APPENDIX A
PROPOSED TEXT AMENDMENTS

PROJECT SITE A

HUDSON RIVER PARK

TEXT AMENDMENT

November 27, 2017

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within ## is defined in Section 12-10;
***indicates where unchanged text appears in the Zoning Resolution

ARTICLE VIII
SPECIAL PURPOSE DISTRICTS

Chapter 9
Special Hudson River Park District

* * *

89-02
Definitions

For the purposes of this ~~Chapter~~ Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

Granting site

Within the #Special Hudson River Park District#, ~~the~~ a "granting site" is a #zoning lot#, or a portion of a #zoning lot#, within the areas identified as "A1" and "B1" on the maps in the Appendix to this Chapter, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a #receiving site# that shares the same letter designation. For example, #granting site# "A1" may transfer #floor area# to #receiving site# "A2," but not to #receiving site# "B2."

Receiving site

Within the #Special Hudson River Park District#, ~~the~~ a "receiving site" is a #zoning lot#, within the areas identified as "A2" or "B2" on the maps in the Appendix to this Chapter, to which #floor area# of ~~the~~ a #granting site# may be transferred.

* * *

89-10
USE AND BULK REGULATIONS

89-11
Use and Bulk Regulations on Receiving Sites

The #use# and #bulk# regulations applicable to ~~the~~ a #receiving site# shall be modified as follows:

(a) C6-4 Districts

Within the area identified as "A2" on the maps in the Appendix, the ~~The~~ #use# and #bulk# regulations of the underlying C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within the area identified as "B2" on the maps in the Appendix, the #use# and #bulk# regulations of the underlying C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the underlying C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the underlying C6-3, C6-4 or M1-5 District shall only apply to such approved #development#, #enlargement# or #conversion#.

89-12
Special Floor Area Regulations Within Area B2

Within the area identified as B2 on the maps in the Appendix, where the Commission has granted a special permit pursuant to Section 89-21, the #bulk# regulations of the underlying C6-4X District shall apply pursuant to the provisions of Section 89-11 (Use and Bulk Regulations on Receiving Sites). However, the #floor area ratio# of the underlying district shall not apply. In lieu thereof, the maximum base #floor area ratio# shall be 10.0 within a #Mandatory Inclusionary Housing area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 89-21 (Transfer of Floor Area From Hudson River Park).

89-20
SPECIAL PERMITS

89-21
Transfer of Floor Area From Hudson River Park

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations, except #floor area# regulations, for a #development#, #enlargement# or #conversion# located on such #receiving site#.

* * *

(b) Conditions and limitations

All applications for a special permit pursuant to this Section shall comply with the following conditions:

* * *

(6) for the #receiving site# within the area identified as "A2" on the map in the Appendix:

(i) the portion of the #receiving site# located over West Houston Street shall not generate #floor area# for the proposed special permit #development#, and no #floor area# shall be located directly above West Houston Street;

