Land Use Review Application

Department of City Planning 120 Broadway, 31st floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

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1. APPLICANT AND APPLICANT'S REPRESENTATIVES

New York City Department of Correction
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

75-20 Astoria Boulevard
STREET ADDRESS

East Elmhurst **NY** **11370**
CITY STATE ZIP

718 **546-0700** **718 546-5420**
AREA CODE TELEPHONE # FAX#

Howard J. Fiedler, AIA
APPLICANT'S PRIMARY REPRESENTATIVE

New York City Department of Correction
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

75-20 Astoria Boulevard
STREET ADDRESS

East Elmhurst **NY** **11370**
CITY STATE ZIP

718 **546-0700** **718 546-5420**
AREA CODE TELEPHONE # FAX#

*** List additional applicants below:**

Mayor's Office of Criminal Justice
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

New York City Department of Citywide Administrative Services (for Acquisition action only)
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

Philip Habib & Associates (Planners & Engineers) **212 929-5656** **212 929-5605**
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

124 & 125 White Street
STREET ADDRESS

Borough-Based Jail System: Manhattan Site
PROJECT NAME (IF ANY)

Block bound by White St., Baxter St., Centre St., & Hogan Pl.; part of block bound by White St., Baxter St., Centre St., & Walker St.
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-4
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12a, 12b, 12c, 12d
ZONING SECTIONAL MAP NO(S).

Block 167, Lot 1; Block 198, Lot 1. TAX BLOCK AND LOT NUMBER

Manhattan BOROUGH

1 COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☑ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See Attached Description.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☐	CHANGE IN CITY MAP……MM	$
☐	ZONING MAP AMENDMENT……ZM	$
☐	ZONING TEXT AMENDMENT…… ZR	$
☑	ZONING SPECIAL PERMIT.....ZS	$
☐	ZONING AUTHORIZATION……ZA	$
☐	ZONING CERTIFICATION……ZC	$
☑	PUBLIC FACILITY, SEL../ACQ…....PF	$
☐	DISPOSITION OF REAL PROP……..PP	$
☐	URBAN DEVELOP=T ACTION……HA	$
☐	URBAN RENEWAL PROJECT……..*	$
☐	HOUSING PLAN & PROJECT……*	$
☐	FRANCHISE……..*	$
☐	REVOCABLE CONSENT……*	$
☐	CONCESSION……..*	$
☐	LANDFILL……..*	$
☐	OTHER (Describe)	$

☐	MODIFICATION	$
☐	FOLLOW-UP APPLICATION NO.	$
☐	RENEWAL APPLICATION NO.	$
☐	OTHER SPECIFY	$

TOTAL FEE (For all actions) $ **0**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☑ **Applicant is a City Agency**

Has pre-application meeting been held? ☐ NO ☑ YES

If yes **F. Ruchala/T. Wolfson** DCP Office/Representative **8/28/2018** Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY **New York City Department of Correction** CEQR NUMBER **18DOC001Y**

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: _____ Date determination was made: _____

☑ TYPE I } Has EAS been filed? Yes ☑ No ☐

☐ UNLISTED } If yes, Date EAS filed: **August 6, 2018**

Has CEQR determination been made? Yes ☑ No ☐

If yes, what was determination? Negative Declaration ☐

CND ..... ☐

Positive Declaration ☑

} Date determination made: **August 6, 2018** (Attach Copy)

If Positive Declaration, has PDEIS been filed? **Yes**

Has Notice of Completion (NOC) for DEIS been issued? **Yes** If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? **N/A** If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☑ Yes ☐

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
See attached list			

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
N/A			

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Howard J. Fiedler, AIA, Director of Design Unit — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Howard J. Fiedler 8/26/19 — SIGNATURE OF APPLICANT / DATE

New York City Department of Correction — APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

8/26/19

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

Elizabeth Glazer, Director — NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

Mayor's Office of Criminal Justice — CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX
1 Centre Street, Room 1210	**New York**	**NY**	**10007**	**646 576 3518**	

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

7. Related Actions by City Planning

LIST ALL OR CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE

Application No.	Description/Disposition/Status	Cal. No.	Date
Manhattan			
CP-1062	City Map Change (Baxter Street Widening)	3	Nov. 27, 1940
C 820687 PSM(A)	Public Facility-Site Selection (MDC North)	1	Oct. 4, 1982
C 850058 GFM	Revocable Consent (bridge over and across White Street)	38	Jan. 30, 1985
C 850059 GFM	Revocable Consent (tunnel under and across White Street)	39	Jan. 30, 1985
C 850314 PLM	Disposition (retail space in MDC North)	40	Jan. 30, 1985
190252 MMM	City Map Change (White Street narrowing and limiting planes)	-	-
Citywide			
N 190334 ZRY	Zoning Text Amendment (Borough-based Jail System Special Permit)	-	-
190333 PSY	Public Facility-Site Selection (Borough-based Jail System)	-	-
Bronx			
CP-2804, -2805	Eliminate, discontinue and close Wales Avenue	10, 11	Feb. 24, 1942
CP-18268	Rezoning from M1-1 to current M3-1	18	March 25, 1964
C 820154 PPX	Disposition	71	Dec. 9, 1981
190335 ZSX	Zoning Special Permit (Borough-Based Jail System)	-	-
Brooklyn			
CP-5427	Acquisition (New Site for New City Prison and Remand Shelter)	5	April 21, 1948
CP-5570	Widening of Boerum Place Adjacent to Site	18	Sept. 15, 1948
C 010199 ZMY	Zoning Map Amendment (C6-1 to C6-2A District)	4	June 13, 2001
N 000244 ZRY	Zoning Text Amendment (Special DB District)	3	June 13, 2001
190116 MMK	City Map Change (Demap State Street Volumes)	-	-
190339 ZSK	Zoning Special Permit (Borough-Based Jail System)	-	-
Queens			
CP-3358	Layout of a Public Place (Present Day Block 9657)	11	Oct. 18, 1944
CP-6366	Layout of a Public Place (Present Day Block 9653)	50	May 4, 1949
CP-8887	Selection of Site for a Criminal Court and City Prison	48	March 5, 1952
CP-11569	City Map Change (82nd Avenue Realignment)	24	May 18, 1955
CP-14435	Assignment of City-Owned Property to the Department of Traffic for a Public Parking Garage	11	April 22, 1959
CP-14707	Release of Jurisdiction of City-Owned Property by the Queens Borough President	12	April 22, 1959
CP-14708	Construction of a Public Parking Garage by the Department of Traffic	34	April 22, 1959
CP-20570	Zoning Map Amendment (R5 to C4-4)	18	Feb. 19, 1969
190117 MMQ	City Map Change (Demap 82nd Avenue)	-	-
190342 ZSQ	Zoning Special Permit (Borough-Based Jail System)	-	-

Brooklyn, Manhattan, and Queens City Map Change applications were certified on 03/25/2019 in coordination with this Manhattan Special Permit and Acquisition application. A revised Brooklyn City Map Change application was filed on 08/06/2019.

Zoning Special Permit applications for Bronx, Brooklyn, and Queens also were certified on 03/25/2019 in coordination with this Manhattan Special Permit and Acquisition application.

Revised special permit applications for the other three borough-based jail sites and the Citywide actions are being filed simultaneously with this revised application to reflect modifications under consideration by the City Planning Commission to the applications as certified on March 25, 2019.Please refer to the Project Description for details on the revisions.

Public Facility-Site Selection/Acquisition .....PF

Application No.

1. Requested action and proposed facility

(Check all of the appropriate boxes.)

a. ACTION REQUESTED:

- ☐ SITE SELECTION
- ☒ ACQUISITION

b. PROPOSED FACILITY IS:

- ☐ EXISTING FACILITY ☐ EXPANSION
- ☐ NEW FACILITY

If action involves selection and/or acquisition of an **existing facility**, how long has existing facility been at this location and what process was used to authorize use of site?

N/A

If action involves a **new facility,** will it replace another facility located elsewhere? Yes ☐ No ☐

If yes, where is the other facility located and why is it being replaced?

2. Existing conditions of proposed site

a. SITE IS 1) ☒ IMPROVED ☐ UNIMPROVED ☐ PARTLY IMPROVED

2) ☒ CITY-OWNED* ☐ OWNED BY OTHER PUB. ENTITY ☐ PRIVATELY-OWNED

*Name of agency or other public entity having jurisdiction NYC DOC & NYC DCAS

b. DESCRIBE EXISTING IMPROVEMENTS AND CURRENT USES ON THE SITE (If site is substantially vacant but has had uses within the past two years, briefly describe such uses and proceed to item 3.)

The subject property is 6,300 sf of ground floor retail space in the Manhattan Detention Complex North Tower at 124 White Street (Block 198, Lot 1), consisting of five storefront spaces. Property is City-owned, but subject to a long-term lease to Walker Street-Chung Pak Local Development Corporation that runs through 2039. The space is occupied by retail tenants.

1) RESIDENTIAL USES ONSITE (Number of dwelling units) _____

2) COMMERCIAL USES ONSITE (Number of firms) 5 (Total commercial employees) 25 (est.)

3) MANUFACTURING USES (Number of firms) _____ (Total manufacturing employees) _____

4) WILL DISPLACEMENT\RELOC. OF ABOVE USES BE REQ'D? NO ☐ YES ☒ If yes, describe below:

The existing MDC North Tower, including the retail space subject to this application, will be demolished to facilitate the construction of the proposed Manhattan borough-based jail.

3. Proposed facility

a. SITE AREA _____ FLOOR AREA _____ ZONING USE GROUP _____ CAPITAL BUDGET LINE _____ FY _____

b. NUMBER OF EMPLOYEES (main shift): Working: On-site _____ Off-site _____ SHIFT: _____ Hours/days

OTHER SHIFTS AND NUMBER OF EMPLOYEES: _____

c. NUMBER AND TYPE OF FACILITY VEHICLES: _____ On-site Off-site Location

d. No. OF ACCESSORY PARKING SPACES TO BE PROVIDED: _____ On-site Off-site Location

4. Fair Share

a. IS PROJECT SUBJECT TO FAIR SHARE CRITERIA? NO ☒ YES ☐

IF NOT, PLEASE EXPLAIN: Action is acquisition of the lessee's leasehold interest. (Proposed jail site selection subject to Fair Share.)

b. IS PROJECT LISTED IN STATEMENT OF NEEDS? NO ☐ YES ☐ FY _____

c. DID BOROUGH PRESIDENT PROPOSE ALTERNATE SITE PURSUANT TO CHARTER SECTION 204(f) or (g)?

NO ☐ YES ☐

IF YES, WHAT SITE? _____

d. INDICATE TYPE OF FACILITY: LOCAL/NEIGHBORHOOD ☐ REGIONAL/CITYWIDE ☐

New York City Department of City Planning
Land Use Review Application **Supplemental Form**

Special Permit/Authorization/Certification. . . .ZS/ZA/ZC

APPLICATION NO.

APPLICATION NO.

APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR
(Check one box for each proposed action)

Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
☑	☐	☐	74-832 (pending)	Borough-based jail system Special Permit	33-10; 33-40
☐	☐	☐			36-62
☐	☐	☐			
☐	☐	☐			
☐	☐	☐			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES ☐ NO ☑

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES ☑ NO ☐

Property ownership/ interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:

- ☑ IS OWNER OF SUBJECT PROPERTY
- ☐ IS LESSEE OF SUBJECT PROPERTY
- ☐ HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- ☐ IS OTHER (explain real property interest below)

APPLICANT:

- ☑ IS A CITY AGENCY
- ☐ IS A STATE OR FEDERAL AGENCY

Discussion of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

See attachment 11.

LR Item 3
Description of Proposal

Borough-Based Jails: Manhattan Site
124 and 125 White Street (Block 198, Lot 1; Block 167, Lot 1)
Manhattan Community District 1
(Revised 29 August 2019)

1. Introduction

The City of New York, through the applicants, the New York City Department of Correction (DOC) and the Mayor's Office of Criminal Justice (MOCJ), and the co-applicant, the New York City Department of Citywide Administrative Services (DCAS), is proposing to develop a new detention facility in Manhattan (the "Proposed Project") as part of its broader plan to implement a borough-based jail system in keeping with its continued commitment to create a modern, humane, and safe justice system and facilitate the closure of the jails on Rikers Island and replacement of existing borough detention facilities. The Proposed Project will develop four new detention facilities to house individuals who are in the City's correctional custody with one detention facility located in each borough for The Bronx, Brooklyn, Manhattan, and Queens. The proposed facilities will be completed and in operation by 2026.

The area affected by this application consists of volumes of space above and below White Street and adjoining properties to the north and south. Subject to a separate but related application, White Street between Centre and Baxter streets, currently a 50-foot wide mapped street also known as John J. Clavin Place,[1] will be subject to a City Map Change eliminating, discontinuing and closing a volume of a portion of White Street, above and below vertical limiting planes. With this action, the street right-of-way will be narrowed from 50 to 35 feet and the street will be a volume of space above a vertical limiting plane at elevation 11.00 above the Borough of Manhattan vertical datum (+12.652 North American Vertical Datum of 1988) and below a vertical limiting plane at elevation 47.20 above the Borough of Manhattan vertical datum (+48.852 NAVD88). This volume provides a minimum of 30 feet of vertical clearance above the legal grades of White Street and a minimum of 1 foot of vertical clearance below the legal grades of White Street. Overall, the street volume will have a vertical height of 36.6 feet; it should be noted that the legal grades of White Street range in elevation, reflecting the sloped grade of the street. With this change, White Street will be located within the footprint of the existing 50-foot wide street, but the existing and proposed rights-of-way follow slightly different alignments. The new White Street right-of-way covers an area of approximately 7,756.8 square feet (sf) at ground level. While the street volume will be a mapped street and not part of the proposed project area, the space above and below the vertical limiting planes will be part of the proposed action area. Immediately to the north, the proposed project area will include 124 White Street (Block 198, Lot 1), an area of 42,238 sf. This City-owned area is currently occupied by the Manhattan Detention Complex North Tower (MDC North). Immediately to the south, the proposed project area will also include the City-owned 125 White Street/100 Centre Street (Block 167, Lot 1), an area of 107,189 sf. This area is currently occupied by two connected buildings, the Manhattan Detention Complex South Tower (MDC South)[2] at 125 White Street, and the Manhattan Criminal Court Building at 100 Centre Street. The boundaries of these adjoining properties will reflect adjustment to the mapped lines of White Street that

[1] The block of White Street between Centre Street and Baxter Street (proposed project area) is also designated John J. Clavin Place, in honor of a former Department of Correction employee. This designation does not apply to White Street west of Centre Street. Reflecting common usage, hereafter this document refers to it as White Street.
[2] The existing Manhattan Detention Complex is different from the Metropolitan Correctional Center, a federal prison located on Park Row in Manhattan.

will occur as a result of the city map change. The proposed action area has a combined lot area of 149,549 sf at-grade, which does not include the area of the volumes above and below the narrowed White Street. The Manhattan Criminal Court Building, although it will be part of the same zoning lot as proposed borough-based jail and included in the area subject to the proposed special permit, will remain and will not be altered as a result of this application as the special permit will establish a maximum permitted envelope for the court building reflecting the existing building envelope.

This one-and-a-half block proposed project area is bound by Baxter Street on the east, Hogan Place on the south, Centre Street on the west, and 96 Baxter Street/125 Walker Street (Block 198, Lot 126) on the north, which is occupied by a 13-story mixed-use building. The proposed project area is located in the Manhattan Civic Center, within Manhattan Community District 1 between Chinatown on the east and Tribeca on the west.

The proposed Manhattan borough-based jail, which will replace MDC North and South, will be a new building that will occupy the entire site of the existing jail, including space above and below the new White Street mapped street volume. This area consists of Block 167, part of Lot 1 and Block 198, Lot 1 (with the boundaries of these lots along White Street to be modified by the White Street City Map Change action). As such, the new jail, as is the case with the existing MDC North and South, will be bound by the 13-story mixed-use building on Block 198, Lot 126 on the north, Baxter Street on the east, the Manhattan Criminal Court Building on Block 167, part of Lot 1 on the south, and Centre Street on the west.

The proposed action will create a new jail with 1,150 beds. The Manhattan borough-based jail will have approximately 1,065,000 zoning square feet (zsf)[3] of above-grade space, including housing for people in detention, support services space, retail, and community facility space. Building volume will be regulated by a maximum permitted building envelope. The maximum height of building streetwalls, aka building base heights, above average curb levels will be 85 feet facing Baxter Street and 105 feet facing Centre Street, with required minimum setbacks from the base of 15 feet on Baxter Street and 10 feet on Centre Street. Above the setback volumes, the maximum height above average curb levels of building volumes that contain habitable space will range from 449.10 feet facing Baxter Street to 453.43 feet facing Centre Street, and the maximum height above average curb levels of rooftop mechanical bulkheads, parapets, and rooftop horticultural and related space will range from 489.10 feet facing Baxter Street to 493.43 facing Centre Street. The varying heights of the maximum permitted building envelope are due to the slightly sloped character of the site's topography and reflect a flat (horizontal plane) maximum height. There will be two levels below-grade containing approximately 125 accessory parking spaces and other auxiliary space. At grade there will be an approximately 35- to 40-foot wide, 30- to 55-foot tall public pedestrian arcade on White Street, centered around the new street volume. The minimum required dimensions of the White Street pedestrian that cannot be encroached by the building, as regulated by the maximum permitted building envelope, will be a width of 35 feet coincident with the lines of the narrowed street, heights of 55 feet above the average curb level of Baxter Street for the portions of White Street within 40 feet of Baxter Street and 60 feet of Centre Street, and a height of 30 feet above average curb level of Baxter Street for the midblock portion of White Street more than 40 feet from Baxter Street and more than 60 feet from Centre Street.

