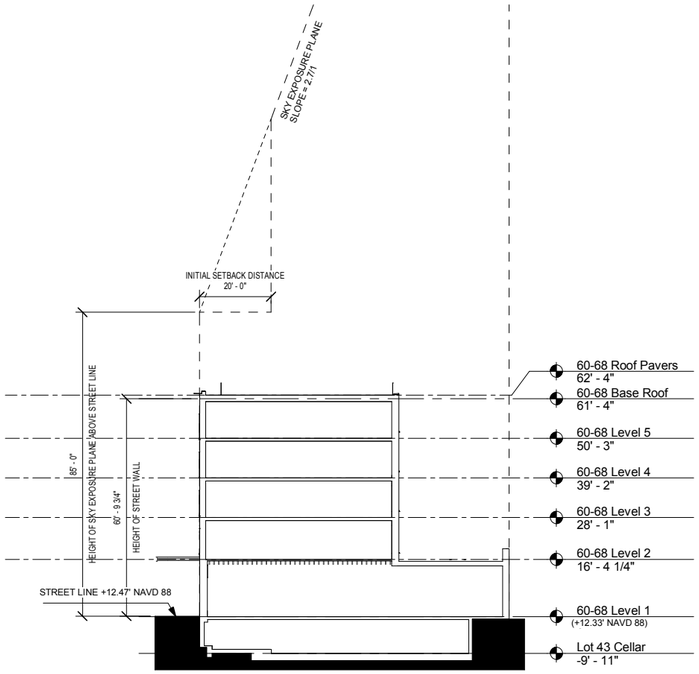
A-005.

DEPT OF BLDGS 121193403 Job Number

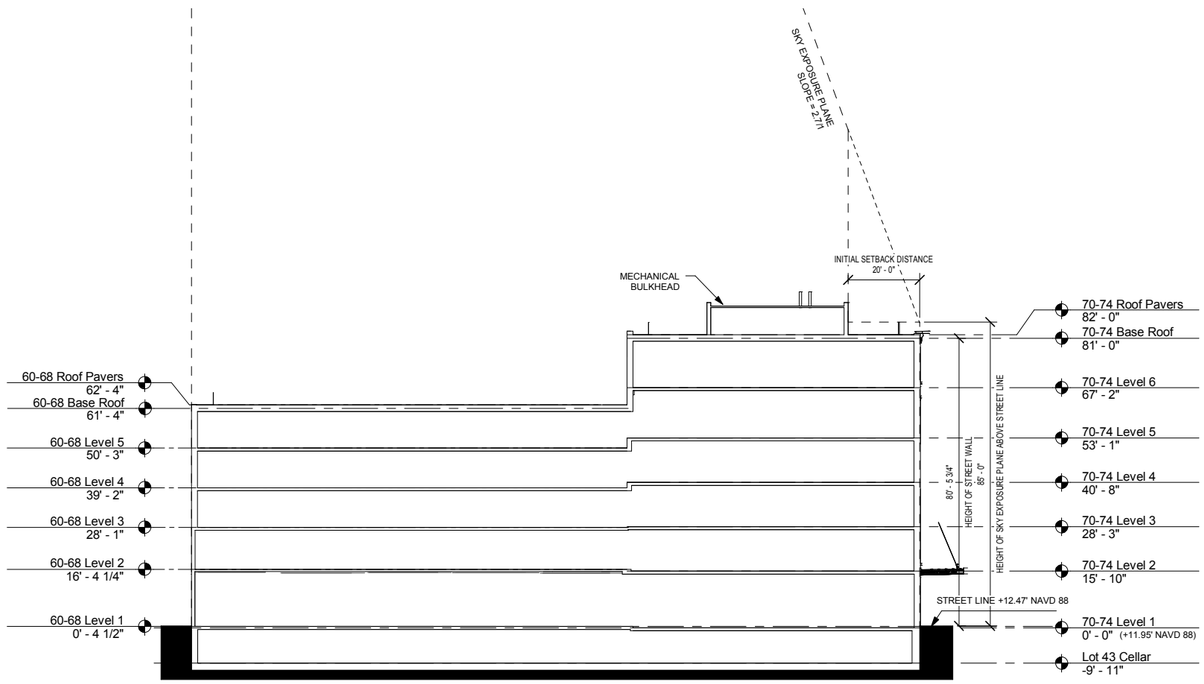
ES967668569 Scan Code



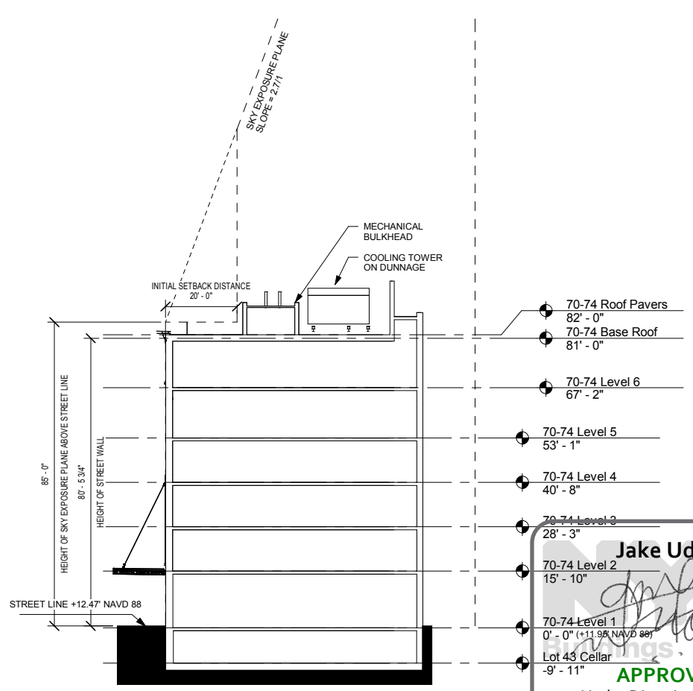
1 ZONING AXON



2 #60-68 ZONING BUILDING SECTION
1" = 20'-0"



3 #60-74 ZONING BUILDING SECTION
1" = 20'-0"