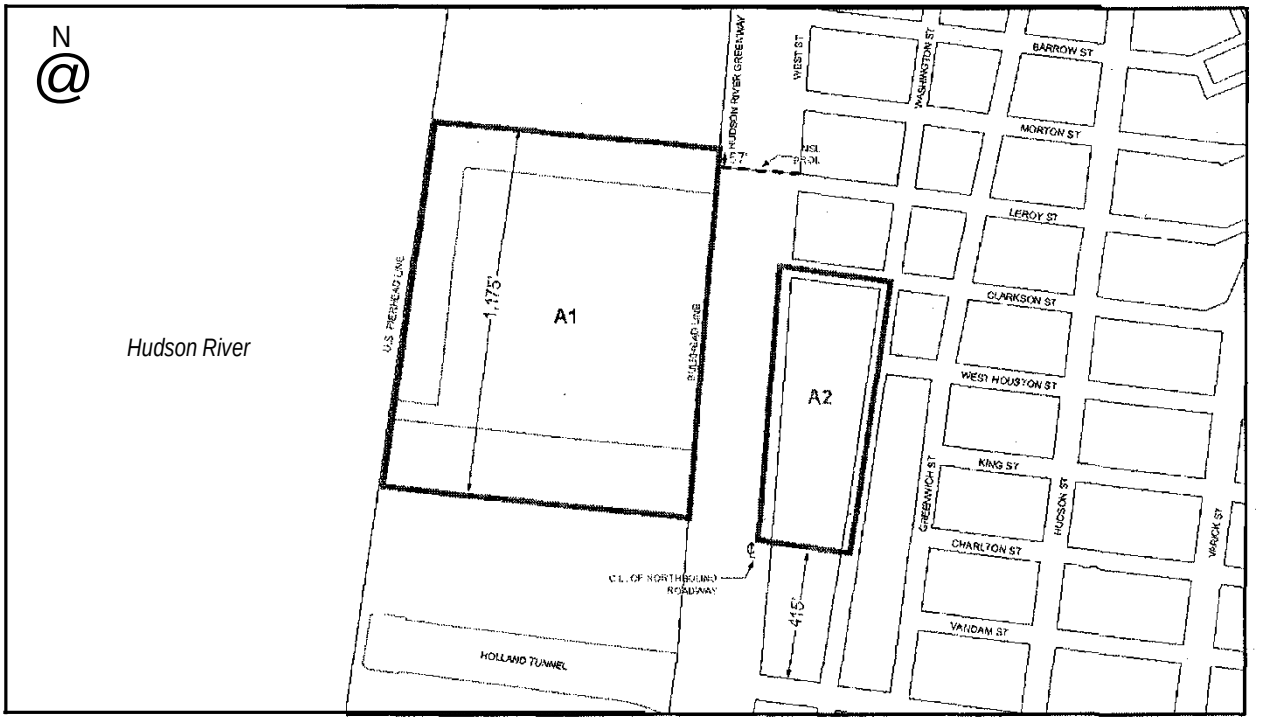
~~(7)~~(ii) the height and setback requirements of the applicable district shall apply to the portions of the #receiving site# located on each side of the mapped #street lines# of West Houston Street; and

~~(8)~~(7) no more than 200,000 square feet of #floor area#, in the aggregate, shall be transferred to #receiving sites# located within the boundaries of Manhattan Community District 2.

* * *

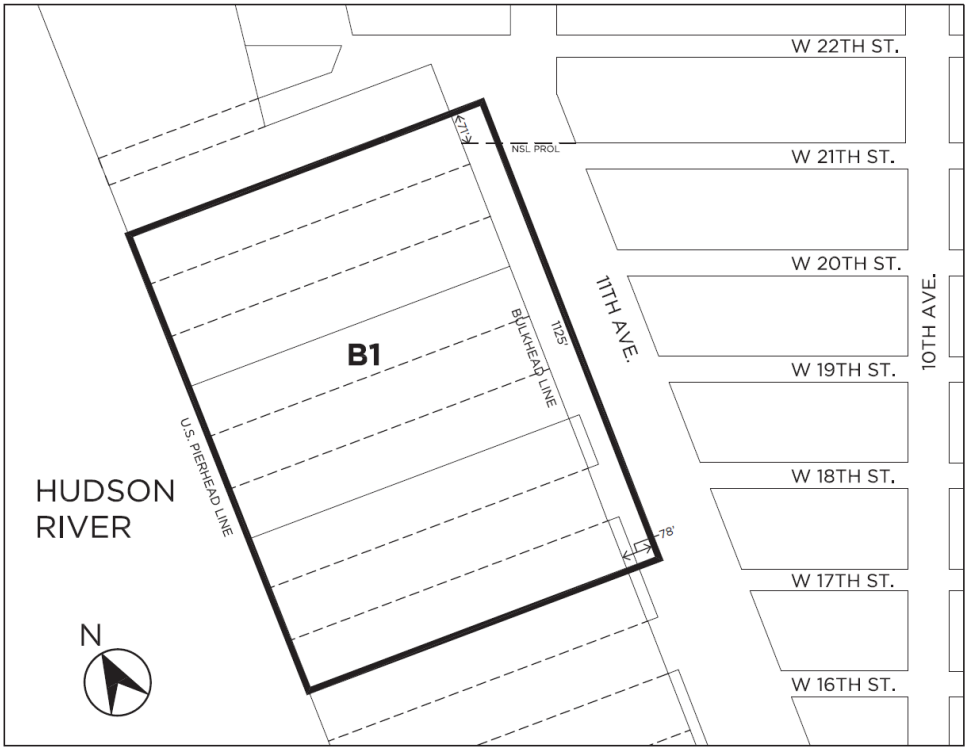
Appendix
Special Hudson River Park District Plan