To help facilitate the proposed Manhattan borough-based jail, DOC and MOCJ are proposing a series of land use actions through the Uniform Land Use Review Procedure (ULURP). These include one Manhattan-specific land use actions as part of this application:

[3] "Zoning square feet" or "zsf" is synonymous with the term "floor area" as defined in the ZR.

* A zoning special permit that will govern permitted use, bulk, including floor area ratio, and loading. The zoning special permit will be pursuant to a new section of Article VII, Chapter 4 of the Zoning Resolution (ZR), which will create the "Borough-Based Jail System special permit."

Revised special permit applications for the other borough-based jail sites and for the system-wide public facility-site selection approval are being filed simultaneously with this revised application to reflect modifications under consideration by the City Planning Commission to the applications as certified on March 25, 2019. Changes to the applications include reductions in the number of beds for each proposed borough-based jail from 1,437 beds to 1,150 beds and a system-wide reduction from approximately 5,745 beds to 4,000 beds, reductions in the floor area of Use Group 8d prison space for each site (varying changes per site), reductions in the maximum permitted building envelope to incorporate setbacks between 5-10 feet deep below specified heights above the building base for each site (varying changes per site), addition of requirements for minimum dimensions of an exterior space at the visitors' entrance (defined as the public access point) for each site, and a change in the required minimum depth of active frontage areas from 20 feet to 30 feet (except in Manhattan where the requirement will remain 20 feet). In addition, technical corrections to zoning lot area as measured in square feet are included for each site to be consistent with survey information.

In addition, there is one other Manhattan-specific proposed by DCAS which is necessary to facilitate the proposed Manhattan borough-based jail:

* An acquisition by DCAS of the leasehold interest of retail space in MDC North held by Walker Street-Chung Pak Local Development Corporation (LDC), an area of approximately 6,300 sf.

Related to this revised application, DOC and MOCJ are also proposing two land use actions applicable to all of the proposed borough-based jail sites which are the subject of a separate but related application that was certified concurrently with this Manhattan-specific application on March 25, 2019 and, as described above, is also being revised. These other land use actions include:

* A proposed zoning text amendment creating the new section of the ZR referenced above, which will allow the City Planning Commission to modify zoning regulations related to use; bulk, including an increase in floor area ratio (FAR) related to courthouse and prison use; and accessory and public parking and loading.

* A public facility-site selection that will approve the siting of the four borough-based jails. In the case of the Manhattan site, this will be a new facility replacing an existing facility and expanding the on-site capacity. This proposal requires a Fair Share analysis which is provided as part of that application. DCAS is a co-applicant for this action. As described above, this application is also being revised.

In addition to the above-referenced approvals, the Manhattan borough-based jail facility also requires one other approval through ULURP:

* The aforementioned City Map Change. That action is the subject of land use application no. 190252 MMM, which was filed on February 1, 2019 and was certified concurrently with this application on March 25, 2019. A revised application was filed on August 6, 2019.

As such, the Manhattan-specific actions detailed in this application are contingent upon the adoption of the zoning text amendment, public facility-site selection, and city map change actions.

Also, DOC and MOCJ are also concurrently seeking zoning special permit applications for the other proposed borough-based jails in The Bronx, Brooklyn, and Queens. As described above, those applications are also being revised.

2. Background

Historical Changes in the Criminal Justice System

In the last five years, New York City has experienced an acceleration in the trends that defined the City's public safety landscape over the last three decades. While jail and prison populations around the country have increased, New York City's jail population has fallen by half since 1990, and declined by 34 percent since Mayor de Blasio took office. Indeed, in the last five years, the City experienced the steepest five-year decline in the jail population since 1998. This decline in jail use has occurred alongside record-low crime. Major crime has fallen by 78 percent in the last 25 years (since 1993) and by 14 percent in the last five years (since 2013). 2018 was the safest year in CompStat history. New York City's historic and durable decline in crime rates are continued and unique proof that we can increase safety while shrinking the jail population.

Smaller, Safer, Fairer, the City's roadmap to closing the jails on Rikers Island, was released by MOCJ in June 2017 and includes 18 strategies to ultimately reduce the jail population to 5,000, allow for the closure of the jails on Rikers Island, and the transition to the proposed borough-based jail system. Progress on these strategies is underway with the partnership of New Yorkers, the courts, district attorneys, the defense bar, mayoral agencies, service providers, the City Council, and others within the justice system. When New York City released its roadmap in June 2017, the City's jails held an average of 9,400 people on any given day. In June 2019, the population has dropped to 8,000, a 15 percent decline.

With the adoption of bail reform measures by the State Legislature during spring 2019, the City now anticipates the average daily population of the borough-based jail system can be further reduced to 4,000 by 2026. The proposed borough-based jail system would accommodate an average daily jail population of 4,000 people, which requires 4,600 beds.

A number of factors have contributed to the decline in jail population, including:

- **Reduced crime and arrest rates.** Major crime decreased by 14 percent in the City in the last five years and arrests have fallen by 37 percent. The City has invested in reducing crime through the Mayor's Action Plan for Neighborhood Safety (MAP) and the Office to Prevent Gun Violence (OPGV), among other initiatives.
- **Fewer people enter jail.** Among other system dynamics, interventions aimed at reducing the number of low- and medium-risk people entering jail contributed to about 35 percent of the total reduction of people in jail to date. These include major investments in diversion (preventing over 11,000 people from entering jail); alternatives to jail sentences; making it easier to pay bail through funding bail expediters; expanding the charitable bail fund citywide and implementing online bail payment; and targeted initiatives focused on the unique needs of specific groups such as women, adolescents, and those with mental/behavioral health issues.

- **Cases resolved faster.** Reductions in unnecessary case delays have resulted in fewer defendants' cases extending beyond one year. For example, since the start of Justice Reboot[4] in April 2015, the number of Supreme Court cases pending for more than one year has declined 22 percent (746 cases as of January 5, 2019).

Facilities at Rikers Island

Currently, the majority of the people held in the City's jail system are held at Rikers Island, which is a 413-acre City-owned property located in the East River and is part of The Bronx, although it is accessed from Queens. It has a capacity for approximately 11,300 people in detention in eight active jail facilities.[5] Most facilities on Rikers Island were built more than 40 years ago and create serious challenges to the safe and humane treatment of those in detention. In addition, Rikers Island's isolation limits accessibility to both staff and visitors, as described in the report, *A More Just New York City*, issued by the Independent Commission on New York City Criminal Justice and Incarceration Reform (the Lippman Commission).

While the City now offers free, express shuttle bus service to and from Rikers Island designed to facilitate visits for family and friends of people in custody, Rikers Island is still geographically isolated from the rest of New York City. It is accessed by a small, narrow bridge that connects it with Queens. This isolation makes it difficult for DOC staff, family members, defense attorneys, social service providers, and other service providers and visitors to access their jobs, loved ones, and clients. As noted in *A More Just New York City*, visiting a person in detention on Rikers Island can take an entire day, forcing people to miss work and make costly arrangements for child care.

Additionally, the location of Rikers Island results in inefficient transportation and an increase in related costs to the City, as DOC must expend substantial time and resources transporting people in detention off the Island for court appearances and appointments. MOCJ continuously works with DOC and the State Office of Court Administration (OCA) to find ways to further improve on-time court production and reduce case delays associated with late production. All defendants, regardless of incarcerated status, are required to be present at court at 9:30 am. DOC must transport more than 1,000 people on and off the Island each day for court appearances, and this inevitably causes some to miss court appearances and off-site treatment dates. If defendants are produced late, it may result in their appearance being rescheduled for a later date (or 'delayed'), which can contribute to delayed resolution and longer length of stay in DOC custody. Missed court appearances can further draw out case timelines and cause other disruptions to court schedules, and missing appointments can result in potentially adverse consequences for people who are detained.

Finally, the transformative vision contemplated under the City's proposal cannot be achieved through renovations of the current facilities on Rikers Island due to its physical isolation.

[4] Justice Reboot is the City's initiative aimed at reducing unnecessary case delays. The City created a centralized coordinating body, run through the Mayor's Office of Criminal Justice, that conducts deep analytical dives into borough-specific case processing problems and provides targeted solutions.

[5] "People in detention" refers to all those in the custody of the New York City Department of Correction, regardless of legal status, including but not limited to pretrial detainees, city sentenced individuals and people held on State parole violations.

Other City Jail Facilities

DOC currently operates four other detention facilities not located on Rikers Island. These facilities are the Brooklyn, Manhattan and Queens (currently decommissioned) Detention Complexes, and the Vernon C. Bain Center, located in the East River near the Hunts Point neighborhood of The Bronx. These facilities can accommodate a total of about 2,500 people in detention. The Brooklyn, Manhattan, and Queens, and Detention Complexes are located on sites that are proposed for redevelopment with modern detention facilities under the Proposed Project. The Vernon C. Bain Center is a five-story barge that provides medium to maximum security detention facilities and serves as the Bronx detention facility for admissions.

These existing facilities cannot be renovated to meet the needs of the contemporary facilities envisioned. The existing facilities are limited with regard to capacity and inefficient in design; many of them date back to the 1950s, 1960s, 1970s, and 1980s and have not been renovated since the early 1990s. Facility layouts are outdated and do not provide for the quality of life sought in more modern detention facilities, with regard to space needs, daylight, and social spaces.

Projected Reductions in the Number of People in the City's Jails

The number of people who enter and the length of time they stay determine the size of the population in the City's jails. The City is in the process of implementing the strategies laid out in *Smaller, Safer, Fairer*, which in conjunction with recent State reforms, are expected to reduce the average daily jail population to approximately 4,000 .[6] . In the two years since the release of Smaller, Safer, Fairer, the City's jail population fell to approximately 7,400, a decrease of 35% since the Mayor took office that puts the City ahead of schedule in its efforts to reduce the population. With the implementation of the strategies in Smaller, Safer, Fairer and with New York State's recent passage of criminal justice reform legislation eliminating money bail and pretrial detention for nearly all misdemeanor and nonviolent felony cases, the City expects to achieve, with the goal of achieving a total average population of 4,000 by 2026.

The City is also undertaking a reentry strategy that aims to drive New York City's crime rate even lower by reliably assessing who poses a risk of recidivism, appropriately addressing the issues that have led many into contact with the criminal justice system, and connecting people with stabilizing services that can help ensure they do not commit new crimes. By addressing vocational, educational, therapeutic and other needs in an individualized way, time inside jail can be used productively to lay a foundation that can prevent future interaction with the criminal justice system.

The Proposed Borough-Based Jail System

Under the borough-based jail proposal, the system will provide approximately 4,600 beds to accommodate an average daily population of 4,000 people, while allowing space for population-specific housing requirements, such as those related to safety, security, physical and mental health, among other factors, and fluctuations in the jail population.

A guiding urban design principle for the Proposed Project is neighborhood integration. This includes promoting safety and security, designing dignified environments, leveraging community assets, and providing added value and benefits to the surrounding neighborhoods. The new facilities will be designed with the needs of the communities in mind. They will be designed to encourage positive community

[7] In 1980, the City Council renamed the one-block section of Leonard Street between Centre Street and Baxter Street to Hogan Place in honor of District Attorney Frank Hogan (1902-1974) (Local Law 69 of 1980).

engagement and serve as civic assets in the neighborhoods. The new buildings will be integrated into the neighborhoods, providing connections to courts and service providers and also offering community benefits. The Proposed Project is intended to strengthen connections between people who are detained to families and communities through allowing people to remain closer to their loved ones, which allows better engagement of incarcerated individuals with attorneys, social service providers, and community supports so that they will do better upon leaving and be less likely to return to jail.

Each facility will be designed to minimize the effect on the surrounding neighborhood urban design while also achieving efficient and viable floorplans that optimize access to program space, outdoor space, and natural light. The borough facilities will be designed to be self-sufficient buildings, with housing units (i.e., a standardized module consisting of a certain number of cells with a common dayroom, support spaces, and recreation yard) that facilitate better officer supervision as a result of the improved floorplans. The Proposed Project contemplates providing sufficient space for effective and tailored programming, and appropriate housing for those with medical, behavioral health and mental health needs. Additionally, the facilities will provide a normalized environment of operations that supports the safety and well-being of both staff and the people who are detained in the City's custody.

The Proposed Project will ensure that each borough facility has ample support space for quality educational programming, recreation, therapeutic services, publicly accessible community space, and staff parking. The support space will also include a public-service-oriented lobby, visitation space, space for robust medical screening for new admissions, medical and behavior health exams, health/mental health care services, therapeutic units, infirmaries and communicable disease units and administrative space. The community space is intended to provide useful community amenities, such as community facility programming or street-level retail space.

The proposed facilities will be completed and in operation by 2026.

Project Area History and Past Land Use Actions

On the southern portion of the proposed project area, the existing Manhattan Criminal Court Building at 100 Centre Street and MDC South at 125 White Street were designed and constructed as a combined complex and opened in 1941. On the northern portion of the proposed action area, MDC North was completed in 1990 and developed pursuant to a public facility-site selection application approved by the City Planning Commission (Application No. C 820687 PSM(A); October 4, 1982, Cal. No. 1). MDC North contains 6,300 sf of ground floor retail space leased to Walker Street-Chung Pak LDC under a long-term lease that runs through 2039 pursuant to a disposition application approved by the City Planning Commission (Application No. C 850314PLM; January 30, 1985, Cal. No. 30). Connecting MDC North and South, there are a bridge above and tunnel below White Street which operate pursuant to Revocable Consents approved by the CPC (Application Nos. C 850058 GFM; January 30, 1985, Cal. No. 38; and C 850059 GFM, January 30, 1985, Cal. No. 39; respectively).

The westerly side of Baxter Street between Leonard Street (present day Hogan Place[7]) and White Street was widened pursuant to a city map change approved by the CPC in 1940 (CP-1062; November 27, 1940; Cal. No. 3). The map (Manhattan Topographic Bureau Map No. 28076 dated May 3, 1939) was filed in the Manhattan Borough President's office January 31, 1941. This map change involved realigning Baxter Street at its intersection with Leonard Street. The new curb line incorporated an approximately 0.1-acre

[7] In 1980, the City Council renamed the one-block section of Leonard Street between Centre Street and Baxter Street to Hogan Place in honor of District Attorney Frank Hogan (1902-1974) (Local Law 69 of 1980).

portion of Block 167 into the mapped area of Baxter Street. According to the City Planning Commission (CPC) report for this action, which also changed the grades of the street system bounding Block 167, the purpose was "to facilitate the movement of traffic and conform to the alignment of the structure of the new Criminal Courts Building and City Prison which occupies the block bounded by Leonard street, Centre street. White street and Baxter street." That text refers to the Manhattan Criminal Court Building and MDC South.

In the 1961 ZR the proposed action area was zoned C6-4 and that designation remains in place.

Past Land Use Actions in the 600-foot Radius Area

Given the concentration of public uses in the 600-foot radius surrounding area, there have been a number of past land use actions. However, many of these are not of direct relevance to the proposed project area and the Proposed Project. Notable land use actions include the following.

In 1985 the CPC approved three actions that facilitated the development of the Everlasting Pine/Chung Pak mixed-use building located directly north of MDC North on Block 198, Lot 126, which was planned in coordination with the development of MDC North (see Section 3 below for further details about the building). These actions included disposition of the site (Application No. C 850205 HDM; January 30, 1985, Cal. No. 41), a zoning text amendment to ZR 74-721(a) to allow by special permit non-residential and residential uses on the same floor of buildings on qualifying sites (Application No. N 850280 ZRY; January 30, 1985, Cal. No. 46), and a zoning special permit pursuant to ZR 74-721(a) allowing the modification of height and setback regulations and supplementary use regulations to allow residential and commercial (restricted to business, professional, or government offices in Use Group 6b) uses on the same floor (Application No. C 850281ZSM; January 30, 1985, Cal. No. 42).

In 2007 the CPC approved a mapping action that narrowed Baxter Street between Hogan Place and Bayard Street to a more uniform dimension (Application No. C 050436 MMM; June 6, 2007, Cal. No. 7). The map (Manhattan Topographic Bureau Map No. 30219, dated December 15, 2006) was filed August 24, 2007. This rationalized traffic flow and removed a redundant leg of Baxter Street. The 0.1-acre demapped street area was simultaneously mapped as parkland and incorporated into Columbus Park.

In 2011 the CPC approved the creation of the Chinatown Business Improvement District (BID) (Application No. N 110156 BDM; March 2, 2011, Cal. No. 18). The BID is discussed below in Section 3.

3. Description of the Surrounding Area

Land Use

The 600-foot radius area that surrounds the proposed project area encompasses much of the Manhattan Civic Center but also includes adjoining areas of Chinatown to the east and north and Tribeca to the west. Small portions of SoHo and Little Italy also lie within the northern edge of the 600-foot radius area. The Manhattan Civic Center broadly defined is a multi-block area bound by Centre Street, Broadway, and Lafayette Street to the west, Walker Street to the north, Baxter Street and Pearl Street to the east and Park Row and the Brooklyn Bridge approach to the south. It is home to numerous high-rise, large footprint federal, state, and city public facilities. Besides MDC North and South and the Manhattan Criminal Court Building, it also includes the Lefkowitz State Office Building (immediately south of the proposed project area), Manhattan Civil Courthouse (immediately west of the proposed project area), New York County Supreme Court, the Health Building, Thurgood Marshall US Courthouse, US Court of International Trade,

and the Metropolitan Correctional Center. As such, public institutional uses predominate in the central and southern portions of the 600-foot radius surrounding area.

While the Civic Center is densely built with high-rise institutional buildings on large lots, Chinatown has a finer, smaller scale and is predominantly residential with ground floor retail uses on many streets. These characteristics are also prevalent in adjoining SoHo and Little Italy blocks. Tribeca contains a mix of moderately sized buildings, predominantly 6 to 12 stories in height, and a few taller buildings, reflecting a general range of 80 to 185 feet tall, apart from a few low-rise buildings. Many of these buildings were formerly commercial and underwent conversions to residential use. As compared to the Manhattan Civic Center and Chinatown, Tribeca's buildings are located within a more standard street grid, although a distinctive characteristic is the presence of several narrow public alleys. Worth Street, which extends from Chinatown to Tribeca through the Manhattan Civic Center, is an important commercial corridor.