4 #70-74 ZONING BUILDING SECTION
1" = 20'-0"

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50% DESIGN DEVELOPMENT	09/23/2015
DOB FILING / SCHEMATIC DESIGN	05/29/2015

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PROJECT NAME
#60-74 GANSEVOORT STREET
NEW YORK, NY 10014

DRAWING TITLE
ZONING DIAGRAM

Jake Udeh
APPROVED
Under Directive 2 of 1975
Date: 02/17/2017:
NYC Development Hub

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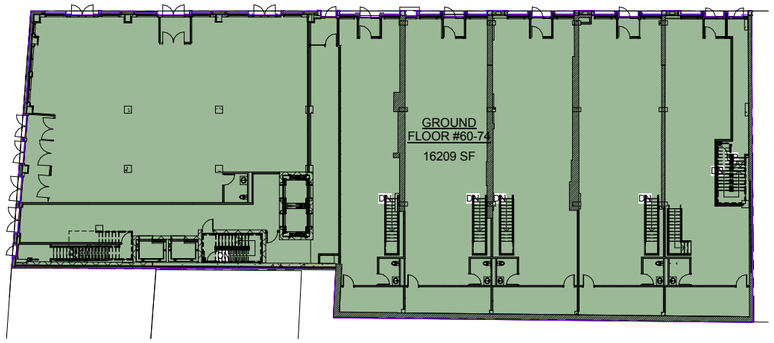
ARCHITECT, AIA

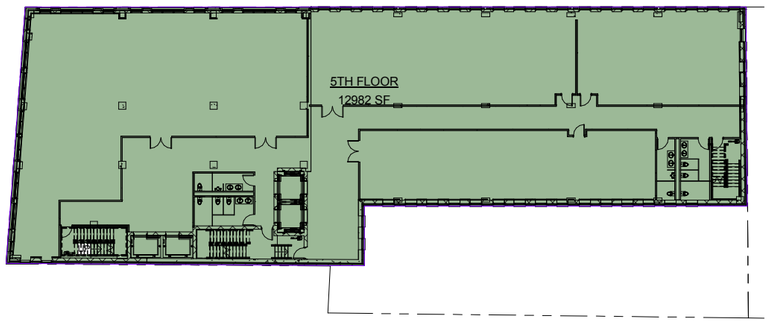
PROJECT NO.	1506
DATE:	11/09/16
SCALE:	1" = 20'-0"
SHEET NO.	7 of 50

A-006.

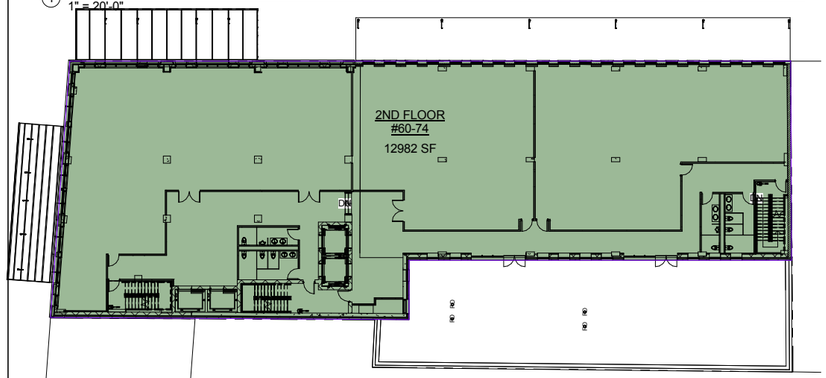
DEPT OF BLDGS 121193403 Job Number
ES377353278 Scan Code



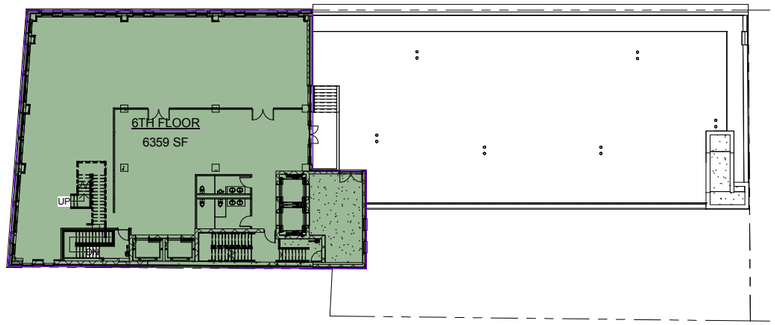
1 GROUND FLOOR AREA PLAN
1" = 20'-0"



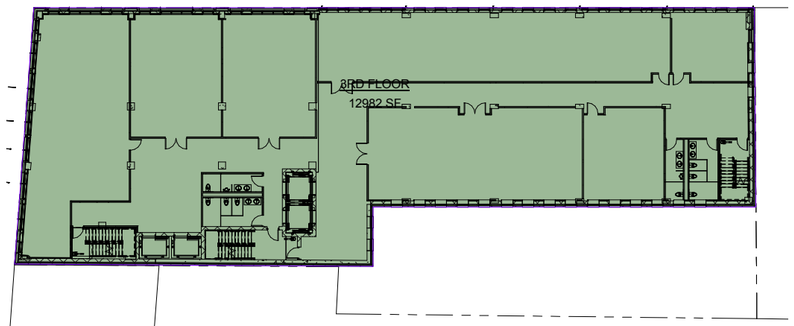
5 5TH FLOOR AREA PLAN
1" = 20'-0"



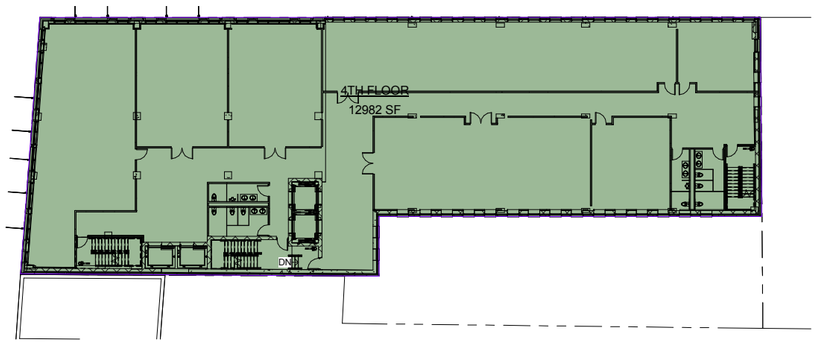
2 2ND FLOOR AREA PLAN
1" = 20'-0"



