PERKINS EASTMAN

CPC Drawing Set Change Narrative
8/30/2019

The following changes have been noted between the "March 2019 CPC Certifed ULURP Application" to the "August 2019 CPC Submission Revised Application" these changes have been made to the application to reflect modifications under consideration by the city planning commission to the applications as certified on March 25, 2019 for its vote on September 3, 2019.

Changes mentioned are found to be impactful to the understanding, character and implementation of the project and scope of approvals sought pursuant to the special permit applications. Minor graphic changes or those that are not deemed relevant are not catalogued.

Perkins Eastman
Architects DPC

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Project Wide Changes

- Number of beds per site reduced from 1,437 to 1,150.
- Site specific required streetwall heights and setbacks included.
- Public Access Points include a required exterior area.
- Access points, with exception to vehicular access points, may wrap corners of frontages.
- Minimum Active Frontage Depths changed from 20 feet to 30 feet in Bronx, Brooklyn, and Queens.
- Minor revisions to Lot Area sizes after cross referencing surveys. Subsequent changes to permitted floor area and FAR.
- Changes in GSF, ZFA, FAR and in some cases parking requirments due to reduced number of beds and removal of the centralized special medical annex in Queens, and the decentralization of the the infirmary into all boroughs.
- Legend language amended:
    - Proposed Illustrative Building
    - Maximum Envelope Elevation (ENV) & Illustrative Building Elevation
    - Inclusion of Proposed Illustrative Building Line
- Updated cover images & titleblocks
- The revisions above are also reflected in the Project Description (LR Item 3) for the four site applications and the Citywide system application, the Statement of Findings Narratives for the four site applications, and the Fair Share Analysis for the Citywide system application.

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The Bronx *Revisions from 3/20/2019 certified package*

Z-020

- Include 'Max Building Height' by street frontage on chart.
- Revision to loading berth & demapping text language.
- Corrected Required 'Setback at Max Base' depths. 20ft on 142nd and 15ft on 141st.
- Revised Required Min. Setback @ Max. Streetwall Height to reflect a 10ft setback @ 105ft on 141st St, and a 15ft setback @105ft on 142nd St.
- Average Curb Diagram proposed illustrative building updated.

Z-030

- Change to illustrative building massing (All Sheets). Illustrative Building set back from Private ROW and Southern/Bruckner blvds.
- Min. Setbacks and Max. Streetwall heights included in Max building Envelope. (All Sheets)
- Staff entry moved to terminus of Wales Ave and 142nd St (All Sheets).
- Concord Ave North of 142nd St corrected to show as two way.

Z-040

- Frontages note revised to read 'Mandatory Active Frontages' and to include '6D Courthouse' use.
- Mandatory Active Frontage wraps corner of 141st St and Bruckner Blvd.
- Mandatory Active Frontage extents west along 141st St.
- Community Facilities note includes '&/or' and revised min depth of 30'
- Vehicular garage entry moved to inside of Private ROW.
- Entry to Private ROW off 141st St expanded.
- Staff entry lobby space shifted to end of Wales Ave.

Z-050

- Revisions made to sheet Z-030 also carried through on Z-050.
- Extent of setback waiver revised.

Z-060

- Added 'As of Right' to elevations measuring As of Right Zoning Extents.
- Illustrative building shown to fit within setbacks.
- Illustrative Building steps up away from residential neighborhood towards Bruckner Expressway.

D-060

- Illustrative added to Proposed Illustrative Building in Legend.
- Proposed Illustrative Building Line added to Legend

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CPC Drawing Set Change Narrative
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Queens *Revisions from 3/20/2019 certified package*

Z-020

- Revised Required Min. Setback @ Max. Streetwall Height to reflect a 10ft setback @ 105ft on 132nd St, 126th St, and 82nd Ave.
- Total numbers in 'Setback at Max Base' removed.
- FAR and Floor Area portions include 'Total all uses if CF' and 'Total all uses w/o CF'
- Include 'Max Building Height' by street frontage on chart.
- Total numbers in 'Setback at Max Base' removed.
- Include 'Max Building Height' by street frontage on chart.
- Revision to required loading berth number & text language.
- Average Curb Diagram proposed illustrative building updated.
- Street Trees updated.

Z-030

- Min. Setbacks and Max. Streetwall heights included in Max building Envelope. (All Sheets)
- Illustrative building shifted and reconfigured to accommodate setbacks (All Sheets)
- Public Parking Garage entry moved from Union Turnpike to 126th St.
- Community Facility Access Point shifted to 126th St frontage of Public parking Garage (All Sheets).
- Two Public Access Points at intersection of 82nd Ave and 126th St.
- Accessory Parking curb cut moved to east end of Max Building Envelope off 132nd Ave.
- Removal off vehicular access point off existing curb cut on 132nd St.
- Loading Curb Cut moved to west end of Porposed Jail Illustrative Building.
- Staff Access point moved to 82nd Ave.