There are a number of public open spaces located within the 600-foot radius surrounding area, including the 3.2-acre Columbus Park, located immediately east of the proposed project area, the 1.0-acre Collect Pond Park immediately west of the proposed project area, and the 1.9-acre Thomas Paine Park.

Immediately north of MDC North, on the same block but not part of the proposed action area is a mixed-use building called both Everlasting Pine and its Cantonese equivalent, Chung Pak. It is 13 stories tall and contains 88 senior citizen affordable housing units in a tower atop a three-story podium with commercial and community facility uses including ground floor retail space. It was completed in 1993 and was planned in coordination with the development of MDC North.

Zoning

The surrounding 600-foot radius area includes the following zoning districts: C6-1, C6-1G, C6-2G, C6-4, C6-4A, M1-5, M1-5B, and R7-2. There are also special purpose zoning districts mapped over the underlying zoning in some parts of the 600-foot radius area, including a Special Transit Land Use District at the southeast edge of the area covering Chatham Square and vicinity and the Special Little Italy covering the eponymous enclave north of Canal Street and east of Baxter Street.

This entire area is subject to Manhattan Core accessory parking regulations; accessory parking is not required and is permitted but restricted to one space per 4,000 sf of commercial and community facility space and 0.2 spaces per dwelling unit. In any event, for buildings with a combination of uses, the maximum number of spaces provided shall not exceed 150 spaces for garages with a single entry/exit and 225 spaces for garages providing separate entry and exits subject to certain conditions.

Below is a description of the location and key characteristics of these zoning districts as they apply in this area.

C6-1 is mapped in Chinatown east of Baxter Street. C6-1 districts are characterized by centralized, high-bulk commercial uses, such as corporate headquarters, hotels, and department stores primarily in the form of high-rise, mixed-use buildings. A maximum commercial FAR of 6.0 is permitted. The residential district equivalent is R7-2; as such the maximum permitted residential FAR is 4.6.

C6-1G is mapped along Canal Street east of Mulberry Street. C6-1G districts are commercial districts which are nearly identical to C6-1 districts. However, these districts, located within Chinatown, Chelsea,

and in the Special Garment Center District, have rules for the conversion of non-residential space to residential use.

C6-2G is mapped in Little Italy north of Canal Street. C6-2G districts permit a maximum commercial and residential FARs of 6.0 and 7.2 (R8 equivalent), respectively, but otherwise are similar to C6-1G districts in that they have rules for the conversion of non-residential space to residential use.

C6-4 is mapped over the proposed project area and the central portion of the 600-foot radius surrounding area. C6-4 districts are commercial districts characterized by high-bulk commercial uses in high-rise, mixed-use buildings. The residential district equivalent is R10. A maximum base commercial FAR of 10.0 is permitted, which may be increased to 12.0 for residential and commercial buildings via certain as-of-right bonus mechanisms (such as public plazas). Bulk is regulated by height, setback and sky exposure planes that are established based on the width of the street(s). In addition, towers are permitted in this district.

C6-4A is mapped west of Lafayette Street and north of Worth Street. C6-4A districts are similar to C6-4 districts. However, as a contextual district, maximum building heights and mandatory streetwalls and setbacks are imposed.

M1-5 is mapped in a wedge-shaped area west of Baxter Street, south of Canal Street, and north of Walker Street. M1-5 zoning districts are light industrial districts permitting wholesale service and storage uses and office, hotel, and retail uses. A maximum commercial and manufacturing FAR of 5.0 is permitted.

M1-5B is mapped in SoHo north of Canal Street and west of Baxter Street. M1-5B districts are nearly identical to M1-5 districts; however, these districts permit joint living-work quarters (JLWQ), otherwise known as artist residences.

R7-2 is mapped south of Park Row and east of Pearl Street. R7-2 zoning districts are medium-density non-contextual residential districts, which support six- to seven-story apartment buildings. A maximum FAR of 3.0 is permitted, and as a height factor district, the sky exposure plane begins at 60 feet.

The Special Transit Land Use (TA) District overlays the Chatham Square area. The TA District regulates development along the future Second Avenue Subway line. In place of sidewalk obstructions that impede pedestrian circulation, the special district requires builders of developments adjoining planned subway stations to reserve space in their projects, by providing an easement, for public access to the subway or other subway-related uses.

The Special Little Italy (LI) District was established to preserve and enhance the historic and commercial character of this traditional community. Special use regulations protect the retail area along Mulberry Street. Other regulations encourage residential rehabilitation and new development on a scale consistent with existing buildings, discourage the demolition of noteworthy buildings and increase the number of street trees in the area.

Designated Historic Architectural Resources

There are several designated architectural resources located within a 600-foot radius of the proposed project area.

The New York County Courthouse at 60 Centre Street was constructed from 1919 to 1927. It is a ten-story, hexagonal-plan structure occupying an irregular-shaped block located on the east side of Centre Street between Worth and Pearl streets. It is a designated New York City Landmark (NYCL) and portions of the building are also a designated New York City Interior Landmark.

The former Zion English Lutheran Church (now Church of the Transfiguration), at 25 Mott Street, was built ca. 1801 and has a central bell tower added in 1868. It is NYCL-designated and listed on the State and National Registers of Historic Places (S/NR). North of and connecting to the church at 29 Mott Street is the five-story Transfiguration School building, which was built in 1922.

Fire Engine Company No. 31 at 87 Lafayette Street was built in 1895. This three-and-a-half story building is NYCL-designated and S/NR-listed.

The Ahrens Building at 70-76 Lafayette Street was constructed 1894 to 1895. This seven-story building is NYCL-designated.

The Avildsen Building at 94-100 Lafayette Street was built ca. 1907-1908. This six-story building is NYCL-designated.

The building at 254-260 Canal Street was built ca. 1856-1857. This five-story building is NYCL-designated and S/NR-listed.

A historic street lamppost erected between 1895 and 1905 located on the southeast corner of Canal and Lafayette streets is one of approximately 100 historic, cast-iron lampposts located throughout the Bronx, Brooklyn, Manhattan, and Queens. It is NYCL-designated.

The former New York Life Insurance Company Building located at 346 Broadway is a 13-story building constructed between 1894 and 1898. The eastern portion of this building is located within the 600-foot radius surrounding area. It is NYCL-designated and S/NR-listed and portions of its interior are designated a NYC Interior Landmark.

Portions of the Chinatown/Little Italy Historic District are located within the 600-foot radius surrounding area. This historic district, which is S/NR-listed, is roughly bound by E. Houston Street, Elizabeth Street, Worth Street, Baxter Street, Centre Street, and Lafayette Street. A majority of mid-nineteenth through early twentieth century buildings remain intact in the district, contributing to the neighborhood's historic context, feeling, and readily identifiable sense of place.

A small portion of the African Burial Ground and the Commons Historic District is located within the 600-foot radius surrounding area. This historic district, which is NYCL-designated, is generally bound by Foley Square and Duane Street to the north, Broadway and Lafayette Street to the west, Park Row to the south, and Centre Street to the east. The historic district incorporates a large area that was once part of the New Amsterdam Commons established by the Dutch colonial government. The northern portion of the historic district, along Duane Street, was used as the African Burial Ground during most of the 18th century and possibly as early as the 17th century.

Portions of the Tribeca East Historic District are also located within the 600-foot radius surrounding area. This historic district, which is NYCL-designated, is roughly bound by Canal Street to the north, Lafayette Street to the east; Worth, Franklin, and White streets to the south; and Church Street and West Broadway

to the west. It contains ornate cast-iron and masonry store and loft buildings that reflect the district's original role as the City's center for dry goods and related industries, such as office buildings and banks.

Within the proposed project area, the Manhattan Criminal Court Building at 100 Centre Street and MDC South at 125 White Street, which as noted above were developed together as a complex, are not designated historic architectural resources, but they have been determined to be S/NR-eligible.

Other Designations

The proposed project area is located within the City's designated coastal zone. As such, the Proposed Project is subject to a Waterfront Revitalization Program consistency assessment as part of the environmental review process.

Portions of the 600-foot radius surrounding area are located within the Chinatown BID, which in total covers an area of approximately 50 blocks in parts of Manhattan Community Districts 1, 2, and 3. This BID supports clean street initiatives, and helps fund Explore Chinatown, Taste of Chinatown, and other interactive programs that attract visitors and help to support local businesses.

Street System

Most of the streets within the Manhattan Civic Center primarily carry trips with a local origin or destination and are connected, via nearby local streets and minor arterials to major arterials and river crossings. Several characteristics of the Manhattan Civic Center discourage the use of many of its streets by vehicles that do not have a local origin or destination. These include the existence of superblocks and irregularly-shaped blocks within the area, the irregular pattern of one-way operation for most of its streets, the relative narrowness of most roadways, and the restriction of parking to authorized vehicles.

White Street, which intersects the proposed project area, is a minor local street in the Lower Manhattan irregular grid. It extends approximately eight blocks as a one-way westbound street through the Manhattan Civic Center and Tribeca from Baxter Street on the east to West Broadway on the west. (Information on the block of White Street intersecting the proposed project area is provided below in Section 5.) Bounding the proposed project area on the west is Centre Street, which is a one-way northbound local street primarily used for travel within the Manhattan Civic Center and Chinatown with termini located at Park Row to the south, and Broome Street to the north. Bounding the proposed project area on the east is Baxter Street, which is a local street primarily used for travel within the Manhattan Civic Center and Chinatown. Adjoining the southeast corner of the proposed project area, there is an interruption in the street's alignment and street direction at Hogan Place. The Baxter Street segment south of Hogan Place is one-way northbound and connects to the eastern end of Hogan Place, with the roadway and sidewalks bending at an obtuse angle and vehicular and pedestrian traffic flowing continuously. In contrast, the Baxter Street segment north of Hogan Place is one-way southbound and intersects Hogan Place at a stop-controlled T-intersection. Nearby streets that generally carry more through traffic include Broadway, a continuous street operating one-way southbound, and Worth Street, the only east-west street that extends continuously through the Manhattan Civic Center linking Tribeca and Chinatown.

Public Transportation

Within a quarter-mile radius, the proposed project area is very well-served by public transit, including four subway stations and nine subway lines. These include the Canal Street station at Broadway that is served by the N, Q, R, and W lines; the Canal Street station at Lafayette Street that is served by the 6 line and 4

line (late-night only); the Canal Street station served by the J and Z lines; the Brooklyn Bridge-City Hall station that is served by the 4, 5, 6, J, and Z lines. MTA bus routes with stops within or near a quarter mile radius of the Project Site include the M103, BxM18, X1, X10, X11, X12, X17, X17A, X19, X27, and X28 and one NJ TRANSIT operated route, the 120.

4. Description of the Proposed Project Area

The proposed project area is City-owned and has a total area of approximately157,306 sf.[8] Based on existing conditions, the proposed project area consists of four distinct parcels. These include the Manhattan Criminal Court Building, MDC South, White Street, and MDC North.

The Manhattan Criminal Court Building occupies a rectangular-shaped area on the southern portion of the project area. It is bound by Baxter Street on the east, Hogan Place on the south, Centre Street on the west, and MDC South on the north. It is zoned C6-4. It is occupied by the approximately 815,011-zsf Manhattan Criminal Court Building, which houses courtrooms, offices, and related functions, including the primary office of the Manhattan District Attorney. It is 17 stories and built to the street lines of Hogan Place and Baxter Street with three wings extending from Baxter Street to a point close to the street line on Centre Street with two recessed sections set back from Centre Street between the wings. There are ground level and aerial connections to MDC South on the building's north side. The primary address of the building is 100 Centre Street, although it is known by other addresses including 48-82 Baxter Street, 92-132 Centre Street, and One Hogan Place and was formerly known as 155 Leonard Street. The building's main lobby and pedestrian entrance is accessed from Centre Street and there are secondary entrances on Baxter Street and Hogan Place, the latter designated for the District Attorney office, and a service entrance on Baxter Street. The building does not contain any parking. As noted above, this building and MDC South were designed and constructed as a combined complex and opened in 1941.

Immediately north of the Manhattan Criminal Court Building, MDC South at 125 White Street is a 21-story building (consisting of 13 floors plus eight additional mezzanines) on a property bound by White Street on the north, Baxter Street on the east, the Manhattan Criminal Court Building on the south, and Centre Street on the west. Previously known as the Manhattan House of Detention, MDC South was closed in 1974 and reopened in 1983, following renovations. It is informally known as "The Tombs," a name originating with a previous detention facility located nearby. On the southern edge of the property, immediately adjoining the Manhattan Criminal Court Building, there is a sallyport (a secured, controlled entryway for the transport of people in detention) with vehicle entry via a curb cut on Baxter Street which aligns with Bayard Street and vehicle exit via a curb cut on Centre Street. Secure pedestrian access to MDC South is provided via connections to the neighboring buildings on the south and north, Manhattan Criminal Court Building and MDC North, respectively.

Immediately north of MDC South, volumes above and below the reestablished one-block long segment of White Street between Centre and Baxter streets (refer to "Introduction" above) also will be part of the proposed project area. The block long section of White Street between Centre and Baxter streets is presently mapped at a width of 50 feet but with the proposed City Map Change it will be narrowed to a 35-foot width, with a volume bounded by a vertical limiting plane at elevation 11.00 above the Borough of Manhattan vertical datum (+12.652 North American Vertical Datum of 1988) and a vertical limiting plane at elevation 47.20 above the Borough of Manhattan vertical datum (+48.852 NAVD88). It currently operates one-way westbound and includes approximately 56 perpendicular parking spaces for authorized vehicles. The

[8] The 157,306-sf proposed project area includes: MDC North site: 42,253 sf; area of the reestablished White Street volume: 7,757 sf; and MDC South/ Manhattan Criminal Court Building site: 107,296 sf.

existing street treatment is a "shared-street" in which the parking spaces occupy the outer portions of the right-of-way and in the center there is a lane with pavers that is used by pedestrians and vehicles. Although the street is open to through traffic, most of the vehicles traveling on it are those parking there. The street separates MDC South and MDC North, though there is a bridge above and a tunnel below the street connecting the buildings (these are pursuant to Revocable Consents).

To the north of White Street, the proposed project area also includes MDC North, a 14-story detention facility (consisting of nine floors plus five mezzanines) that includes ground floor retail along Centre and Baxter streets on a property bound by Baxter Street on the east, White Street on the south, Centre Street on the west, and the mixed-use building at 96 Baxter Street/125 Walker on the north. It was completed in 1990 and its primary address is 124 White Street, although it is known by other addresses including 84-94 Baxter Street, 134-142 Centre Street and 116-136 White Street. There are pedestrian building entrances at the corner of White and Centre streets and on White Street midblock between Centre and Baxter streets. The building does not contain any parking. The ground floor retail, consisting of approximately 6,300 sf, includes separate storefront spaces facing onto Centre Street and Baxter Street that are occupied by retail businesses. The City (the lessor) leased this retail space to Walker Street-Chung Pak LDC (the lessee) in 1990 in a long-term lease that runs through 2039.

Collectively, MDC North and MDC South house approximately 435,000 gsf of court and detention center uses and approximately 898 beds for men in detention, most of them undergoing the intake process or facing trial in Manhattan.

The site of the proposed new jail encompasses a lot area at grade of 72,884 sf, including 42,238 sf on the MDC North property and 30,646 sf on the MDC South property. The reestablished White Street volume, which is not counted as part of the lot area at grade, covers an area of 7,756.8 sf.

5. Description of the Proposed Development

The proposed action will create a new jail with 1,150 beds. It will have a total of approximately 1,065,000 zsf of above-grade space, including approximately 1,045,000 zsf of housing for people in detention and support services space, plus approximately 20,000 zsf of community facility and/or retail space, along with approximately 125 secure accessory parking spaces located below-grade.

Under the preliminary illustrative design for the Manhattan borough-based jail, the building footprint will cover most of area currently covered by MDC South, MDC North, and the volumes of space above and below White Street, providing streetwalls along the Centre and Baxter street frontages, with setbacks above the building base. Although the new facility, when viewed in plan, will almost fully cover these areas, including White Street, there will be a 35- to 40-foot wide, 30- to 55-foot tall open pedestrian corridor (also referred to as a public arcade or passageway) at grade extending through the building on an east-west alignment. This pedestrian corridor will be covered by the building above, extending the full width of the block between Center and Baxter streets, and will be unenclosed at the portals and publicly accessible at all times. It will include lighting and other amenities. The plans include pedestrian access to the retail and community facility spaces from the pedestrian corridor. The purpose of this pedestrian corridor is to preserve east-west access through the Manhattan Civic Center, connecting Chinatown on the east and Tribeca on the west. There would be no vehicular access through this pedestrian corridor. It will be centered around the reestablished White Street volume.

Apart from the pedestrian corridor, the preliminary illustrative design for the Proposed Project consists of an approximately two-story base facing Baxter Street and a four-story base facing Centre Street and above

that base it will have an E-shaped massing with three wings extending east from a north-south "spine" facing Centre Street. The wings will extend toward Baxter Street. There will also be setbacks from the southern edge of the building base, where the sallyport will lie between the jail and the existing Manhattan Criminal Court Building, in the same general location as the existing sallyport. Above the building base, these three wings and the spine will have a maximum roof height of approximately 450 feet (measured from ground floor elevation) and rooftop mechanical bulkheads, parapets, and rooftop horticultural and related space will reach a maximum height of approximately 490 feet (measured from ground floor elevation). There will be two levels below-grade. To provide flexibility in final design, this application is seeking a proposed maximum permitted building envelope that will allow the maximum height of building streetwalls, aka building base heights, above average curb levels to be 85 feet facing Baxter Street and 105 feet facing Centre Street, with required minimum setbacks from the base of 15 feet on Baxter Street and 10 feet on Centre Street. Above the setback volumes, the maximum height above average curb levels of building volumes that contain habitable space will range from 449.10 feet facing Baxter Street to 453.43 feet facing Centre Street, and the maximum height above average curb levels of rooftop mechanical bulkheads, parapets, and rooftop horticultural and related space will range from 489.10 feet facing Baxter Street to 493.43 facing Centre Street. There will be an excluded volume from the proposed maximum building envelope which will have a width of 35 feet coincident with the narrowed street lines of White Street, heights of 55 feet above the average curb level of Baxter Street for the portions of White Street within 40 feet of Baxter Street and within 60 feet of Centre Street, and height of 30 feet above average curb level of Baxter Street for the midblock portion of White Street more than 40 feet from Baxter Street and more than 60 feet from Centre Street. In the court building portion of the zoning lot the special permit will establish a maximum permitted envelope at the existing building exterior façade and roof.