6 6TH FLOOR AREA PLAN
1" = 20'-0"



3 3RD FLOOR AREA PLAN
1" = 20'-0"



4 4TH FLOOR AREA PLAN
1" = 20'-0"

GROSS FLOOR AREA	
Floor Level	Area
#60-74	
Ground Floor	16,209 SF
Floor 2	12,982 SF
Floor 3	12,982 SF
Floor 4	12,982 SF
Floor 5	12,982 SF
Floor 6	6,359 SF
Grand total	74,495 SF

MAXIMUM ALLOWABLE ZONING FLOOR AREA = 82,095 SF

74,495 SF < 82,095 SF

ZONING FLOOR AREA < MAXIMUM ALLOWABLE

OK

Jake Udeh

APPROVED
Under Directive 2 of 1975
Date: 02/17/2017:
NYC Development Hub

ISSUE/REVISION	DATE
100% DD / 10% CD	09/30/2016
50% DESIGN DEVELOPMENT	09/23/2015
DOB FILING / SCHEMATIC DESIGN	05/29/2015

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PROJECT NAME
#60-74 GANSEVOORT STREET
NEW YORK, NY 10014

DRAWING TITLE
#60-74 GROSS FLOOR AREA DIAGRAMS

STAMP & SIGNATURE

ARCHITECT, AIA

PROJECT NO.	1506
DATE:	11/09/16
SCALE:	1" = 20'-0"
SHEET NO.	8 of 50

A-101.





Certificate of Occupancy

CO Number: 121193412T002

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Manhattan **Address:** 52 GANSEVOORT STREET **Building Identification Number (BIN):** 1080258	**Block Number:** 00643 **Lot Number(s):** 49 **Building Type:** Altered to comply as new	**Certificate Type:** Temporary **Effective Date:** 05/16/2019 **Expiration Date:** 08/14/2019

This building is subject to this Building Code:

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification:	3-A	(2014/2008 Code)
Building Occupancy Group classification:	A-2	(2014/2008 Code)
Multiple Dwelling Law Classification:	None	

No. of stories: 2	**Height in feet:** 24	**No. of dwelling units:** 0

C. **Fire Protection Equipment:**
None associated with this filing.

D. **Type and number of open spaces:**
None associated with this filing.

E. **This Certificate is issued with the following legal limitations:**
None

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 17 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments: None

Borough Commissioner

Acting Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 121193412T002

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	6	OG	B U S-2		6	STORAGE, MECHANICAL ROOMS, KITCHEN, OFFICE, ACCESSORY TO EATING AND DRINKING ESTABLISHMENT
CEL		OG	U S-2		6	GAS AND WATER ROOM, BIKE ROOM, ELECTRICAL ROOM, STORAGE ROOMS
001	74	75	M		6	RETAIL
001	226	75	A-2		6	EATING AND DRINKING ESTABLISHMENT WITH KITCHEN
001		75	M		6	RETAIL LOBBY
002	88	75	M		6	RETAIL

THIS PREMISES HAS BEEN RECORDED AT THE OFFICE OF THE CITY REGISTER UNDER EX HIBIT I - 2015000391690, EXHIBIT III - 2015000391691

END OF SECTION

Borough Commissioner

Acting Commissioner

END OF DOCUMENT

Certificate of Occupancy

CO Number: 121193421T005

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Manhattan **Address:** 46 GANSEVOORT STREET **Building Identification Number (BIN):** 1012157	**Block Number:** 00643 **Lot Number(s):** 54 **Building Type:** Altered to comply as new	**Certificate Type:** Temporary **Effective Date:** 04/24/2019 **Expiration Date:** 07/23/2019

This building is subject to this Building Code:

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification:	3-A	(2014/2008 Code)	
Building Occupancy Group classification:	M	(2014/2008 Code)	
Multiple Dwelling Law Classification:	None		
No. of stories: 2	**Height in feet:** 28		**No. of dwelling units:** 0

C. **Fire Protection Equipment:**
None associated with this filing.

D. **Type and number of open spaces:**
None associated with this filing.

E. **This Certificate is issued with the following legal limitations:**
None

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 23 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments: None

Borough Commissioner

Acting Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 121193421T005

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	9	OG	S-2		6	UTILITY ROOMS, ELECTRICAL ROOM, WATER ROOM, BIKE ROOM
CEL		OG	S-2		6	ELEVATOR MACHINE ROOM 1 (RETAIL 001), MECHANICAL ROOM 1 (RETAIL 001)
CEL	60	OG	M		6	RETAIL 002
CEL	89	OG	M		6	RETAIL 001
CEL		OG	S-2		6	ELEVATOR MACHINE ROOM 2 (RETAIL 002), MECHANICAL ROOM 2 (RETAIL 002)
001	93	100	M		6	RETAIL 002
001	117	100	M		6	RETAIL 001
002	32	100	M		6	RETAIL 002
002	59	100	M		6	RETAIL 001
002		100	M		6	MECHANICAL TERRACE ACCESSORY TO RETAIL 002
ROOF		100	M		6	ELEVATOR BULKHEAD, STAIR BULKHEAD, MECHANICAL ROOF TERRACE

THIS PREMISES HAS BEEN RECORDED AT THE OFFICE OF THE CITY REGISTER UNDER EXHIBIT I - 2015000391694 EXHIBIT III - 2015000391695

END OF SECTION

Borough Commissioner

Acting Commissioner

END OF DOCUMENT

Attachment B: DOB Permits

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: 121193421-01-AL

Issued: 09/10/2018 **Expires:** 06/20/2019

Issued to: MICHAEL MARINO

Address: MANHATTAN 46 GANSEVOORT STREET

Business: MJM ASSOCIATES CONSTR LLC

Contractor No: GC-600725

Description of Work:

Alteration Type 1 required to meet New Building requirements (28-101.4.5)
APPLICATION FILED FOR THE RENOVATION, CHANGE OF USE AND COMBINATION OF 46-50 GANSEVOORT STREET AS SHOWN ON PLANS FILED HERE WITH. OBTAIN NEW C OF O

Number of dwelling units occupied during construction: 0
Review is requested under Building Code: 2014

SITE FILL: NOT APPLICABLE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

This permit copy created on 06/12/2019 reflects the Commissioner(s) as of such date.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

03 06/12/2019

OP-35A (5/10)

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *121193412-01-AL*

Issued: *09/07/2018* **Expires:** *06/20/2019*

Issued to: MICHAEL MARINO

Address: *MANHATTAN 52 GANSEVOORT STREET*

Business: MJM ASSOCIATES CONSTR LLC

Contractor No: GC-600725

Description of Work:

Alteration Type 1 required to meet New Building requirements (28-101.4.5)
APPLICATION FILED FOR THE RENOVATION, CHANGE OF USE AND COMBINATION OF 52-58 GANSEVOORT STREET
AS SHOWN ON PLANS FILED HERE WITH. OBTAIN NEW C OF O

Number of dwelling units occupied during construction: 0
Review is requested under Building Code: 2014 *SITE FILL: NOT APPLICABLE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

This permit copy created on 06/12/2019 reflects the Commissioner(s) as of such date.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

04 06/12/2019

OP-35A (5/10)

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: 121193403-01-AL

Issued: 09/07/2018 **Expires:** 09/07/2019

Issued to: MICHAEL MARINO

Address: MANHATTAN 60 GANSEVOORT STREET

Business: MJM ASSOCIATES CONSTR LLC

Contractor No: GC-600725

Description of Work:

Alteration Type 1 required to meet New Building requirements (28-101.4.5)
APPLICATION FILED FOR THE RENOVATION, CHANGE OF USE AND COMBINATION OF 60-74 GANSEVOORT STREET
AS SHOWN ON PLANS FILED HERE WITH. OBTAIN NEW C OF O

Number of dwelling units occupied during construction: 0
Review is requested under Building Code: 2014 *SITE FILL: NOT APPLICABLE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner: **Commissioner of Buildings:** Rick Chandler

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

04 11/28/2018

OP-35A (5/10)

Attachment C: WRP

FOR INTERNAL USE ONLY	WRP No. WRP #20-009
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: VHB

Name of Applicant Representative: Nancy Doon

Address: One Penn Plaza, New York, NY 10119

Telephone: 212.857.7312 Email: ndoon@vhb.com

Project site owner (if different than above): Aurora Capital Associates

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The applicant, 60-74 Gansevoort Street LLC, 52-58 Gansevoort Street LLC, and 46-50 Gansevoort Street LLC , is seeking a modification to ULURP No. C840260ZMM to facilitate an amendment to the Declaration, as amended by the Amended Declaration and Second Amended Declaration, recorded against the project site, located on the south side of Gansevoort Street between Washington Street and Greenwich Street (Block 643, Lots 43, 49, and 54) within the Gansevoort Market Historic District.The applicant seeks to allow Use Groups 3, 4, and 6B in addition to the uses permitted by the Declaration, as amended. The prohibition on eating and drinking establishments with entertainment and eating and drinking establishments in rear yards and on roofs would remain. The proposed action would allow for the conversion of up to approximately 69,036 square feet (sf) (total building sf, minus 30,509 sf of ground-floor floor area) of the building to Use Group (UG) 6B office.

2. Purpose of activity

A Declaration, as amended is currently recorded against the project site, which prohibits office use among other uses. The Restrictive Declaration was originally intended to mitigate potential adverse impacts on industrial/meat-related businesses from the rezoning that occurred in 1984. However, the character of the neighborhood has changed substantially since then to become a more predominantly commercial area, and traditional meat-related industrial uses are no longer common in the area.

C. PROJECT LOCATION

Borough: Manhattan Tax Block/Lot(s): Block 643, Lots 43, 49 and 54

Street Address: 46-74 Gansevoort Street, New York, NY

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☐ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☑ Other, explain: Modification of Restrictive Declaration
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1.	Does the project require a waterfront site?	☐ Yes	☑ No
2.	Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?	☐ Yes	☑ No
3.	Is the project located on publicly owned land or receiving public assistance?	☐ Yes	☑ No
4.	Is the project located within a FEMA 1% annual chance floodplain? *(6.2)*	☐ Yes	☑ No
5.	Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)*	☑ Yes	☐ No
6.	Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).*	☐ Yes	☑ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☑
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☑
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☑
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☑
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☑
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☑
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☑
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☑
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☑
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☑
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☑
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: ~~Nancy~~ Nancy Doon, VHB

Address: One Penn Plaza, New York, NY 10119

Telephone: 212-857-7312 Email: NDOON@VHB.COM

Applicant/Agent's Signature: Nancy Doon

Date: 1/16/2020

WRP Policy Assessment

Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

Policy 1.1: Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.

Land uses to the north of Gansevoort Street across from the project site consist primarily of commercial and mixed uses. These commercial uses contain largely ground floor uses such as boutiques and bar/restaurants. Upper stories appear to be used primarily for office and studio space, with some residential uses. The area south of Gansevoort Street contain primarily one- and two-story residences, multi-family walk-ups, and multi-family elevator buildings. There are also some office buildings located in this portion of the study area, including a 6-story office building just south of the site at the corner of Horatio Street and Washington Street, a 5-story office building at the corner of Gansevoort Street and Greenwich Strict directly east of the project site, and another 6-story office building located at the corner of Greenwich Street and Jane Street. The proposed project would consist of a 6-story commercial building containing Use Group 6 uses other than 6B on the ground floor and Use Group 6B office uses on the upper levels. Therefore, the proposed project would be compatible with surrounding uses and its design would be consistent with underlying zoning regulations.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

The surrounding area is well-served by public transportation. The project site is located approximately 0.25 miles from the 14th Street-Eighth Avenue station, which serves the A, C, E, and L lines. In addition, the M11, M12, and M14A bus stops are located just west of the on the corner of Horatio Street and Ninth Avenue and the corner of Hudson Street and Horatio Street. The project site is also located in an area that is served by New York City's sewer and drainage system. Therefore, the proposed project would consist of redevelopment in area where public facilities and infrastructure are adequate.