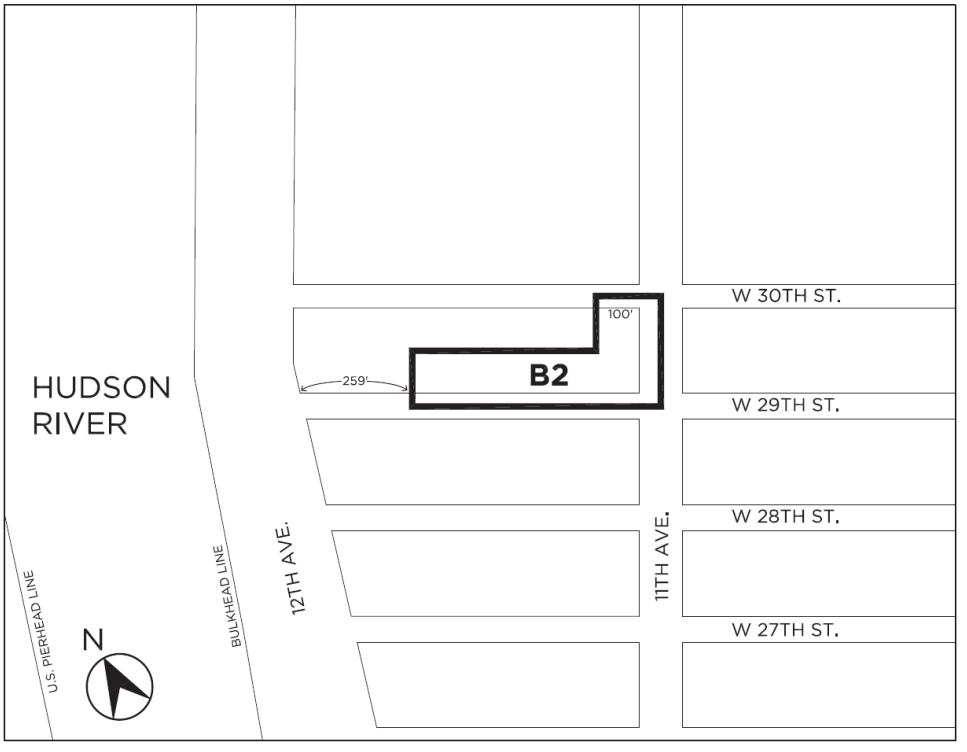
Map 1. Transfer of Floor Area - Granting and Receiving Sites within Areas AI and A2



#Special Hudson River Park District#
Al Area within which a #granting site# may be located
A2 Area within which a #receiving site# may be located

Map 2. Transfer of Floor Area - Granting and Receiving Sites within Areas B1 and B2





Bl Area within which a #granting site# may be located
B2 Area within which a #receiving site# may be located

* * *

PROJECT SITE B

HUDSON RIVER PARK AND INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY INCLUSIONARY HOUSING AREAS

TEXT AMENDMENT

November 21, 2017

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
*** indicates where unchanged text appears in the Zoning Resolution

* * *

Article VIII - Special Purpose Districts

Chapter 9
Special Hudson River Park District

89-00
GENERAL PURPOSES

* * *

89-02
Definitions

For the purposes of this Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

Granting site

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which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a #receiving site# that shares the same letter designation. For example, #granting site# "A1" may transfer #floor area# to #receiving site# "A2," but not to #receiving site# "B2."

Receiving site

Within the #Special Hudson River Park District#, a ~~the~~ "receiving site" is a #zoning lot#, within the area identified as "A2" and "B2" on the maps in the Appendix to this Chapter, to which #floor area# of a ~~the~~ #granting site# may be transferred.

Required funds

Within the #Special Hudson River Park District#, the "required funds" are the specified amount of funds required to effectuate the transfer of #floor area#, pursuant to paragraph (a) of Section 89-21, set forth in a statement from the Hudson River Park Trust.

* * *

89-10
USE AND BULK REGULATIONS

89-11
Use and Bulk Regulations on Receiving Sites

The #use# and #bulk# regulations applicable to the #receiving site# shall be modified as follows:

(a) C6-4 Districts

Within the area labeled "A2" on the maps in the Appendix, the ~~The~~ #use# and #bulk# regulations of the C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within the area labeled "B2" on the maps in the Appendix, the #use# and #bulk# regulations of the C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the

underlying C6-3,C6-4, C6-4X or M1-5 District shall only apply to such approved #development#, #enlargement# or #conversion#.