There will be a visitors' entrance for the jail on Centre Street north of White Street and entrances for the community facility/retail space on White Street and on Baxter Street north and south of White Street. The special permit plans require that the visitors' entrance (defined as the public access point) include an exterior space with a depth of no less than 10 feet and a height of no less than 20 feet. In addition, the special permit plans identify the location of ground floor community facility/retail spaces, which are required to occupy area behind at least 75 percent of the length of walls to a depth of at least 20 feet from the building face within designated frontage zones, and also identify the location of building pedestrian entrances, which are required to face the indicated frontage, though they may extend to wrap corners of frontages. The 125-space accessory parking garage will operate as a self-park facility accessed via a two-way ramp from Baxter Street with one inbound and one outbound lane and a gate system located on the ramp and it will be limited to DOC employees and other authorized individuals. The accessory parking curb cut will be 32 feet wide (35 feet wide including splays) and will be located entirely within a curb cut zone on Baxter Street spanning from the site's northern side lot line to a point on the south offset 100 feet from the northern side lot line. There will be a 50-foot wide (53-foot wide with splays) curb cut for the sallyport entrance on Centre Street and there also will be a 50-foot wide (53-foot wide with splays) curb cut for the sallyport exit on Baxter Street, which will align with Bayard Street. These sallyport curb cuts will be in the same general location as the existing sallyport curb cuts and will also be used to access all loading berths for the facility. There will be no vehicular curb cuts on White Street, which will be a pedestrian only street.

Similar to MDC South, the new Manhattan borough-based jail will include secure connections to the Manhattan Criminal Court Building.

Along with the other borough-based jails, this facility will replace the existing MDC North and South.

6. Actions Necessary to Facilitate the Project

In order to help facilitate the siting of the proposed 1,150-bed Manhattan borough-based jail on the proposed project area, this application seeks the following city approvals as part of this application:

- Special Permit: Allowing the proposed borough-based jail in Manhattan to waive or modify certain zoning requirements. These include the following:

    - Floor Area Ratio (FAR): ZR 33-10, et seq. permit a maximum commercial FAR of 10.0 and maximum overall FAR of 10.0 (excluding bonuses). A modification of maximum commercial and maximum total FAR is requested to allow a total FAR of 12.57, of which up to 0.13 FAR may be Use Group 3, 4, or 6a, and all other space, up to 12.44 FAR, may be Use Group 6d, Court houses, or 8d, Prisons. Under existing zoning, the maximum permitted commercial floor area for the 149,549-sf proposed project area (zoning lot) is 1,495,490 zsf and the maximum total floor area is also 1,495,490 zsf. With the proposed modification, the maximum permitted floor area for Use Groups 6d and 8d will be 1,860,011 zsf, the maximum permitted floor area for Use Groups 3, 4, or 6a will be 20,000 zsf, and the maximum permitted total floor area will be 1,880,011 zsf. This figure includes 815,011 zsf within the existing Manhattan Criminal Court Building. This modification is necessary to accommodate the proposed jail space program, accommodate proposals for ample support spaces, retain space for existing court/court related space in the Manhattan Criminal Court Building, provide pedestrian-oriented ground floor retail and/or community facility uses in character with the area, and achieve the objectives of providing a modern, humane, and safe detention facility.
    - Height and Setback: ZR 33-40, et seq., permit a maximum base height of 85 feet, require a setback from the base of at least 20 feet from narrow streets and 15 feet from wide streets, and govern building volumes above the base and setback by sky exposure plane regulations. A modification of height, setback, and sky exposure plane regulations is requested to allow a building volume, as defined in waiver plan and section drawings, with maximum base and building heights that exceed the limits of the sky exposure plane and tower regulations. Specifically, the proposed building would be allowed a maximum base (streetwall) height of 85 feet facing Baxter Street and 105 feet facing Centre Street, with required minimum setbacks from the base of 15 feet on Baxter Street and 10 feet on Centre Street and maximum building height above the average curb level of each street frontage ranging from 449.10 to 453.43 feet for areas containing habitable space and a maximum base and building height above the average curb level of each street frontage ranging from 489.10 to 493.43 feet, for rooftop mechanical bulkheads, parapets, and rooftop horticultural and related spaces. There will be an excluded volume from the proposed maximum building envelope which will have a width of 35 feet coincident with the narrowed street lines of White Street, heights of 55 feet above the average curb level of Baxter Street for the portions of White Street within 40 feet of Baxter Street and within 60 feet of Centre Street, and height of 30 feet above average curb level of Baxter Street for the midblock portion of White Street more than 40 feet from Baxter Street and more than 60 feet from Centre Street. This building envelope will apply to an area measuring approximately

72,884 sf, but will not apply to the other portion of the zoning lot where the existing court building will remain. In the court building portion of the zoning lot the special permit will establish a maximum permitted envelope coincident with the existing building face. This modification is necessary to accommodate the proposed jail space program, provide efficient programming, viable floorplans, and achieve the objective of providing a modern, humane, and safe detention facility.

* Required loading: ZR 36-60 requires four loading berths for the proposed project, pursuant to the following requirements applicable to the 1,045,000 zsf of prison space to be provided: none required for the first 10,000 zsf, one for the next 290,000 zsf, one for each additional 300,000 zsf. A modification of loading regulations is requested to allow the zoning lot to provide two loading berths, which will be accessed via the sallyport entry curb cut on Centre Street and egressed via the sallyport exit curb cut on Baxter Street. This modification is necessary to allow the jail to provide two loading berths, which the applicant believes will be sufficient to accommodate its needs, based on a scheduling plan for deliveries, and will not result in conflicts with pedestrian and vehicular traffic on Centre and Baxter streets in the vicinity of the curb cuts as the sallyport will provide sufficient space for any queuing vehicles such as trucks or buses, which the applicant believes will be minimal.

- Acquisition: Allowing the City to acquire the lessee's leasehold interest in the existing approximately 6,300-sf ground floor retail space in MDC North (124 White Street; Block 198, part of Lot 1) by terms to be determined. DCAS is the applicant for this action. This action is necessary to facilitate the demolition of the City-owned MDC North, which must occur before the proposed Manhattan borough-based jail can be constructed. (As noted in the previous section, the proposed project will include 20,000 sf of retail and/or community facility space.)

In addition, the proposed Manhattan borough-based jail requires other city approvals that are the subject of related, but separate applications. These include:

- City Map Change: To change White Street between Centre and Baxter streets by narrowing the right-of-way to 35 feet, with a slightly different alignment, and bounding the street volume by vertical limiting planes;

- Public Facility-Site Selection: To approve the siting of proposed borough-based jail system facilities, including the proposed project area as the location for the Manhattan borough-based jail (this action is subject to a Fair Share analysis); DCAS is a co-applicant for this action; and

- Zoning Text Amendment: To amend Article VII, Chapter 4 of the ZR to create the new special permit for borough-based jail facilities permitting modification of zoning requirements for use, bulk -- including floor area, height, and setback -- and parking and loading.

7. Conclusion

The City's success in reducing crime and lowering the number of people in jail, coupled with grassroots support for closing the jails on Rikers Island, has facilitated the City of New York, through DOC and MOCJ, to propose a borough-based jail system as part of the City's continued commitment to creating a modern,

humane, and safe justice system that provides appropriate conditions for those who work and are detained there, providing community assets in the neighborhoods, and allowing the City to close the jails on Rikers Island. As discussed above, the City is implementing strategies to reduce the average daily jail population to 4,000. Since existing facilities apart from Rikers Island can accommodate only about 2,500 people, the City needs to create sufficient detention capacity at new facilities to facilitate the closure of the jails on Rikers Island.

This proposal is designed to accomplish a number of objectives:

- Strengthening connections to families and communities by enabling people to remain closer to their loved ones and other people, which allows better engagement of incarcerated individuals with attorneys, social service providers, and community supports so that they will do better upon leaving and would be less likely to return;
- Improving access to natural light and space for therapeutic programming, which results in calmer and more productive environments inside the facilities;
- Offering quality recreational, health, education, visitation and housing facilities, which support reengagement once they return to their community;

- Enhancing well-being of uniformed staff and civilian staff alike through improved safety conditions, which allows them to perform at the highest level; and
- Integrating the new facilities into the neighborhoods by offering community benefits and providing connections to courts and service providers.

The Proposed Project will complement existing justice facilities near each site, by reducing travel time delays and transportation costs that often result in delaying disposition of individual cases.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

06-28-2018 C 180170 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

	8b	8d
	12a	12c
	12b	12d

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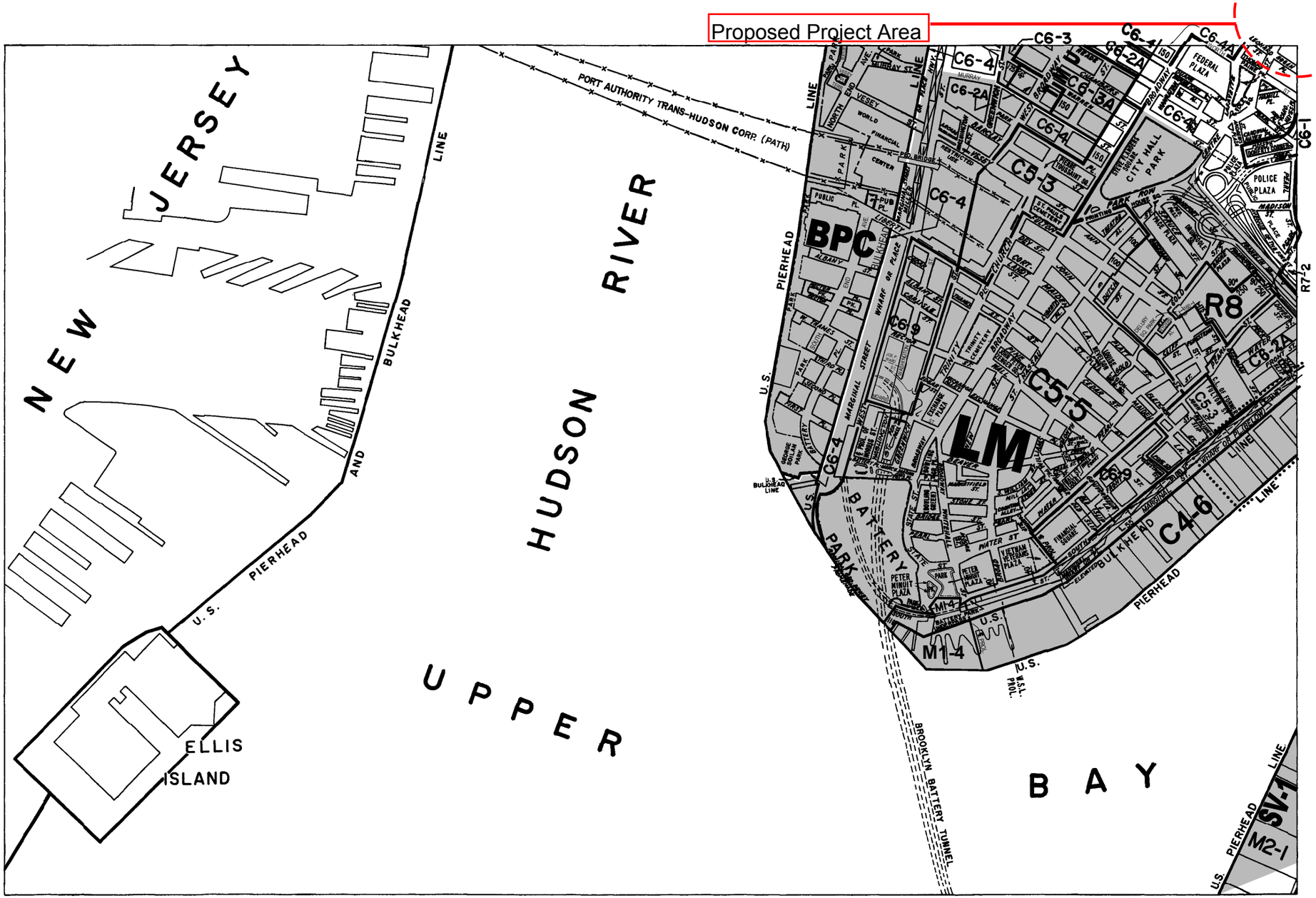
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP **12a**