Policy 1.5: Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

See response to WRP Policy 6.2.

Policy 6: Minimize loss of life, structure, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

Policy 6.1: Minimze losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

See response to WRP Policy 6.2.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Pnale on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms)* into the planning and design of projects in the city's Coastal Zone.

The project site is not located within the National Flood Insurance Program's (NFIP) 100-year floodplain, as mapped in the Preliminary Flood Insurance Rate Maps (PFIRM) for New York County, dated January 30, 2015 (Map Number 34017C0107E). The height of the 100-year floodplain is 11 feet NAVD88. The project site is within the 500-year floodplain, which has a height of 14.4 feet.

Based on sea level rise (SLR) estimates from the New York City Panel of Climate Change's 2015 report, Building the Knowledge Base for Climate Resiliency, predicted flood elevations for various SLR scenarios were determined, as depicted in ***Table 1***. All SLR calculations are provided in the flood elevation worksheets attached.

Table 1 100-Year Floodplain Elevations with Sea Level Rise

Decade	Low Estimate – 10th percentile (ft)	Mid-Range – 25th to 75th percentile (ft)		High Estimate – 90th percentile (ft)
2020	11.2	11.3	11.7	11.8
2050	11.7	11.9	12.8	13.5
2080	12.1	12.5	14.3	15.8
2100	12.3	12.8	15.2	17.3

The lowest floor elevation of the project site building (same under the No-Action and With-Action conditions), is the cellar, which is constructed at an elevation of 2.04 feet (NAVD 88). The ground floor level, which consists of retail/restaurant space, would be constructed at an elevation of approximately 12.20 feet (NAVD 88), which is approximately 1.2 feet above the 100-year flood height. The proposed project's office space would be constructed at an elevation of approximately 28.48 feet (NAVD 88). Although the cellar of the building would be constructed below the 100-year flood height, the project site is not located within the 100-year floodplain. As such, the proposed project would be consistent with this policy.

If retrofits of vulnerable elements of the buildings are required at a future date, there are some adaptive strategies that can be undertaken. These may include but not limited to dry flood-proofing the cellar and ground floor areas and incorporating marine glass into the lower level facades.

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. HighTab 4 contains primary results. Tab 5, "Future Flood Level Projections" contains background computations. The remaining tabs contain additional results, to be used as relevant.Non-highlighted cells have been locked.

Background Information	
Project Name	46-74 Gansevoort Street
Location	Manhattan
Type(s)	☑ Residential, Commercial, Community Facility ☐ Parkland, Open Space, and Natural Areas ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or Facility ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater Treatment/Drainage ☐ Coastal Protection
Description	The applicant, 60-74 Gansevoort Street LLC, 52-58 Gansevoort Street LLC, and 46-50 Gansevoort Street LLC , is seeking a modification to ULURP No. C840260ZMM, to facilitate an amendment to the Declaration, as amended by the Amended Declaration and Second Amended Declaration, recorded against the project site, located on the south side of Gansevoort Street between Washington Street and Greenwich Street (Block 643, Lots 43, 49, and 54) within the Gansevoort Market Historic District. The applicant seeks to allow Use Groups 3, 4, and 6B in addition to the uses permitted by the Declaration, as amended. The prohibition on eating and drinking establishments with entertainment and eating and drinking establishments in rear yards and on roofs would remain. The proposed action would allow for the conversion of up to approximately 69,036 square feet (sf) (total building sf, minus 30,509 sf of ground-floor floor area) of the building to Use Group (UG) 6B office.
Planned Completion date	Feb-20

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet Error."

Last update: June 7, 2017

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.28	**5.05**	**MLLW**	
1% flood height	11.00	**11.00**	**NAVD88**	
As relevant:				
0.2% flood height	14.40	14.40	**NAVD88**	
MHW	4.73	4.73	**NAVD88**	
MSL	2.57	2.57	**NAVD88**	
MLLW	-2.77	0.00	**MLLW**	

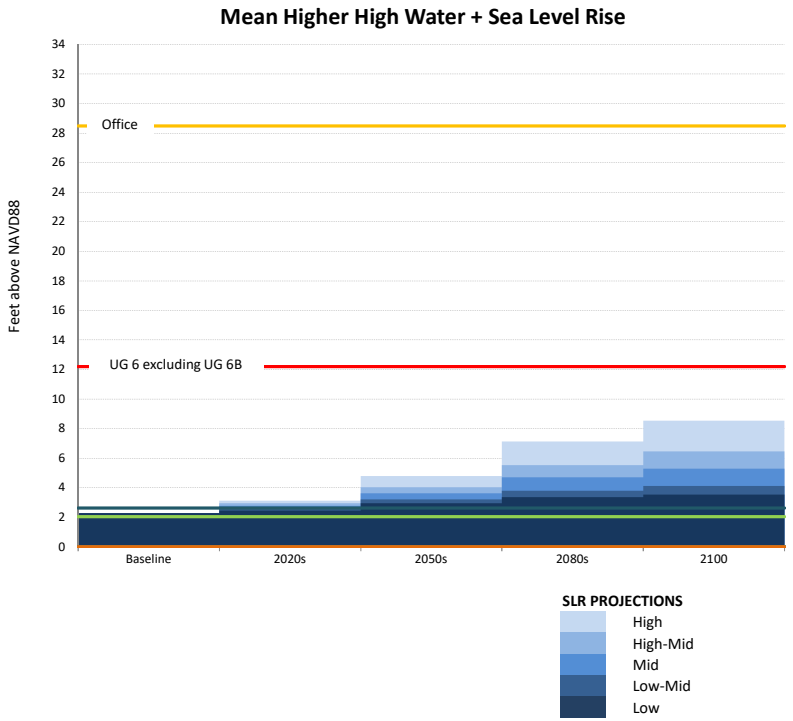
Data will be converted based on the following datums:

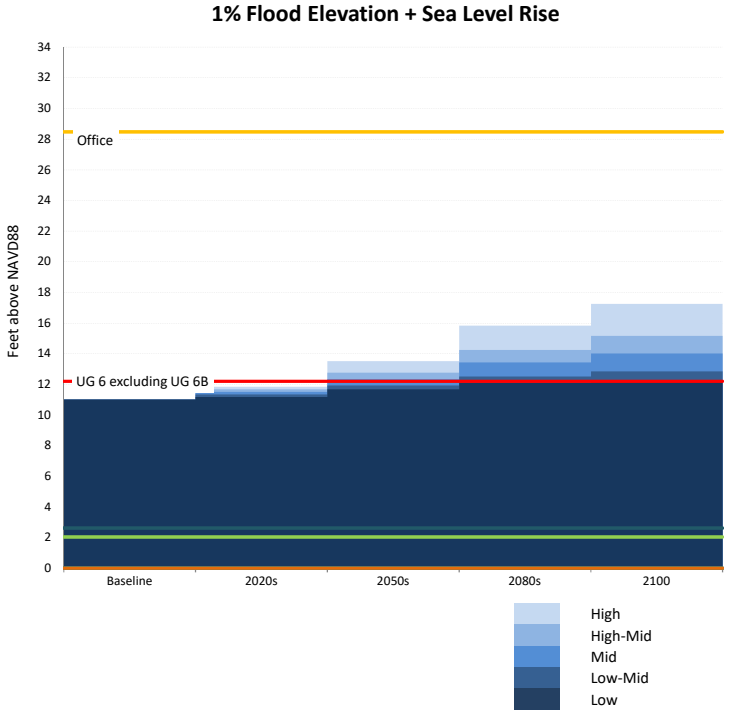
Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*
Station	The Battery
MLLW	-2.77

Describe key physical features of the project.

Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 1% flood height	Ft Above 0.2% flood height
UG 6 excluding UG 6B	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	50+	12.2	Feet	NAVD88	*12.2*	*12.2*	*9.9*	*1.2*	*-2.2*
lowest floor elevation of first-floor UG 6 excluding UG 6B uses										
Office	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	50+	28.5	Feet	NAVD88	*28.5*	*28.5*	*26.2*	*17.5*	*14.1*
lowest floor elevation of office use on second floor										
Cellar	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	50+	2.0	Feet	NAVD88	*2.0*	*2.0*	*-0.2*	*-9.0*	*-12.4*
Cellar										
Mechanical Units (Roof	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	50+	2.6	Feet	NAVD88	*2.6*	*2.6*	*0.3*	*-8.4*	*-11.8*
Lowest mechanical unit elevation (electrical service and switches)										
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
	☐ Vulnerable ☐ Critical ☑ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										

Assess project vulnerability over a range of sea level rise projections.





	SLR (ft)				
	Low	Low-Mid	Mid	High-Mid	High
Baseline	0.00	0.00	0.00	0.00	0.00
2020s	0.17	0.33	0.50	0.67	0.83
2050s	0.67	0.92	1.33	1.75	2.50
2080s	1.08	1.50	2.42	3.25	4.83
2100	1.25	1.83	3.00	4.17	6.25

	SLR	
	Low	Low-Mid
2014	0	0
2020s	2	4
2050s	8	11
2080s	13	18
2100	15	22

	MHHW+SLR (ft above NAVD88)				
	Low	Low-Mid	Mid	High-Mid	High
Baseline	2.28	2.28	2.28	2.28	2.28
2020s	2.45	2.61	2.78	2.95	3.11
2050s	2.95	3.20	3.61	4.03	4.78
2080s	3.36	3.78	4.70	5.53	7.11
2100	3.53	4.11	5.28	6.45	8.53

	MLLW+SLR (ft a	
	Low	Low-Mid
Baseline	-2.77	-2.77
2020s	-2.60	-2.44
2050s	-2.10	-1.85
2080s	-1.69	-1.27
2100	-1.52	-0.94

	1%+SLR (ft above NAVD88)				
	Low	Low-Mid	Mid	High-Mid	High
Baseline	11.00	11.00	11.00	11.00	11.00
2020s	11.17	11.33	11.50	11.67	11.83
2050s	11.67	11.92	12.33	12.75	13.50
2080s	12.08	12.50	13.42	14.25	15.83
2100	12.25	12.83	14.00	15.17	17.25

	MSL+SLR (ft ab	
	Low	Low-Mid
Baseline	2.57	2.57
2020s	2.74	2.90
2050s	3.24	3.49
2080s	3.65	4.07
2100	3.82	4.40

	0.2%+SLR (ft above NAVD88)				
	Low	Low-Mid	Mid	High-Mid	High
Baseline	14.40	14.40	14.40	14.40	14.40
2020s	14.57	14.73	14.90	15.07	15.23
2050s	15.07	15.32	15.73	16.15	16.90
2080s	15.48	15.90	16.82	17.65	19.23
2100	15.65	16.23	17.40	18.57	20.65

	0	1
UG 6 excluding UG 6B	12	12.2
Office	28	28.48
Cellar	2.04	2.04
Mechanical Units (Roof	2.62	2.62
0	0	0
0	0	0
0	0	0
0	0	0

(in)