Z-040

- Frontages notes revised to read 'Community Facility' only.
- Mandatory Community Facility Frontage shifts west to 126th side of Parking/Community Facility Structure.
- Community Facility moved into frontage of Public Parking Structure.
- Public Lobbies and Staff Lobby reworked in Proposed Illustrative Building.
- Community Facilities note includes revised min depth of 30'
- Along 132nd St Loading and sally port combined at west end of Proposed Illustrative Building and Vehicular Staff Access Point moved to east end of proposed Illustrative Building.
- 1 Loading curb cut removed from 132nd St.

Z-050

- Revisions made to sheet Z-030 also carried through on Z-050.
- Slight revisions to extent of setback waiver area.

Z-060

- Maximum Building Envelope height and Proposed Illustrative Building revised to fit within setbacks.
- Added 'As of Right' to elevations measuring As of Right Zoning Extents.

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Manhattan *Revisions from 3/20/2019 certified package*

G-001
- Sheet Z-061 Renamed

Z-020
- Revised Required Min. Setback @ Max. Streetwall Height to reflect 15ft setback @ 85ft on Baxter St, and 10ft setback @ 105ft on Centre St.
- Total numbers in 'Setback at Max Base' removed.
- Revision to some of the text language.
- Street names added to Average Curb Diagram.
- Include 'Max Building Height' by street frontage on chart.
- Revision to required loading berth number & text language.
- Average Curb Diagram Proposed Illustrative Silhouette updated.

Z-030
- Min. Setbacks and Max. Streetwall heights included in Max building Envelope. (All Sheets)
- Proposed Illustrative building shifted and reconfigured to accommodate setbacks (All Sheets)

Z-040
- Mandatory Active Frontage extends west along White Street and wraps Centre St.
- Shortened Mandatory Active Frontage on north corner of White St and Baxter St.
- Community Facilities note includes '&/or'
- Proposed Illustrative Building extends east to Baxter St property line. Public lobby and Staff lobby spaces shown along Centre St.

Z-050
- Revisions made to sheet Z-030 also carried through on Z-050.
- Extent of set back waiver revised.
- Include call out for 'Section C'

Z-060
- White Street arcade revised with new annotation and hatched area. Hatched area defines a space for a potential bridge to align to adjacent Courthouse detainee transfer. The area would allow for a 20ft wide bridge and no other program use within 30ft to 55ft above Baxter St average curb (Through lot 1 – Portion 1). There are also required min.

setbacks for the potential bridge off both Centre St and Baxter St. This is further detailed in 2 / Z-061
- Note added 'Align to Courthouse Roof' at Max Building Envelope transition to coincident courthouse line.
- Added 'As of Right' to elevations measuring As of Right Zoning Extents.
- Revised Proposed Illustrative Building.

Z-061
- Revise Drawing Sheet name and Drawing title names.
- Include 'Section C' to describe the building envelope volume of White St.
- Include note for White St hatched area.
- Added 'As of Right' to elevations measuring As of Right Zoning Extents.
- Setbacks and Max Base Heights shown.
- Revised Proposed Illustrative Building.

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Brooklyn *Revisions from 3/20/2019 certified package*

Z-020

- Revised Required Min. Setback @ Streetwall Height to reflect a 10ft setback on Atlantic Ave and Smith St, and with a 5ft setback on State St.
- Transparency waiver requirement removed.
- Removal of above grade demapping volume text.
- Revision to loading berth & demapping text language.
- Average Curb Diagram proposed illustrative building updated.

Z-030

- Min. Setbacks and Max. Streetwall heights included in Max building Envelope. (All Sheets)
- Remove above grade portion of State Street Demapping (All Sheets).
- Loading Curb Cuts on State St to shift west (All Sheets).
- Flip Loading Curb Cut and Parking Curb Cut on Smith St (All Sheets).
- Staff Access point shifted west.
- Illustrative building shifted and reconfigured to accommodate setbacks (All Sheets).

Z-040

- Frontages notes revised to read 'Mandatory Active Frontage' only.
- Mandatory Active Frontages wrap corners of Boerum Pl and Smith St along Atlantic Ave.
- Illustrative Building reworked. Parking Access Ramp moved north, recessed frontages and circulation coordinated with setbacks.
- 50ft min dimensions removed for Use Groups 3, 4 and 6A hatch.
- Community Facilities note includes '&/or' and revised min depth of 30'.

Z-050

- Revisions made to sheet Z-030 also carried through on Z-050.

Z-060

- Illustrative building shown to fit within setbacks.
- Added 'As of Right' to elevations measuring As of Right Zoning Extents.
- Remove portion of Demapping Volume note that applied specifically to above grade demapping.
- Remove above grade demapping volume