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

03-20-2013 C 130052 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

N

	12a	12c
	12b	12d
	16a	16c

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ZONING MAP **12b**

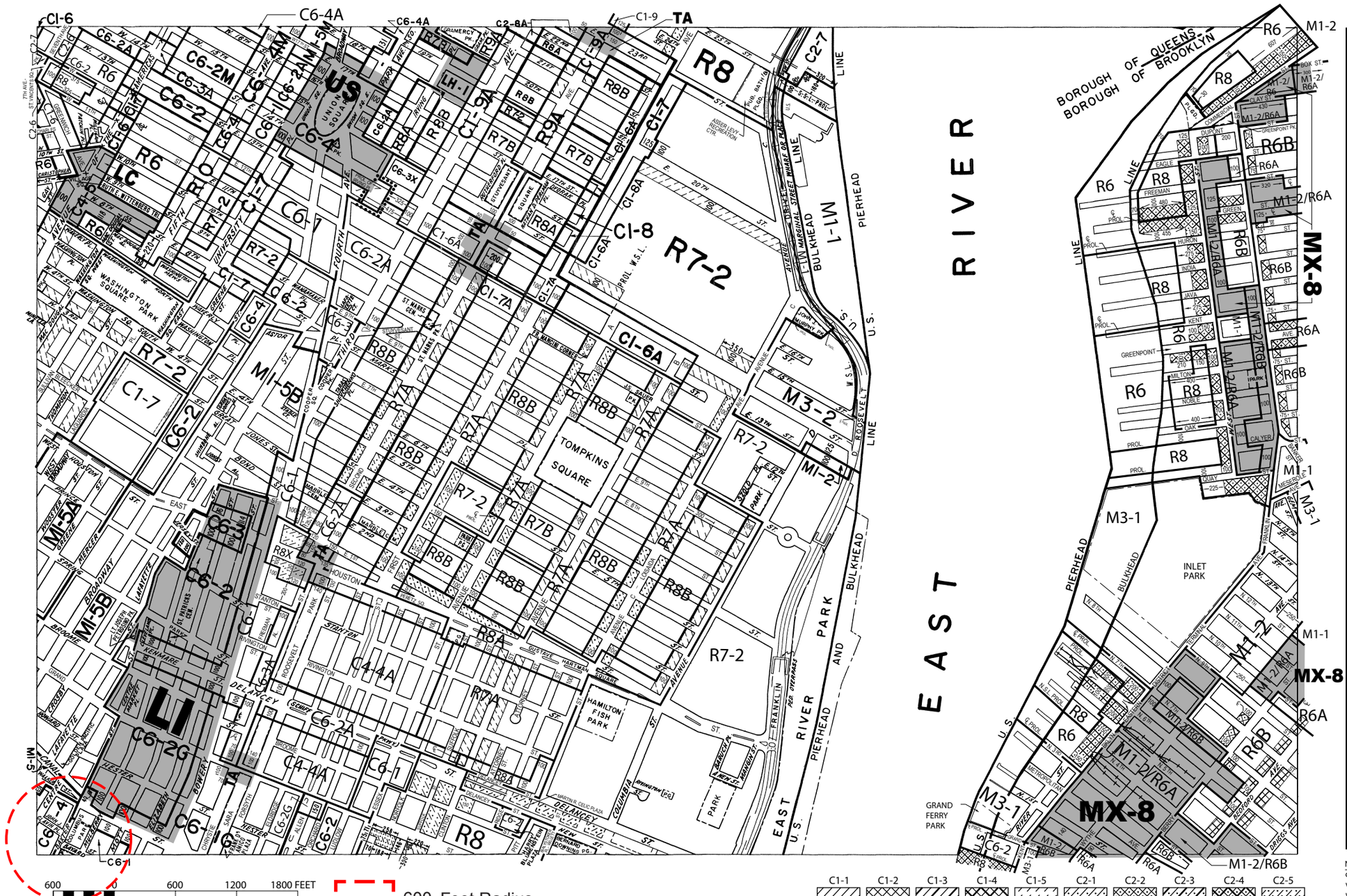
600 0 600 1200 1800 FEET

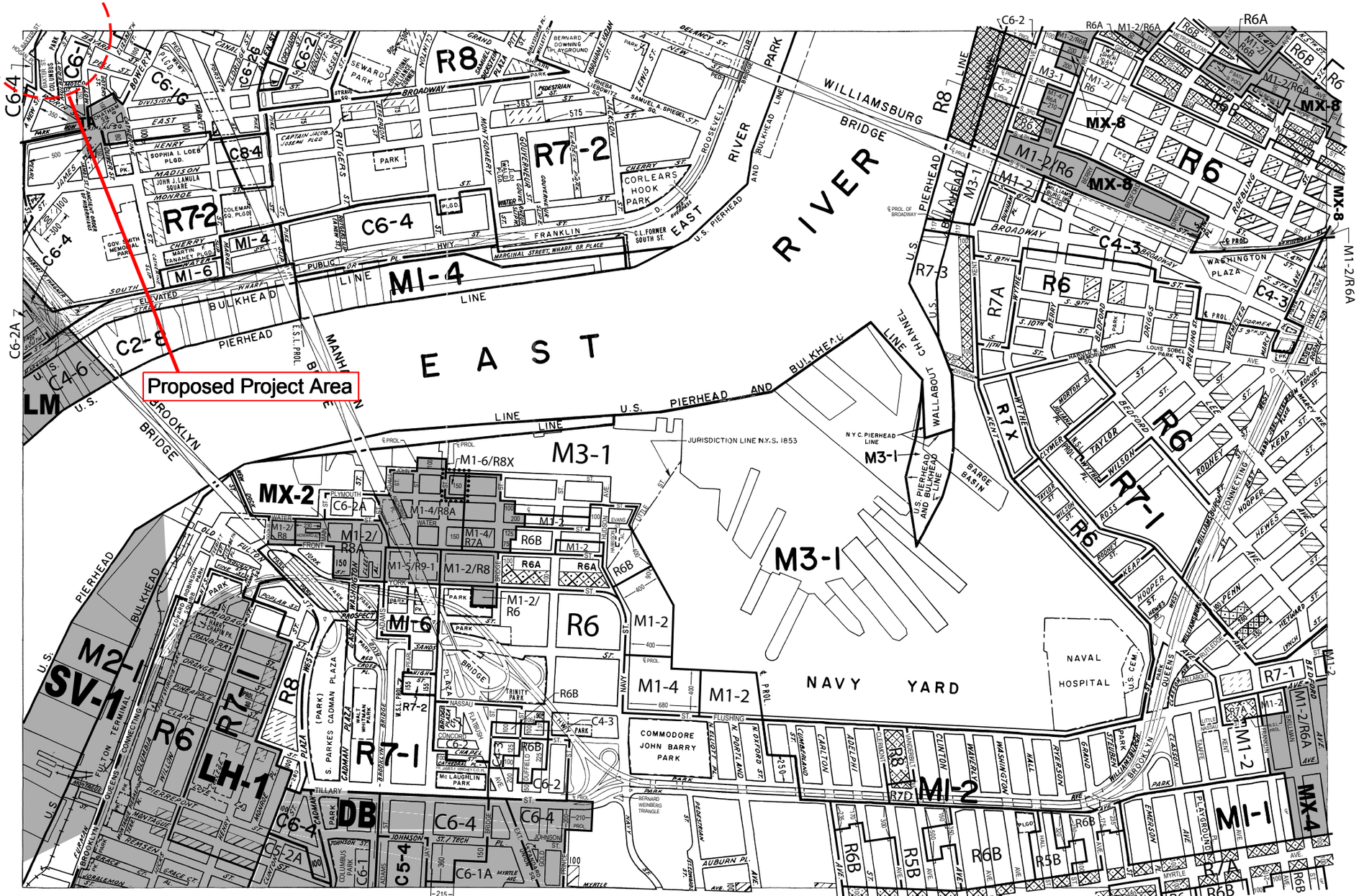
600-Foot Radius

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.


C1-6
C6-4A
C6-4A
C2-8A
C1-9
TA
R8
R7-2
R7-1
R6
R6
R6



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

12–20–2018 C 180344 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

12a	12c	13a
12b	**12d**	13b
16a	16c	17a

N

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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 12d

NYC Finance

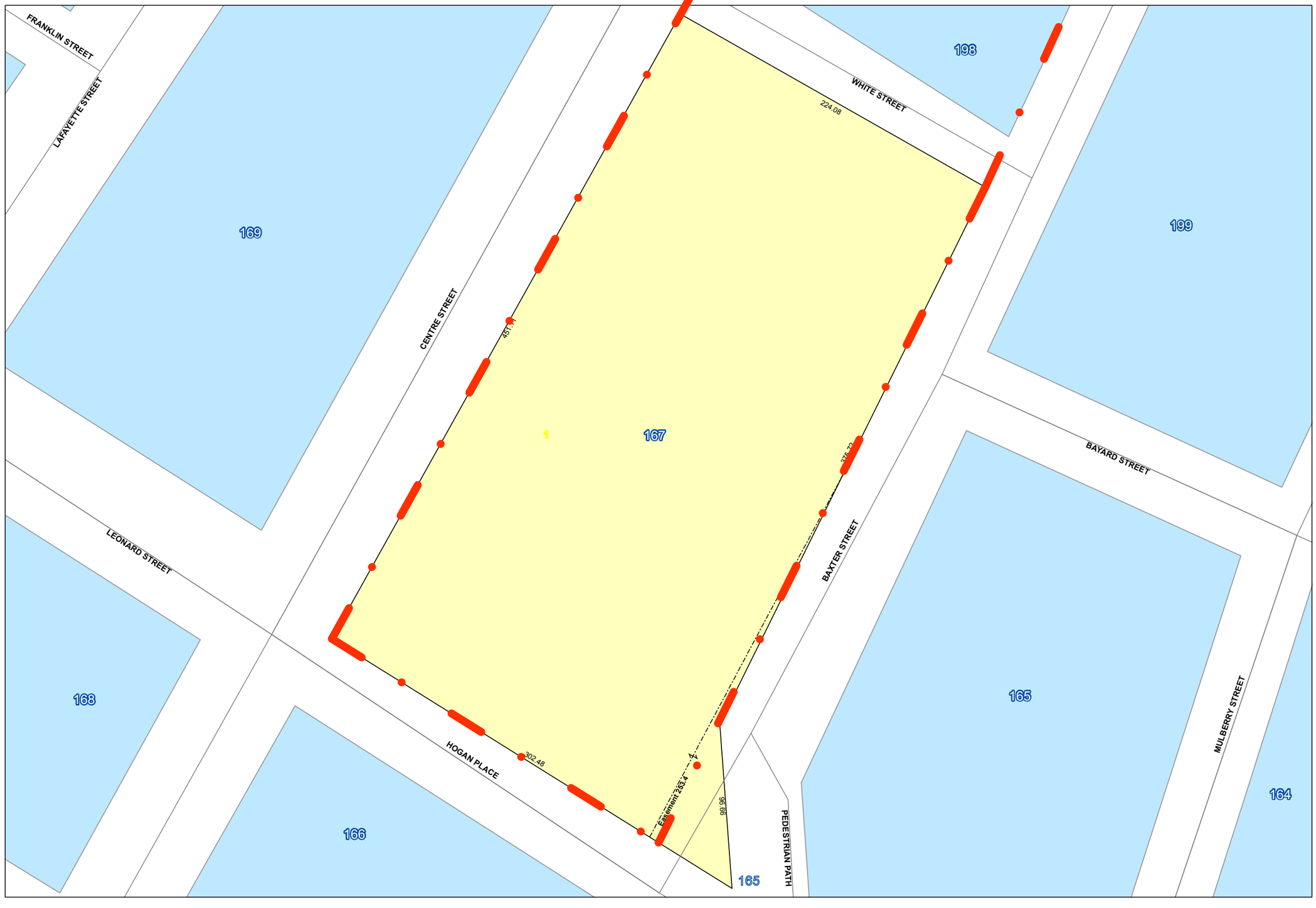
NYC Digital Tax Map

Effective Date : 12-29-2017 17:52:09
End Date : Current

Manhattan Block: 167

Legend

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



FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-09-2008 11:25:36
End Date : Current

Manhattan Block: 198

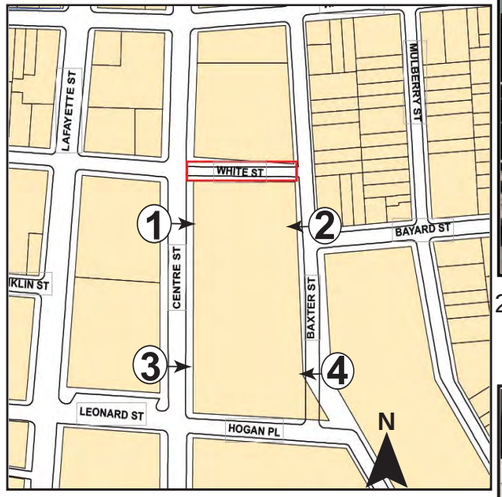
Legend

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





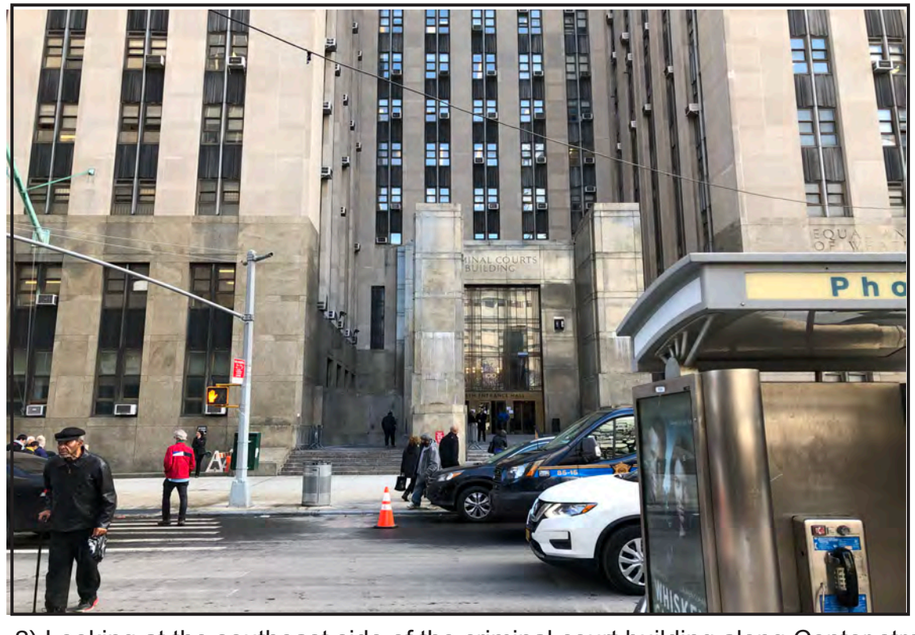
1) Looking at the northeast side of the MDC South building along Center street.



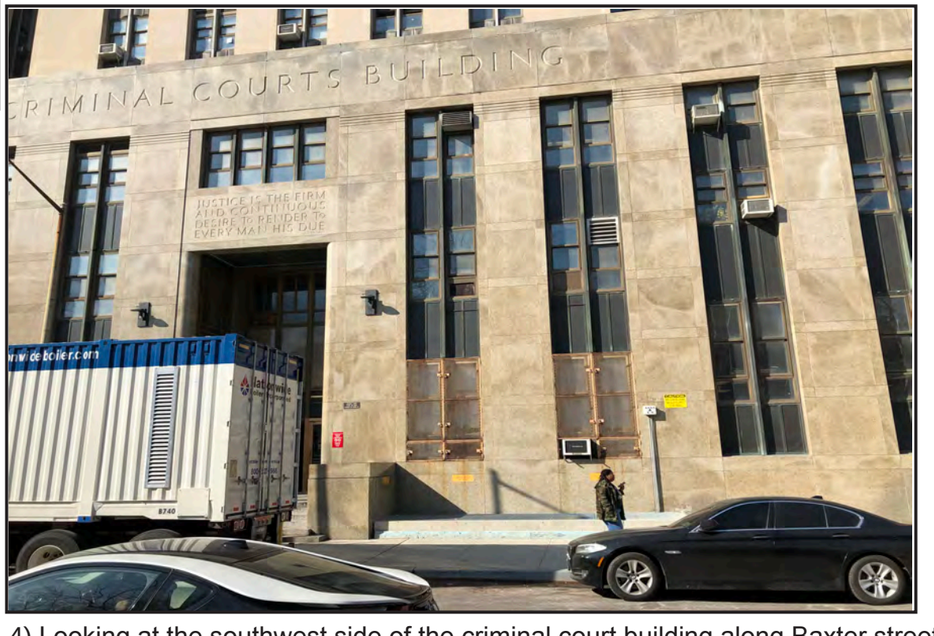
Photos taken on 2/5/2019



2) Looking at the northwest side of the criminal court building along Baxter street.



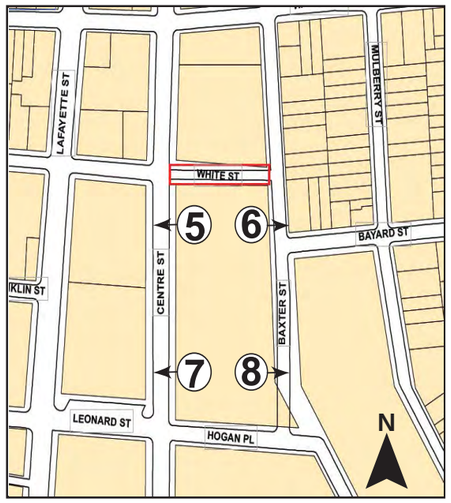
3) Looking at the southeast side of the criminal court building along Center street.



4) Looking at the southwest side of the criminal court building along Baxter street.



5) Looking at the northwest side of the civil court building along Center street.



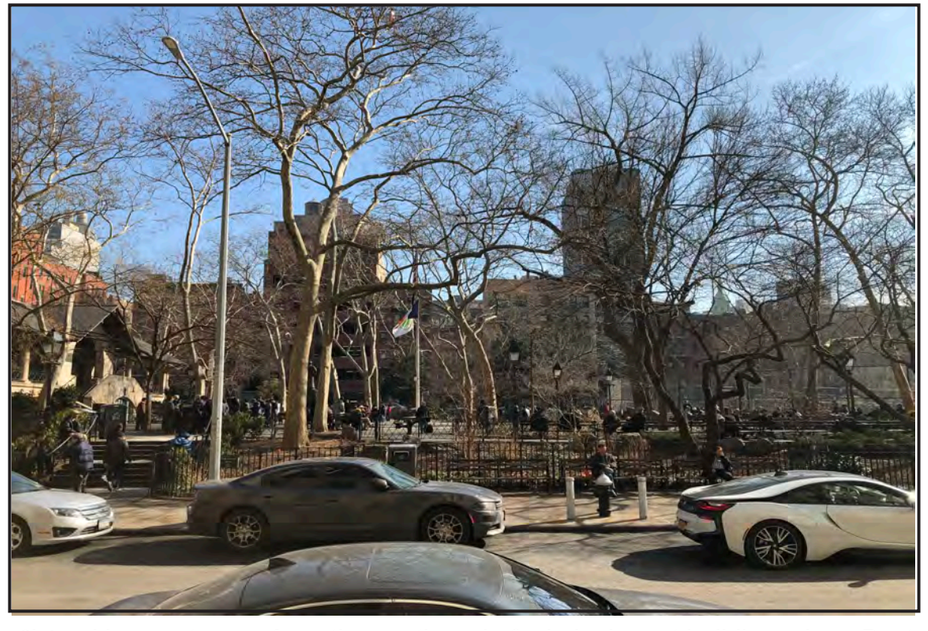
Photos taken on 2/5/2019



6) Looking northeast away from the criminal court building along Baxter street.



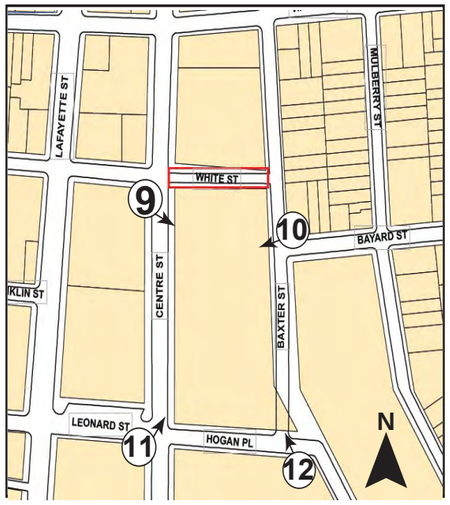
7) Looking away from the southwest side of the criminal court building along Center street.



8) Looking east away from the south end of criminal court building; along Baxter Street (facing the park).



9) Looking southeast towards the criminal court building; along Centre Street.



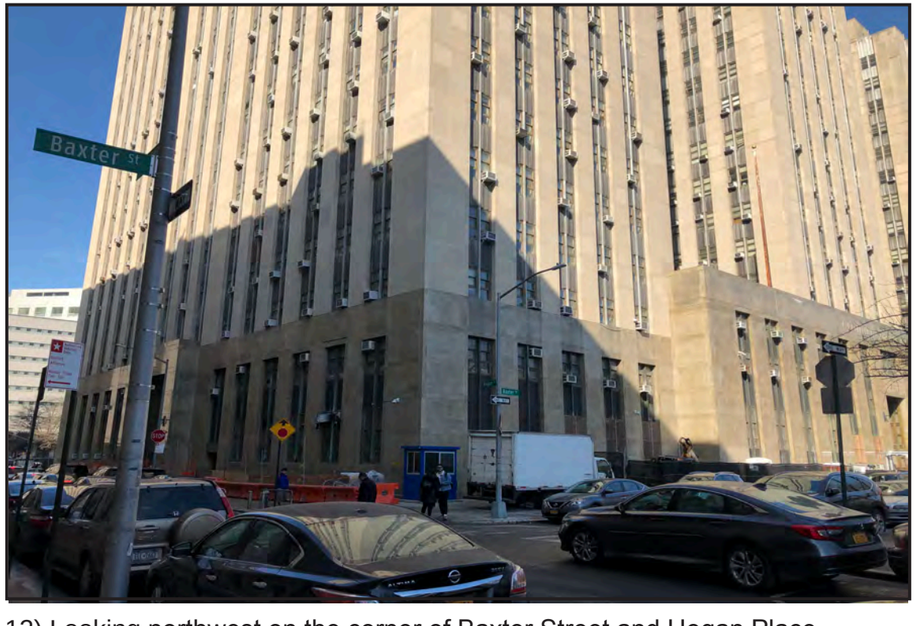
Photos taken on 2/5/2019



10) Looking southwest on the corner of Baxter Street and Bayard Street at the criminal court building.