89-12
Special Floor Area Regulations in Manhattan Community District 4

Within the area labeled "B2" on the maps in the Appendix, where the #bulk# regulations of the underlying C6-4X District apply pursuant to the provisions of Section 89-11, the #floor area ratio# of the underlying district shall not apply. In lieu thereof, the maximum base #floor area ratio# shall be 10.0 within a #Mandatory Inclusionary Housing Area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 89-21 (Transfer of Floor Area From Hudson River Park).

89-20
SPECIAL PERMITS

89-21
Transfer of Floor Area From Hudson River Park

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations, except #floor area# regulations, for a #development#, #enlargement# or #conversion# located on such #receiving site#.

* * *

(b) Conditions and limitations

All applications for a special permit pursuant to this Section shall comply with the following conditions:

* * *

(6) for the #receiving site# within the area identified as "A2" on the map in the Appendix:

(i) the portion of the #receiving site# located over West Houston Street shall not generate #floor area# for the proposed special permit #development#, and no #floor area# shall be located directly above West Houston Street;

~~(7)~~(ii) the height and setback requirements of the applicable district shall apply to

the portions of the #receiving site# located on each side of the mapped #street lines# of West Houston Street; and

~~(8)~~(7) no more than 200,000 square feet of #floor area#, in the aggregate, shall be transferred to #receiving sites# located within the boundaries of Manhattan Community ~~Board~~ District 2.