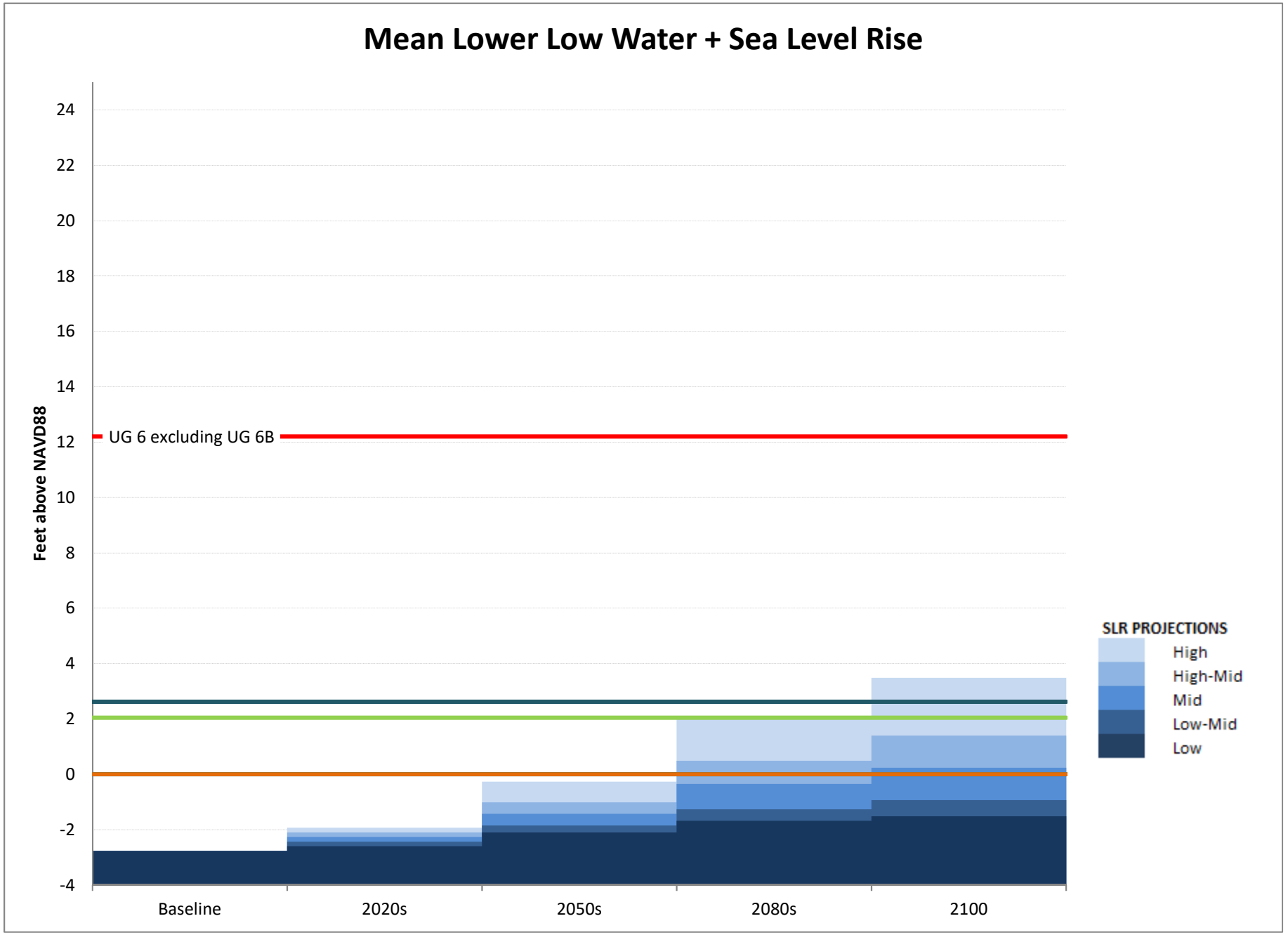
Mid	High-Mid	High
0	0	0
6	8	10
16	21	30
29	39	58
36	50	75

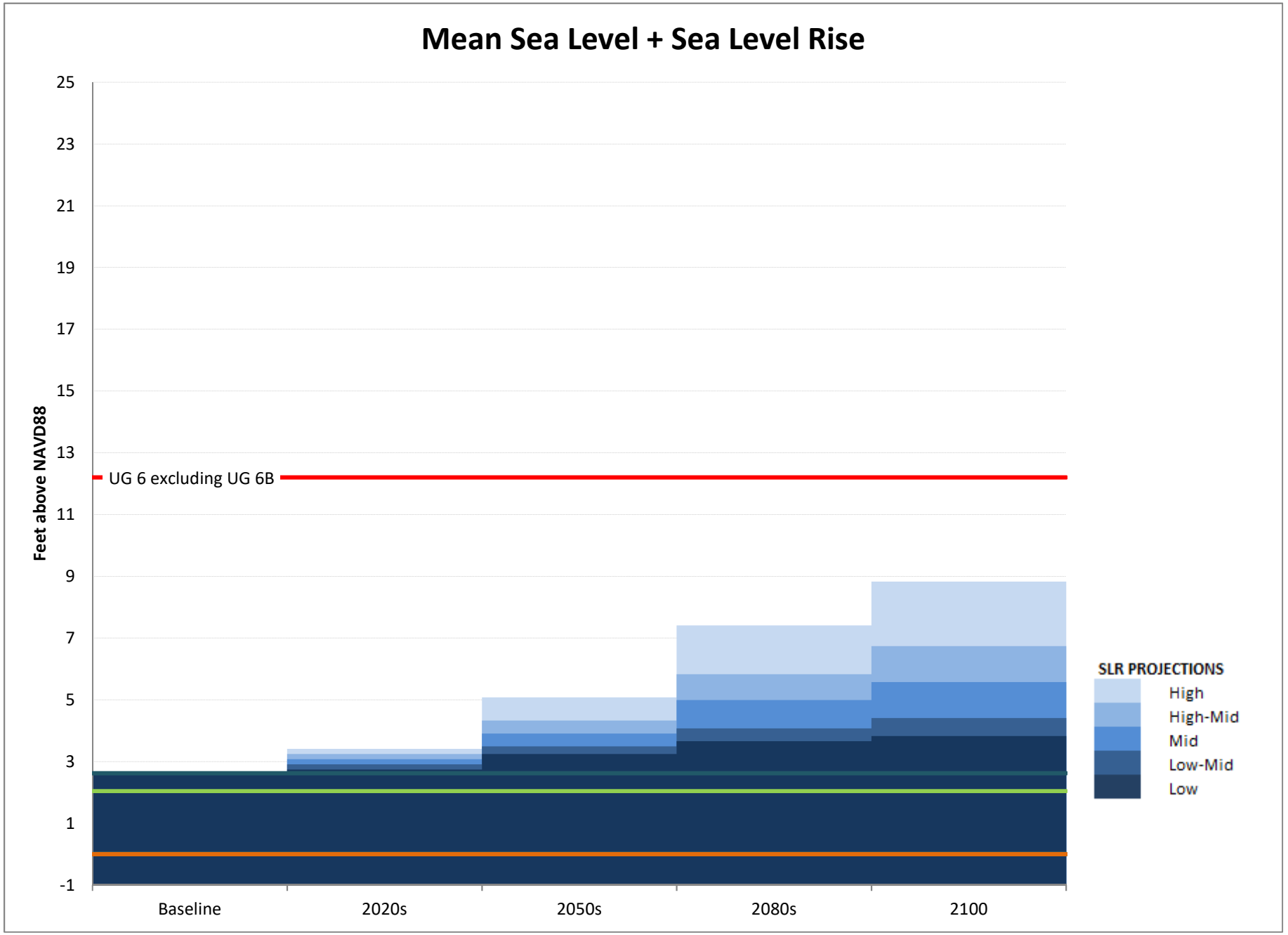
above NAVD88)