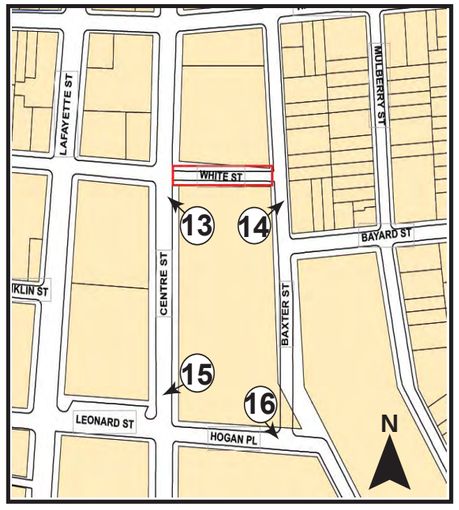
11) Looking northeast towards at the corner of Centre Street and Hogan Place



12) Looking northwest on the corner of Baxter Street and Hogan Place.



13) Looking northwest at the intersection of the White Street and Center Street.



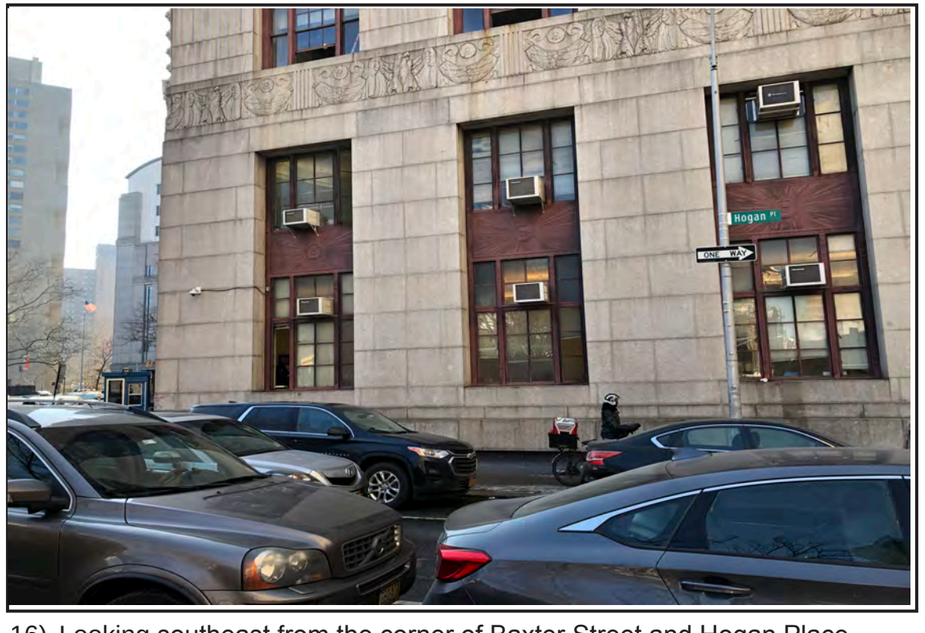
Photos taken on 2/15/2019



14) Looking looking west at the intersection of Baxter Street and Bayard Street.



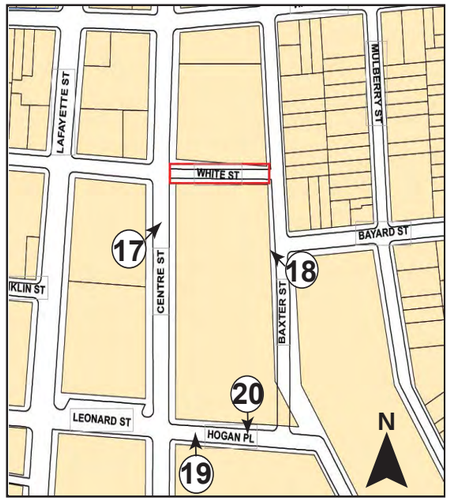
15) Looking southwest at the intersection of Centre Street and Leonard Street.



16) Looking southeast from the corner of Baxter Street and Hogan Place.



17) Looking northeast toward the MDC South building along Centre Street.



Photos taken on 2/5/2019



18) Looking northwest from the intersection of Baxter Street and Bayard Street.



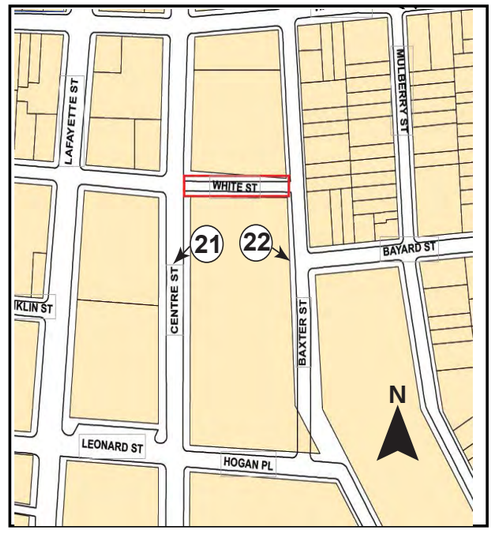
19) Looking north towards the south end of the criminal court building; on Hogan Place.



20) Looking south towards the north end of the State Office Building; on Hogan Place.



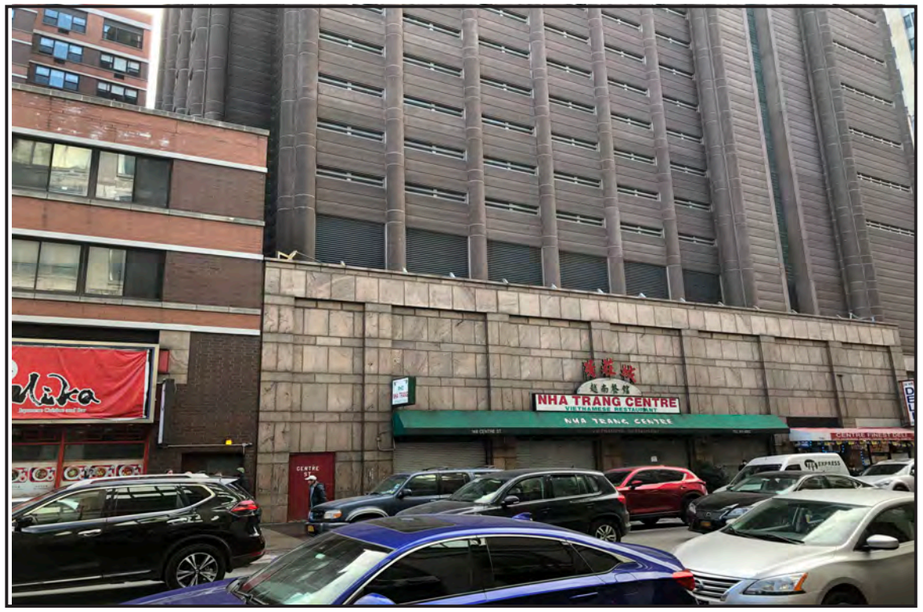
21) Looking southwest along Centre Street towards the Civil Court building.



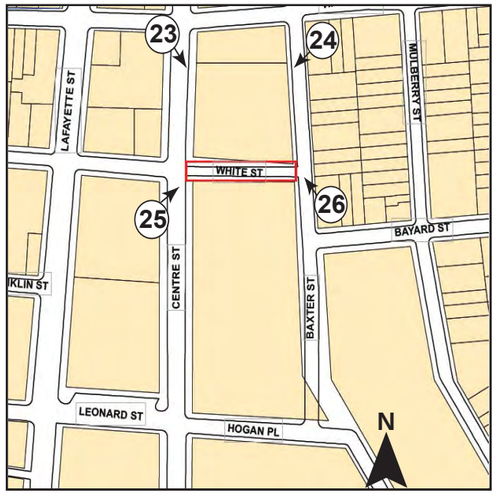
Photos taken on 2/5/2019



22) Looking southeast at the intersection of Bayard and Baxter Streets; towards the park.



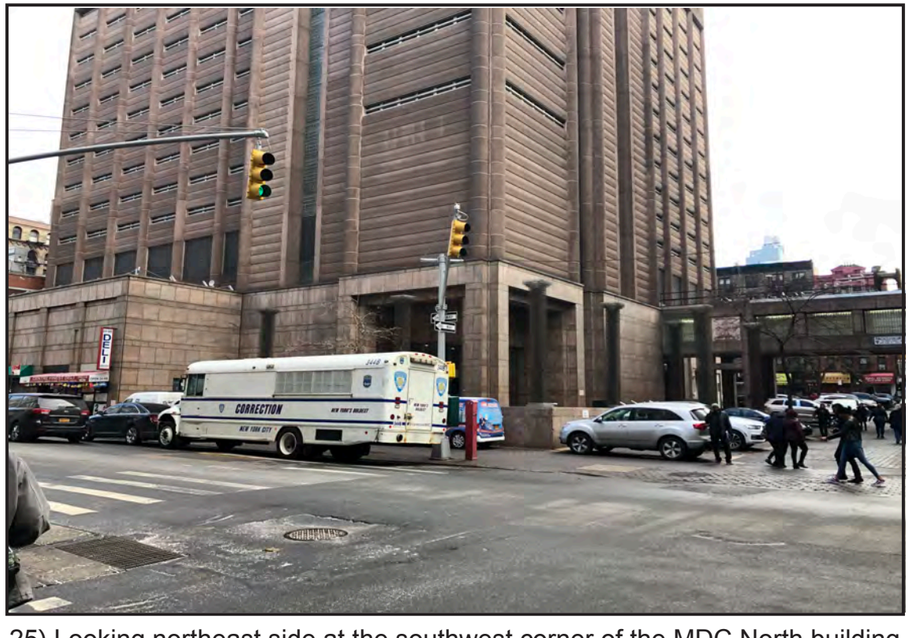
23) Looking southeast from the intersection of Walker Street and Center Street; facing MDC (Manhattan Detention Complex) North.



Photos taken on 2/5/2019



24) Looking southwest along Baxter Street; facing MDC North.



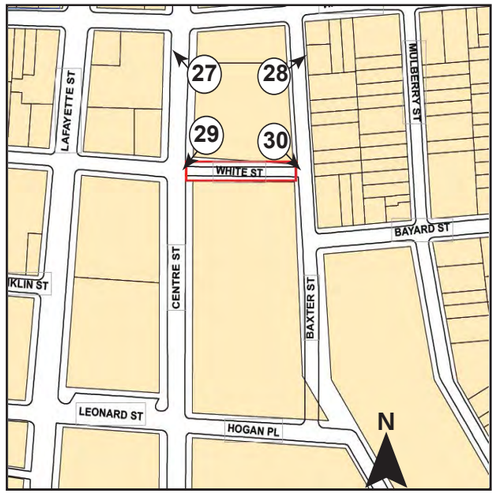
25) Looking northeast side at the southwest corner of the MDC North building.



26) Looking northwest towards the southeast corner of the MDC North Building at the intersection of Baxter street and White Street.



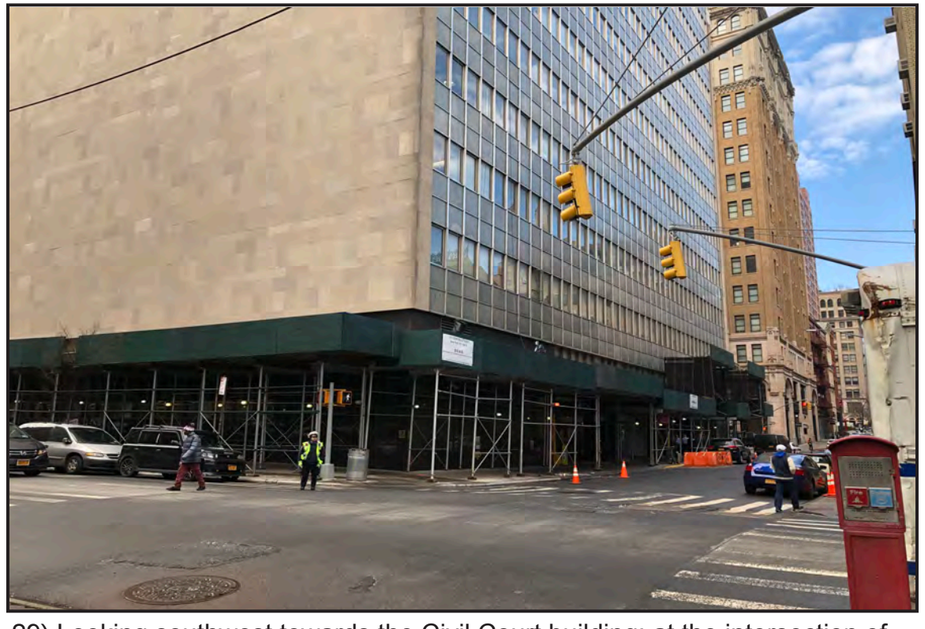
27) Looking northwest at the intersection of Walker Street and Centre Street.



Photos taken on 2/5/2019



28) Looking northeast away from the MDC North building, along Baxter street.



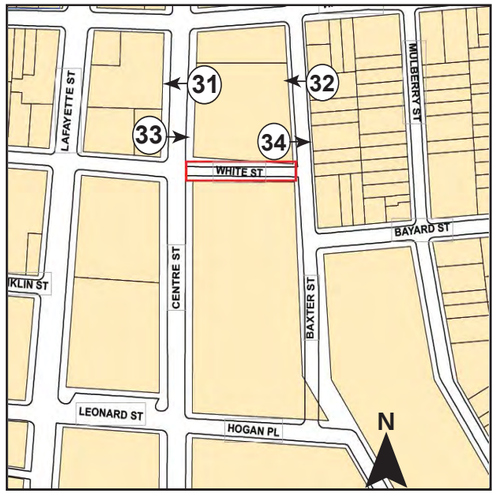
29) Looking southwest towards the Civil Court building; at the intersection of White Street and Centre Street.



30) Looking southeast away from the southeast corner of MDC North (Baxter Street and White Street).



31) Looking west away from the MDC North Building along Center Street.



Photos taken on 2/5/2019



32) Looking west at the east side of MDC North along Baxter Street.



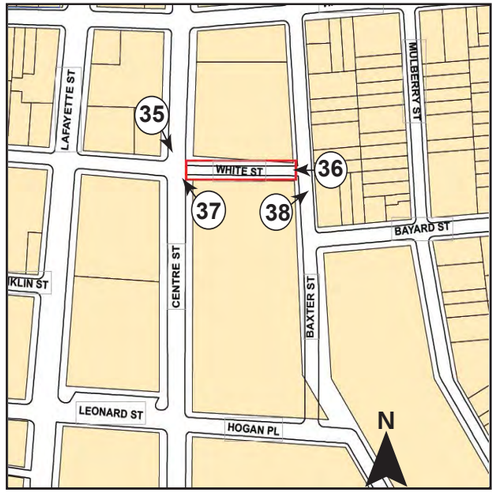
33) Looking east towards the MDC North Building; along Center Street.



34) Looking east away from the MDC North building along Baxter Street.



35) Looking southeast towards the northwest corner of the MCD South building.



Photos taken on 2/5/2019



36) Looking directly east through White street, along Baxter Street; with MCD North to the right (north) and MCD South to the left (south).



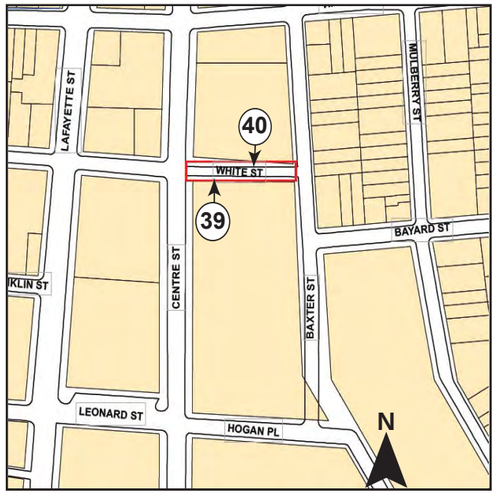
37) Looking northwest at the intersection of White and Center Streets.



38) Looking northeast from the northeast side of the MDC South building.



39) Looking north at the south end of the MDC North building, along White Street.



Photos taken on 2/5/2019



40) Looking south at the north end of the MDC South building, along White Street.

