# LR Attachment 11:

# Applicant's Discussion of Conditions required for Scientific Research and Development Special Permit

**Special Permit pursuant to ZR Section 74-171**

**74-171**

***In #Residence Districts# and #Commercial Districts#, the City Planning Commission may permit laboratories not otherwise allowed by the underlying #use# regulations. In conjunction with such modifications the Commission may also permit modifications to the underlying #sign# regulations.***

***As a condition for the special permit, such facility shall:***

***(1) Conform to the performance standards applicable to M1 Districts;***

The Proposed Development's laboratory facilities will conform to performance standards applicable to M1 Districts that regulate noise; vibration; smoke, dust and other particulate matter; odorous matter; toxic noxious matter; radiation hazards; fire and explosive hazards; and humidity, heat, or glare. Where applicable, the Applicant will coordinate with the necessary city/state/federal agencies to confirm that the required performance standards are being met.

***(2) Occupy a #zoning lot# containing no #residential use#.***

No residential use will be located anywhere on the zoning lot in the Development Site containing laboratory facilities, and the Proposed Development will not introduce any new residential uses to the zoning lot.

***(1) In #Residence Districts#, occupy a #large-scale community facility development# or occupy either a single #zoning lot# used predominantly for #community facility uses# that has an area of at least 40,000 square feet, or two or more contiguous #zoning lot#, or lots that would be contiguous but for their separation by a #street#, under the same single fee ownership or alternate ownership arrangements, used predominantly for #community facility uses#, that has an area of at least 40,000 square feet***

The Development Site, which is a 4.75-acre portion of Manhattan Block 962, Lot 100, would be redeveloped with multiple new buildings (illustratively shown as Buildings A, B1, and B2) consisting of approximately 1,782,000 zoning square feet (zsf).[1] Two buildings would be located between First Avenue to the west, approximately 430 feet east of First Avenue to the east, East 25th Street to the south, and former East 26th Street to the north—on a portion of the site known as the "Western Parcel." The "Eastern Parcel" would be located approximately 370 feet west of

[1] As design progresses for the Proposed Project, it is possible that the building on the eastern portion of the Development Site (i.e., Building A) could be designed as two buildings with independent utility systems to accommodate separation between the public school and CUNY/BMCC. In this instance, both buildings would provide their own loading areas pursuant to applicable zoning requirements. However, the overall program and building envelope would not change.

FDR Drive between East 25th Street and former East 26th Street. The Proposed Development would include a total of approximately 934,075 zsf of community facilities (Use Group III(B)) space; specifically, approximately 559,185 zsf of community facilities (Use Group III(B)) space would be located on the Eastern Parcel, and approximately 374,890 zsf of community facilities (Use Group III(B)) space would be located on the Western Parcel.