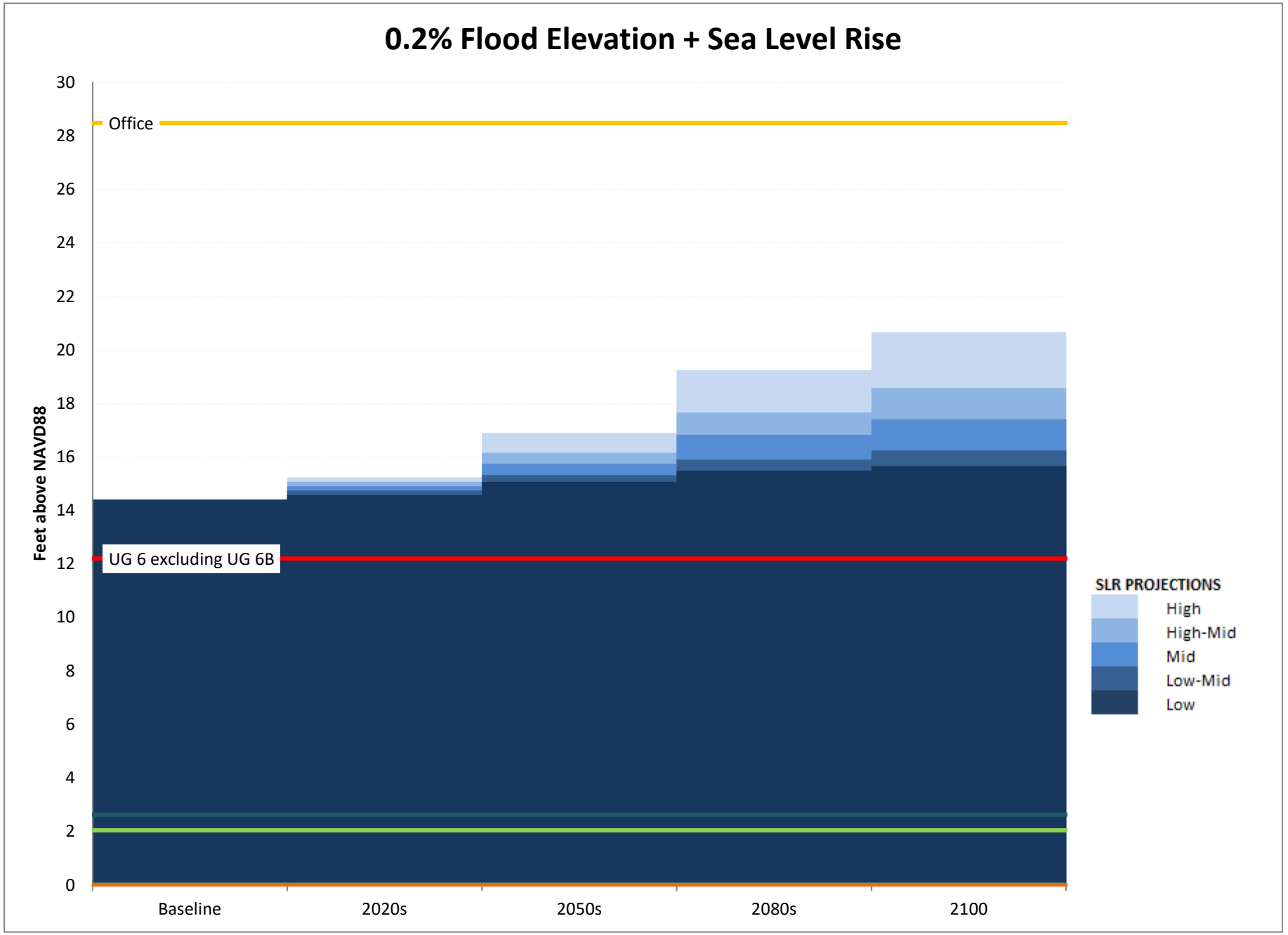
Mid	High-Mid	High
-2.77	-2.77	-2.77
-2.27	-2.10	-1.94
-1.44	-1.02	-0.27
-0.35	0.48	2.06
0.23	1.40	3.48

bove NAVD88)

Mid	High-Mid	High
2.57	2.57	2.57
3.07	3.24	3.40
3.90	4.32	5.07
4.99	5.82	7.40
5.57	6.74	8.82


Mean Lower Low Water + Sea Level Rise
Feet above NAVD88
24
22
20
18
16
14
12
10
8
6
4
2
0
-2
-4
UG 6 excluding UG 6B
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low


Mean Sea Level + Sea Level Rise
Feet above NAVD88
25
23
21
19
17
15
13
11
9
7
5
3
1
-1
UG 6 excluding UG 6B
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low


0.2% Flood Elevation + Sea Level Rise
Feet above NAVD88
30
28
26
24
22
20
18
16
14
12
10
8
6
4
2
0
Office
UG 6 excluding UG 6B
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low