Borough Based Jails: Manhattan Site
Block 167, Lot 1
Block 198, Lot 1
Area Map

Legend

- Proposed Project Area
- 600-Foot Radius
- Subway Stops

Subway Lines

Exisiting Special Districts

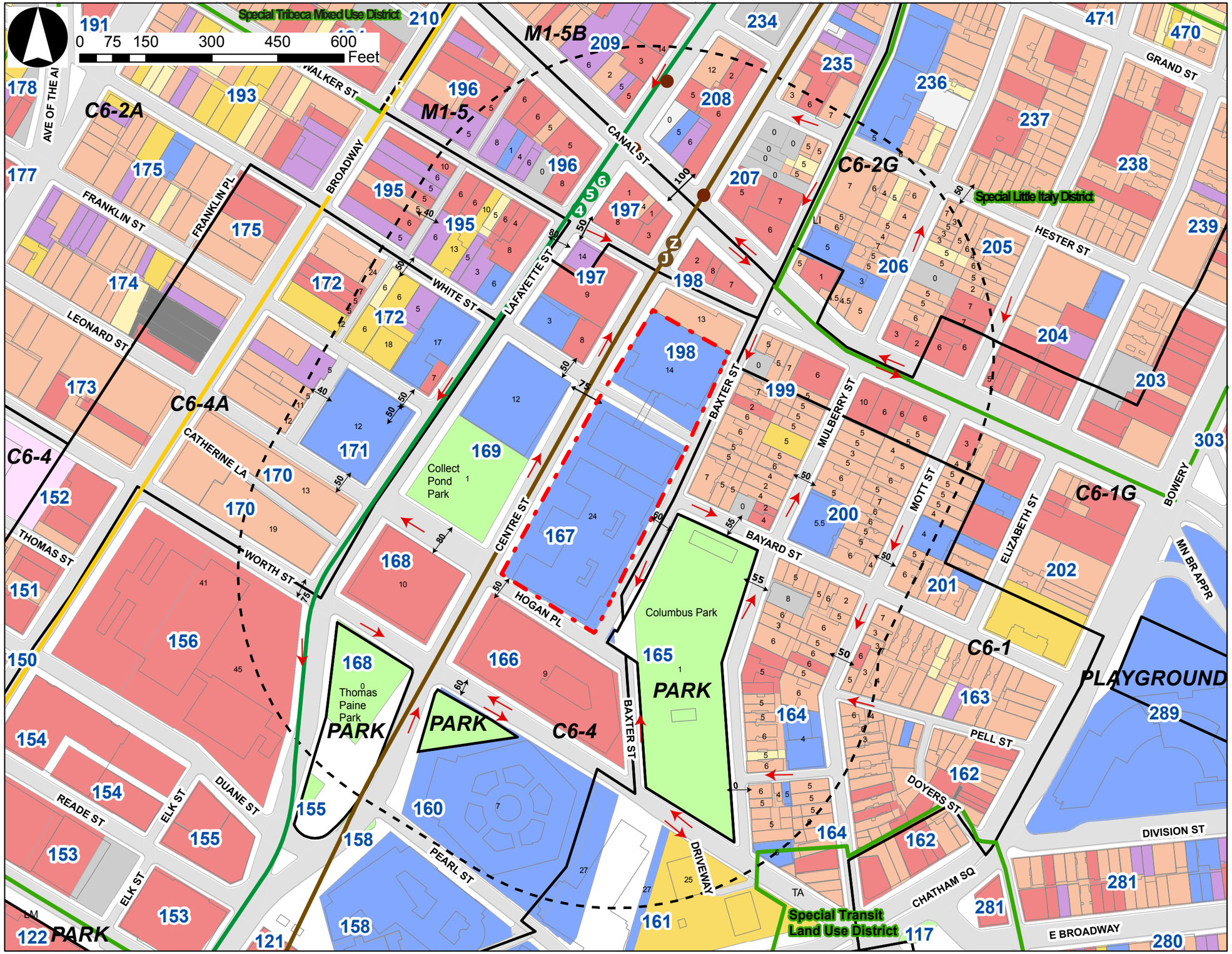
Existing Zoning Districts

- 167 Tax Blocks
- 50 Street Width
- 24 Number of Floors
- Street Direction

Land Use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data





Statement of Conditions and Findings
ZR § 74-832 Special Permit
Borough-Based Jails: Manhattan Site
124 and 125 White Street (Block 198, Lot 1; Block 167, Lot 1)
Manhattan Community District 1
(Revised 29 August 2019)

74-832, Borough-based jail system Special Permit

For #zoning lots# that are the subject of a site selection for a borough-based jail system pursuant to application [N 190333 PSY], the City Planning Commission may, by special permit, allow modifications to the applicable regulations governing #uses#, #bulk#, including permitted #floor area ratio#, the permitted capacities of #accessory# off-street parking facilities and #public parking garages#, and off-street loading regulations, to facilitate construction of the proposed facilities. In order to grant such special permit, the Commission shall find that:

The City of New York, through the New York City Department of Correction (DOC) and the Mayor's Office of Criminal Justice, is proposing to develop a new detention facility in Manhattan (the "Proposed Project") as part of its broader plan to implement a borough-based jail system in keeping with its continued commitment to create a modern, humane, and safe justice system and facilitate the closure of the jails on Rikers Island and replacement of existing borough correctional facilities. The Proposed Project will be occupied primarily by prison space (Use Group 8d) and will be operated by DOC.

The proposed Manhattan facility will be located at 124 and 125 White Street (Block 198, Lot 1, and Block 167, part of Lot 1, respectively) in the Manhattan Civic Center in Community District 1 near Chinatown. The new detention facility will occupy approximately 72,884-square-foot (sf) on a larger 149,549-sf zoning lot. The proposed project area will also include volumes above and below White Street, which will be narrowed, realigned, and bounded by vertical limiting planes pursuant to a separate but related City Map Change application. The proposed project area, which is coincident with the proposed zoning lot, is bound by Baxter Street on the east, Hogan Place on the south, Centre Street on the west, and Block 198, Lot 126, which is occupied by a mixed-use building, on the north. The proposed project area currently is occupied by the Manhattan Detention Complex North Tower (MDC North), Manhattan Detention Complex South Tower (MDC South), and the Manhattan Criminal Court Building; the latter building will remain and will not be altered as a result of the proposed special permit. As such, the proposed new Manhattan borough-based jail will replace MDC North and South.

The proposed Manhattan borough-based jail will have a total of 1,150 beds and a total of approximately 1,065,000 zsf of above-grade space, including approximately 1,045,000 zsf of housing for people in detention and support services space, plus approximately 20,000 zsf of community facility and/or retail space, along with approximately 125 secure accessory parking spaces located below-grade. It will have a maximum height, including rooftop mechanical bulkheads, parapets, and horticultural and related space, of 493.43 feet and two below-grade levels.

The proposed jail will be located within the vicinity of three courthouses. These include the Manhattan Criminal Court building at 100 Centre Street, which is adjacent to the proposed jail and will be within the area subject to the special permit. As with the existing MDC South, there will be direct, secure connections

between the Proposed Project and the Manhattan Criminal Court Building. Other nearby courthouses include: Manhattan Civil Courthouse, 111 Centre Street, approximately 75 feet from the proposed project area; and Manhattan Family Court, 60 Lafayette Street, approximately 385 feet from the proposed project area.

(I) Modifications

The Commission may modify

(1) Applicable regulations governing #use#;

This subsection is not applicable.

(2) #Bulk#, including permitted #floor area ratio#;

ZR 33-10, et seq. permit a maximum commercial FAR of 10.0 and maximum overall FAR of 10.0 (excluding bonuses). A modification of maximum commercial and maximum total FAR is requested to allow a total FAR of 12.57, of which up to 0.13 FAR may be Use Group 3, 4, or 6a, and all other space, up to 12.44 FAR, may be Use Group 6d or 8d. Under existing zoning, the maximum permitted commercial floor area for the 149,549-sf proposed project area (zoning lot) is 1,495,490 zsf and the maximum total floor area is also 1,495,490 zsf. With the proposed modification, the maximum permitted floor area for Use Groups 6d and 8d will be 1,860,011 zsf, the maximum permitted floor area for Use Groups 3, 4, or 6a will be 20,000 zsf, and the maximum permitted total floor area will be 1,880,011 zsf. This figure includes 815,011 zsf within the existing Manhattan Criminal Court Building to remain.

ZR 33-40, et seq., permit a maximum base height of 85 feet, require a setback from the base of at least 20 feet from narrow streets and 15 feet from wide streets, and govern building volumes above the base and setback by sky exposure plane regulations. A modification of height, setback, and sky exposure plane regulations is requested to allow a building volume, as defined in waiver plan and section drawings, with maximum base and building heights that exceed the limits of the sky exposure plane and tower regulations. Specifically, the proposed building would be allowed a maximum base (streetwall) height of 105 feet facing Centre Street and 85 feet facing Baxter Street, with setbacks from the base of 15 feet on Baxter Street and 10 feet on Centre Street and maximum building height above the average curb level of each street frontage ranging from 449.10 to 453.43 feet for areas containing habitable space and a maximum base and building height above the average curb level of each street frontage ranging from 489.10 to 493.43 feet, for rooftop mechanical bulkheads, parapets, and rooftop horticultural and related spaces. There will be an excluded volume from the proposed maximum building envelope which will have a width of 35 feet coincident with the narrowed street lines of White Street, heights of 55 feet above the average curb level of Baxter Street for the portions of White Street within 40 feet of Baxter Street and within 60 feet of Centre Street, and height of 30 feet above average curb level above Baxter Street for the midblock portion of White Street more than 40 feet from Baxter Street and more than 60 feet from Centre Street. This building envelope will apply to an area measuring approximately 72,884 sf, but will not apply to the other portion of the zoning lot where the existing court building will remain. In the court building portion of the zoning lot the special permit will establish a maximum permitted envelope coincident with the existing building face. Refer to special permit drawings Z-050, Z-060, and Z-061.

(3) Permitted capacities of #accessory# off-street parking facilities and #public parking garages# and off-street loading regulations;

ZR 36-60 requires four loading berths for the proposed project, pursuant to the following requirements applicable to the 1,045,000 zsf of prison space to be provided: none required for the first 10,000 zsf, one for the next 290,000 zsf, one for each additional 300,000 zsf. A modification of loading regulations is requested to allow the zoning lot to provide two loading berths, which will be accessed via the sallyport entry curb cut on Centre Street egressed via the sallyport exit curb cut on Baxter Street. The applicant believes two loading berths will be sufficient to accommodate its needs and will minimize any conflicts with pedestrian and vehicular traffic which the applicant believes will be minimal.

(II) Findings

In order to grant a special permit pursuant to this Section, the Commission shall find that:

(a) any #use# modifications will support the operation of the facility and will be compatible with the essential character of the surrounding area;

This subsection is not applicable.

(b) ground floor #uses# will be located in a manner that is inviting to the public and will integrate the facility within the surrounding community;

There will be a visitors' entrance for the jail on Centre Street north of White Street and entrances for the community facility/retail space on White Street and on Baxter Street north and south of White Street. The special permit plans require that the visitors' entrance (defined as the public access point) include an exterior space with a depth of no less than 10 feet and a height of no less than 20 feet. In addition, the special permit plans identify the location of ground floor community facility/retail spaces, which are required to occupy area behind at least 75 percent of the length of walls to a depth of at least 20 feet from the building face within designated frontage zones, and also identify the location of building pedestrian entrances, which are required to face the indicated frontage, though they may extend to wrap corners of frontages. There will be no vehicular curb cuts on White Street, which will be a pedestrian only street. White Street is currently well-utilized by those walking through the area between Chinatown and Tribeca and the applicants seek to preserve this function with ground floor space contributing to an active, articulated environment. There also will be access to community facility/retail space from Baxter Street. This layout seeks to arrange the ground floor in a manner that is inviting to the public and will integrate the proposed facility with the surrounding community and engage the neighborhood by placing buildings activities where they will be compatible with adjoining uses. The proposed building will provide a more active and pedestrian-friendly environment than the existing conditions. New ground floor community facility storefronts along White Street and Baxter Street will help to animate the streetscape. Sidewalks will be improved and public realm amenities increased including lighting within the pedestrian corridor (public arcade) and more street trees than exist currently.

(c) any increase in permitted #floor area ratio# will facilitate the development of the facility;

As described above, 98% of the proposed new floor area will be conditioned on Use Group limitations, restricting the floor area to Use Groups 6d (Court houses) and 8d (Prisons). Up to 20,000 sf of Use Group 3 or 4 (community facility) or Use Group 6a (local retail uses) to help integrate the facility into the surrounding community. As such, the increase in FAR will primarily facilitate the development of prison and component facilities.

In order to identify the required amount of floor area for the proposed jail, an architectural space program was developed as part of an interactive process with the applicants and other involved agencies and stakeholders (including formerly incarcerated individuals, their families, and other jail visitors) and that reflects review and application of relevant professional standards. These standards, including, but not limited to, the New York City Board of Correction Minimum Standards, New York State Commission of Correction Minimum Standards for Local Correctional Facilities, Prison Rape Elimination Act Standards, and American with Disabilities Act Accessibility Guidelines (ADA), specify numerous quantitative (square footage) and performance requirements for adult detention and correctional facilities.

Design criteria were also established including for housing unit (a standardized module consisting of a certain number of cells with a common dayroom, support spaces, and recreation yard where detainees "live" during their time in detention) and cell design. DOC established 32 beds as the maximum acceptable unit size for achieving greater security for detainees and staff, and a less stressful, direct supervision general population housing unit environment. Other design criteria include daylight in every cell, consistent cell design type, single occupancy cell design, inclusion of a certain percentage of therapeutic housing units, optimal proportion of housing units to ensure clear sight lines, and optimal daylight orientation for the dayrooms. In addition, it was established that each housing unit would have direct access to outdoor recreation (detainees are entitled to an hour of outdoor recreation daily). Direct access to outdoor recreation from each housing unit is more efficient, decreases the need for transport of detainees through the facility, and results in a safer and controlled environment. These criteria are compliant with DOC and National Design standards and with Justice Design Task Force guidelines.

Other design criteria were established for the public facing portions of the facility, including having comfortable and spacious visitation spaces with daylight for family members; public entrances that are accessible, welcoming, and appropriately located; enhancing the surrounding streetscape; and with a neighborhood facing community use on the first floor.

Unlike existing DOC facilities both on and off Rikers Island, the proposed jail will provide sufficient space for effective and tailored programming, and appropriate housing for those with medical, behavioral health and mental health needs, thereby improving the opportunity for a more stable reentry into the community. Existing DOC facilities provide approximately 250 to 500 sf of facility space per detainee bed, whereas the proposed borough-based facilities will provide approximately 700 to 900 sf of facility space per bed (this ratio is dependent on floorplate efficiency and other economies of scale). In addition to meeting project standards for detainee cell size, this increased bed-to-facility space rate will enable DOC and its service provider partners to expand substantially the range of programs and services to detainees, including legal services, education, counseling, job training, library programs, housing assistance, health care services, substance use and mental health counseling, therapeutic services, recreation, access to faith-based communities, horticulture, structured recreation and exercise, arts and music programs, culinary classes, and reentry programs. This quantitative increase will allow for the provision of support spaces following a decentralized system at three levels of building scale: (1) housing units; (2) clusters of housing units; and (3) facility-wide. The provision of sufficient area is intended to ensure each detainee five hours of programming per day for meaningful engagement that can improve well-being and help with successful community reentry. Besides dayrooms and recreation areas used for informal activities, housing unit support spaces also include rooms for counseling, interviews, and some programs, which provides increased access to program and services while minimizing circulation throughout the facility. Housing unit cluster support spaces will include supplemental multi-purpose rooms and interview rooms, program staff offices, a medical procedure room for examinations and minor medical triage, and a pantry for staging meal delivery. Facility-wide support spaces include a public-service-oriented lobby, spacious visitation spaces for family and attorneys, gymnasium, auditorium, educational and vocational classrooms, library, religious

services area, culinary arts kitchen, greenhouse, medical clinic (which will offer services provided by Correctional Health Services (CHS), a division of NYC Health + Hospitals including robust medical screening for new admissions, medical and behavior health exams, health/mental health care services, minor surgical procedures, dental services, and a pharmacy), professional amenity areas for staff (such as physical fitness room, dining, break rooms, quiet rooms for decompressing, muster room, and locker rooms designated by rank and gender, and for civilians), laundry, food services, and administrative space. The applicants believe that the amount and hierarchy of support spaces will create a more humane and rehabilitative environment for detainees and more dignified working conditions for staff and contractors.

Furthermore, the floor area modifications will ensure that the Proposed Project has ample support space for publicly accessible community space and staff parking, to foster positive integration of the facility with the surrounding communities. The community space is intended to provide useful community amenities, such as community facility programming or street-level retail space.

A building complying with the maximum permitted floor area ratio requirement would not offer the proposed capacity necessary to help facilitate the closure of the jails on Rikers Island and/or would not provide sufficient space to satisfy the many requirements of the architectural space program summarized above that the applicants have identified as being essential to meeting the project goals of improving social engagement and well-being, creating a safer and healthier environment for detainees, staff, and visitors, and facilitating successful community reentry.

As such, the increase in FAR will primarily facilitate the development of prison and component facilities, along with storefront uses that will enhance the community, consistent with the applicants' goals for a safer, smaller, fairer borough-based jail system that will help facilitate the closure of the jails on Rikers Island.

(d) any #bulk# modifications will improve the interior layout and functionality of the facility

The proposed building envelope, which necessitates the requested bulk modifications, will result in a better site plan for the proposed borough-based jail than what is allowed as-of-right. The requested bulk modifications represent the minimal variation from as-of-right requirements necessary to ensure that the Proposed Project can accommodate the proposed jail space program of approximately 1,150 beds per facility described above. The proposed size and massing is necessary in order to achieve the City's goals, including closing the jails on Rikers Island, providing efficient programming, viable floorplans, and achieving the objective of a modern, humane, and safe correctional facility in line with modern approaches to correctional practices.

The proposed project is designed to accomplish a number of objectives, including: providing access to natural light and space for services and activities for detainees, which results in calmer and more productive environments inside the facilities; and offering quality recreational, health, education, visitation and housing facilities, which helps people rehabilitate and reengage once they return to their community.

The bulk modifications will enable the 1,150-bed Proposed Project to achieve efficient and viable floorplans that optimize access to program space, outdoor space, and natural light. It will be a self-sufficient building, with housing units that allow officers to better supervise as a result of the improved floorplans and program adjacencies.

As noted above, each housing unit will have its own dayroom, recreation yard, and support spaces enabling most daily activities to occur within its boundaries. Support spaces provided at the cluster-level also described above require efficient vertical or horizontal proximity of housing units. In addition, other

important design criteria were established for functional adjacencies in terms of uses and programs, internal organization including having an efficient internal organization that includes a clear separation of secure and non-secure circulation and that minimizes unnecessary detainee circulation, as well as providing employee parking at each borough facility. Taken together, these design criteria, require a certain minimum area per floor, configured in such a way as to minimize floor plate depths with large courts to ensure access to light and air for all detainee cells. This pattern does not allow the full setbacks required by the sky exposure plane or the small floorplates required by as-of-right tower regulations. Combined with an overall program of 1,150 beds, which itself requires the modification of permitted FAR, the design requirements necessitate a bulk envelope on the site that cannot be accommodated within an as-of-right zoning envelope. In order to provide light and air for bounding streets and neighboring buildings to the maximum extent feasible while also accommodating the project's design criteria summarized above, the applicant is proposing setbacks from the base consisting of a 15-foot setback on Baxter Street and a 10-foot setback on Centre Street.