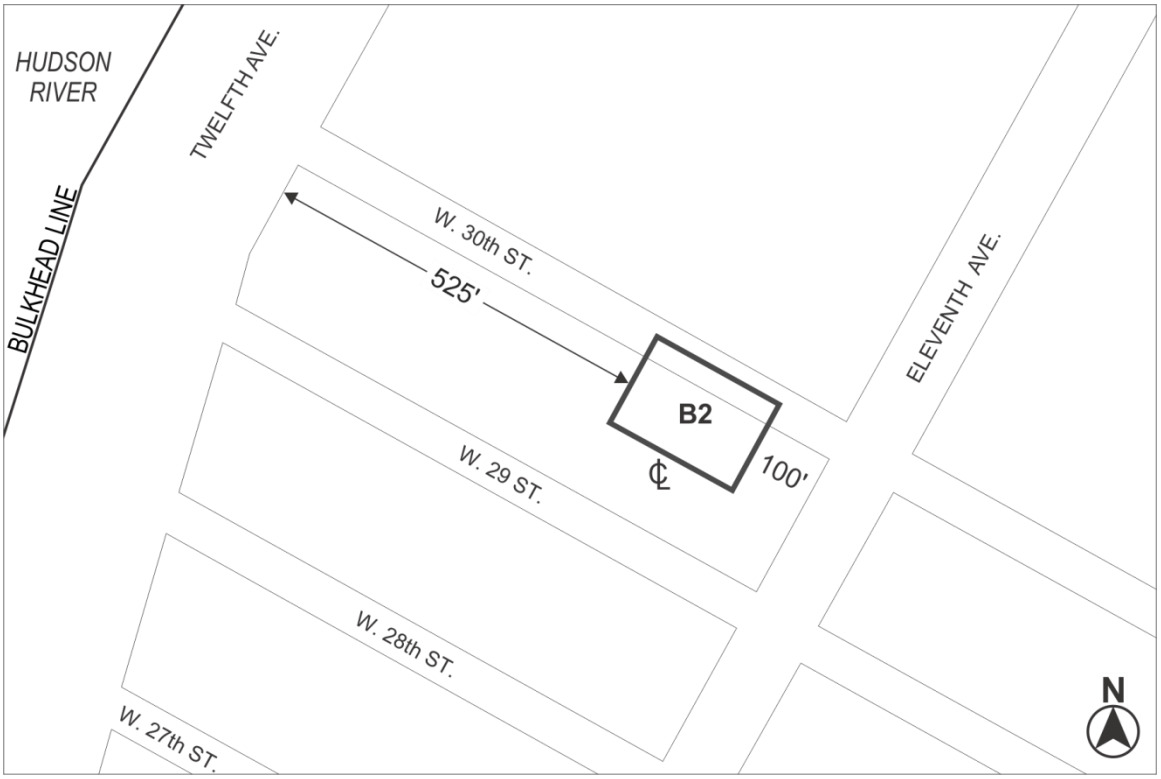
* * *

Appendix
Special Hudson River Park District Plan

Transfer of Floor Area - Granting and Receiving Sites

* * *





▬▬	#Special Hudson River Park District#
B1	#Granting Site#
B2	#Receiving Site#

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Manhattan

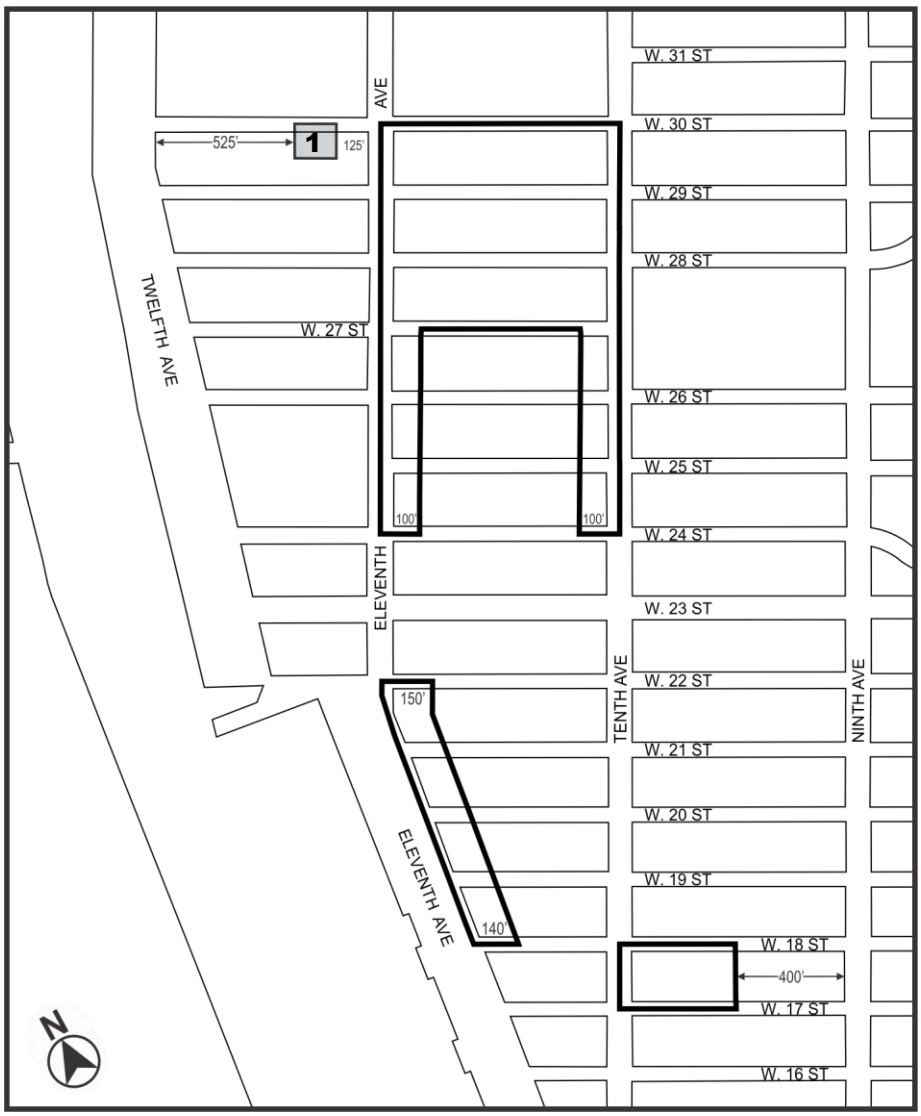
* * *

Manhattan Community District 4

In the C6-4X District within the area shown on the following Map 1, and in portions of the #Special West Chelsea District# - see Section 98-26:

Map 1 - [date of adoption]

[PROPOSED MAP]



Inclusionary Housing Designated Area

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

1 Area 1 — [date of adoption] — MIH Program [Option 1 and Option 2]

Portion of Community District 4, Manhattan

* * *