In conclusion, a building complying with the applicable height, setback, and sky exposure plane or tower regulations applicable to the proposed project area under the site's C6-4 zoning, will not provide efficient and viable floorplans necessary to accommodate adequately the Proposed Project's program elements described above.

(e) such #bulk# modifications, including any increase in permitted #floor area ratio#, will have minimal adverse effects on access to light and air for buildings and open spaces in the surrounding area;

The portion of the proposed project area that will be occupied by the proposed jail is a 72,884-sf (1.7-acre) through-block parcel that will be intersected by a public pedestrian street corridor, located in an area of the Manhattan Civic Center where the neighboring buildings to the south and west are high-rise, large lot public institutional buildings of varying heights. These buildings include the 354-foot tall Manhattan Criminal Court Building (100 Centre Street), located directly to the south, and the 202-foot tall Manhattan Civil Courthouse (111 Centre Street), located approximately 75 feet to the west. The proposed development site is also located near notable public open spaces, including the 1.0-acre Collect Pond Park, located diagonally across the street to the southwest, and the 3.2-acre Columbus Park, located diagonally across the street to the southeast. The open spaces are located across streets from the proposed project area, thus the proposed development would not disrupt the access to air at Collect Pond Park and Columbus Park. Incremental shadows would fall on Collect Pond Park for a portion of the day at certain times of year, however the vegetation in the park would continue to receive adequate sunlight, and public use and enjoyment of the park would not be disrupted. Columbus Park is outside the shadow range of the proposed development, and therefore would not be shaded by the proposed development. To the north, there is an approximately 128-foot tall mixed-use building, Everlasting Pine, with senior citizen affordable housing units. This building, which abuts the existing MDC North, has no windows on its south façade facing the proposed development site. To the east, across the 50-foot wide Baxter Street right-of-way, there are low- and mid-rise mixed residential-commercial apartment buildings, ranging in height up to approximately 75 feet tall, and a public parking lot. On the surrounding blocks of the Manhattan Civic Center, the area is characterized by its distinctive contrast of large monumental buildings offset by public open spaces, such as the 462-foot tall Daniel Patrick Moynihan US Courthouse, located south of Columbus Park, and the 590-foot tall Thurgood Marshall US Courthouse, located east of the 1.9-acre Thomas Paine Park. Both buildings are approximately 900 feet south of the proposed development site with intervening buildings of shorter heights, such as the approximately 117-foot tall Louis J. Lefkowitz State Office Building. With this varied context of low-, mid-, and high-rise buildings interspersed with public open spaces, access to light and air will be retained with the Proposed Project's permitted building envelope. The project site is currently occupied by two

buildings, one of 21 stories (consisting of 13 floors and eight mezzanines) stories and the other of 14 stories (consisting of nine floors and five mezzanines), which have large footprints that cover the majority of the site. Although the Proposed Project will be taller than the immediately surrounding buildings, the scale of development will be generally comparable to and compatible with the existing densely built urban environment. In addition, the building's effects on light and air facing Baxter and Centre streets will be further ameliorated by the provision of required setbacks from the base. As such, the proposed bulk modifications will have minimal adverse effects on access to light and air by buildings and open spaces in the surrounding area and will relate harmoniously to nearby development and, as demonstrated in the DEIS, will have minimal adverse effects on access to light and air by neighboring buildings and open spaces.

(f) any modifications to the provisions of #accessory# off-street parking and loading regulations will not create serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not impair or adversely affect the development of the surrounding area; and

The two loading berths for the jail will be accessed via curb cuts on Centre and Baxter Streets, entry and exit, respectively. These loading berths will be used to receive materials, supplies, food, and waste removal. Incoming trucks are likely to be single-unit straight trucks having a span of 24 feet to a maximum of 40 feet in length. Nearly all incoming supply trucks will be dispatched on a daily schedule from the DOC centralized warehouse. Outside vendor activity will be limited and will largely consist of facility service vehicles that also will be subject to DOC scheduling. Strict scheduling of deliveries will ensure that only a maximum of two trucks will be present at the same time, which will prevent conflicts with pedestrian and vehicle traffic on Centre and Baxter Streets. Furthermore, the loading area, located within the approximately 200-foot long sallyport area, will provide sufficient space for any queuing trucks in the unlikely event more than two trucks are present.

In summary, the proposed decrease in required loading berths will not create serious traffic congestion or unduly inhibit vehicular or pedestrian traffic movement and will not impair or adversely affect the development of the surrounding area.

(g) any modifications to the permitted capacity of #public parking garages#:

(1) will not create serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not impair or adversely affect the development of the surrounding area; and

(2) will provide adequate reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 20 percent of the total number of spaces up to 50 and five percent of any spaces in excess of 200, but in no event shall such reservoir space be required for more than 50 automobiles.

This subsection is not applicable.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

124-125 WHITE STREET
MANHATTAN, NY

BOROUGH-BASED JAILS

Owner:
NYC DEPARTMENT OF CORRECTION
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Architect:
PERKINS EASTMAN
115 FIFTH AVENUE
NEW YORK, NY, 10003 T. +1 212.353.7200

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

DRAWING INDEX

G-001	COVER SHEET & DRAWING LIST
V-101.00	TOPOGRAPHICAL SURVEY
V-102.00	TOPOGRAPHICAL SURVEY
Z-020	ZONING ANALYSIS
Z-030	ZONING LOT SITE PLAN
Z-040	GROUND FLOOR PLAN
Z-050	WAIVER PLAN - ROOF PLAN
Z-060	SECTION A
Z-061	SECTIONS
N-010	NEIGHBORHOOD CHARACTER DRAWING 1
N-020	NEIGHBORHOOD CHARACTER DRAWING 2



SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

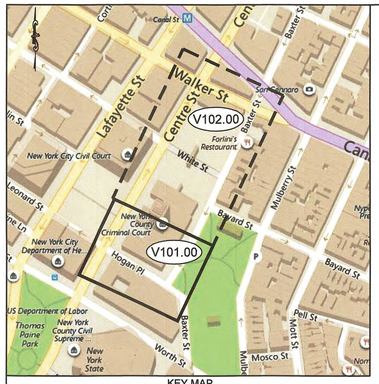
DRAWING TITLE:

COVER SHEET & DRAWING LIST

SCALE: NTS

G-001

3/20/19



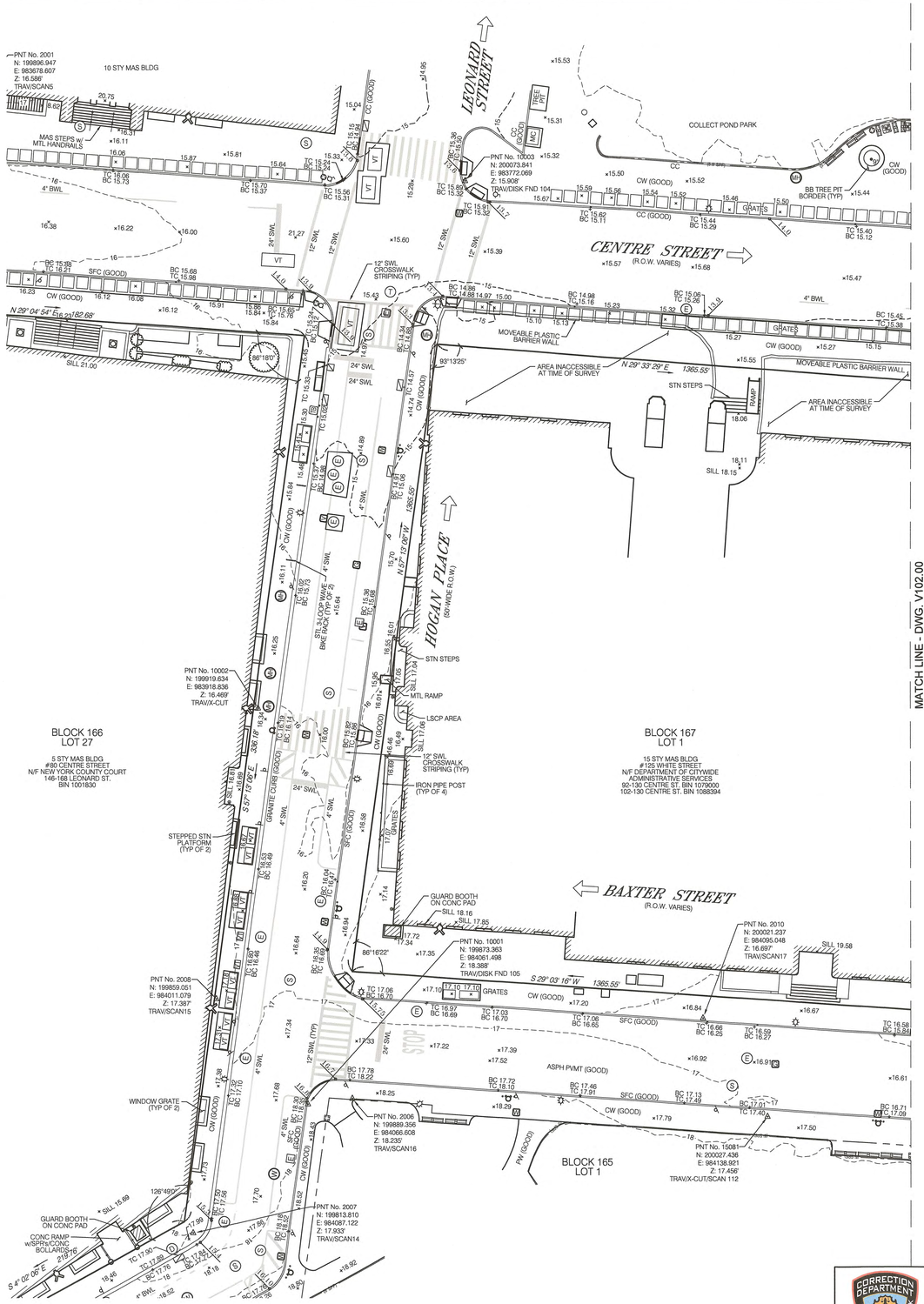
KEY MAP
SCALE: 1"=250'
BING MAPS IMAGE

NOTES

1. VERTICAL DATUM - NAVD 1988 AND HORIZONTAL DATUM - NY LONG ISLAND STATE PLANE COORDINATE SYSTEM; BASED ON GPS OBSERVATIONS BY MATRIX NEW WORLD ON APRIL 30, 2018 AND JUNE 2, 2018, AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK, NATIONAL GEODETIC SURVEY MONUMENT: CORS STATION "NYBP, NYBR, NJI2".
2. THE EXISTING CONDITIONS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY MATRIX NEW WORLD WITH LASER SCANNING EQUIPMENT (LIDAR).
3. MATRIX NEW WORLD MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS SURVEY ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.

REFERENCES

1. BOUNDARY INFORMATION IS SHOWN HEREON PER THE FOLLOWING:
   - A. MAP ENTITLED "THE CITY OF NEW YORK, PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU, SECTIONAL MAP No. 10", REVISED THROUGH 02/2016.
   - B. MAP ENTITLED "CITY OF NEW YORK, OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN, DEPARTMENT OF BOROUGH WORKS, MAP SHOWING A CHANGE IN THE CITY PLAN BY WIDENING BAXTER STREET ON THE WESTERLY SIDE BETWEEN LEONARD STREET AND WHITE STREET", DATED 05/03/1939 AND FILED IN THE OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN ON 01/31/1941 AS MAP No. 52.21.
   - C. MAP ENTITLED "CITY OF NEW YORK, OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU, MAP ACC NO. 30219 SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF A PORTION OF BAXTER STREET BETWEEN BAYARD STREETAND HOGAN PLACE; THE ESTABLISHMENT OF A PARK ADDITION AND THE MODIFICATION OF GRADES, BLOCK DIMENSIONS AND ROADWAY TREATMENT WITHIN AN AREA BOUNDED BY BAXTER STREET, BAYARD STREET, MULBERRY STREET, WORTH STREET, AND HOGAN PLACE", DATED 12/15/2006 AND CERTIFIED ON 08/24/2007.
   - D. MAP ENTITLED "THE CITY OF NEW YORK, DEPARTMENT OF GENERAL SERVICES, DIVISION OF PUBLIC STRUCTURES, BUREAU OF BUILDING DESIGN, MAP SHOWING REAL PROPERTY TO BE ACQUIRED FOR ADDITIONAL DETENTION FACILITIES LOCATED IN AREA BOUNDED BY CENTRE ST., WALKER ST. & WHITE ST., BOROUGH OF MANHATTAN, ACQUISITION & DAMAGE MAP, SHEET 1 OF 1", PREPARED BY ENGINEERING SERVICES, TOPOGRAPHICAL SECTION, DATED 01/06/1983 AND REVISED THROUGH 01/26/1983.



MATCH LINE - DWG. V102.00

NEW YORK LONG ISLAND STATE PLANE COORDINATE SYSTEM NAD 1983 (CORS SITE)

SITE SYMBOL LEGEND

- MH - UNKNOWN MANHOLE
- D - STORM DRAIN MANHOLE
- E - ELECTRIC MANHOLE
- DRAIN
- E - ELECTRIC MANHOLE (SQUARE)
- S - SEWER MANHOLE
- W / W - WATER MANHOLE
- T - TELEPHONE MANHOLE
- F - FIRE MANHOLE
- G - GAS VALVE
- W - WATER VALVE
- V - UNKNOWN VALVE
- E - ELECTRIC BOX
- T - TELECOMMUNICATION BOX
- TS - TRAFFIC SIGNAL BOX
- TV - CABLE TV BOX
- TB - PUBLIC TELEPHONE
- FB - FIRE BOX
- CATCH BASIN
- STORM INLET
- DRAIN
- FIRE HYDRANT
- FIRE STANDPIPE
- STREET LIGHT
- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- CCTV SECURITY CAMERA
- TREE (W/ DBH)
- STUMP
- MB - MAILBOX
- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- TRAFFIC INDICATOR
- BENCH (VARIES)
- GAME TABLE
- LEGAL GRADE

FEATURE ABBREVIATIONS

A/C	AIR CONDITIONING	FLR	FLOOR	PNT	POINT
APPROX	APPROXIMATE	FND	FOUND	PVMT	PAVEMENT
ASPH	ASPHALT			PW	PAVER WALK
AW	ASPHALT WALK	GC	GRANITE CURB		
		GF	GARAGE FLOOR	REF	REFERENCE
BC	BOTTOM OF CURB	GRT	GRATE	REUC	REAL ESTATE OF UTILITY CORPORATION
BIN	BUILDING IDENTIFICATION NUMBER			R.O.W.	RIGHT-OF-WAY
BLDG	BUILDING	HT	HEIGHT		
BLK	BLOCK	ID	IDENTIFICATION	SDWK	SIDEWALK
BMT	BROOKLYN-MANHATTAN TRANSIT CORPORATION			SFC	STEEL-FACED CURB
		LGT	LIGHT	SPR	STEEL PIPE RAILING
BOT	BOTTOM	LSCP	LANDSCAPE	STL	STEEL
BRK	BRICK			STN	STONE
		MAS	MASONRY	STY	STORY
BW	BOTTOM OF WALL	MATL	MATERIAL	SYL	SOLID YELLOW LINE
		MB	MAIL BOX		
CC	CONCRETE CURB	MC	METAL COVER	TC	TOP OF CURB OR TOP OF CONCRETE
CONC	CONCRETE	MH	MANHOLE		
CONST	CONSTRUCTION	MON	MONUMENT	TCP	TOP OF CURB PIECE
		MTD	MOUNTED	(TM)	TAX MAP
DWY	DRIVEWAY			TW	TOP OF WALL
				TYP	TYPICAL
EL	ELEVATION				
ESMT	EASEMENT			UNK	UNKNOWN
				VT	VAULT
				WI	WROUGHT IRON

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- (4' CLF) 4' HEIGHT CHAIN LINK FENCE
- (5' SPF) 5' HEIGHT STEEL PICKET FENCE
- (8' SPF) 8' HEIGHT STEEL PICKET FENCE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- 20 MAJOR GRADING CONTOUR LINE
- 21 MINOR GRADING CONTOUR LINE

20' 0 10' 20' 40' 80'
GRAPHIC SCALE

No.	DESCRIPTION	DATE:	BY:	APR:

REVISIONS

MATRIXNEWORLD
Engineering Progress
Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
26 Columbia Turnpike
Florham Park, New Jersey 07932
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www.matrixneworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

PERKINS — EASTMAN
115 Fifth Avenue, New York, NY, 10003

SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR, LIC. No. 049819
DATE: 12/14/2018

BLOCK 166
LOT 27

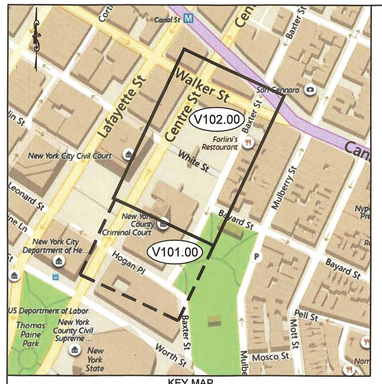
The City of New York
Department of Correction
75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
80 CENTRE STREET
BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
P. EARLEY	E. BRAS/P. EARLEY/V. PENTYALA	R. S. MONCRIEF

B-SCAN	SCALE	DRAWING NO.	CONTRACT NO.
	1"=20'	V101.00	73440.00
	DATE 08/21/2018		SHEET No. 1 OF 4 SHEETS



KEY MAP
SCALE: 1"=250'
BING MAPS IMAGE

NOTES

1. VERTICAL DATUM - NAVD 1988 AND HORIZONTAL DATUM - NY LONG ISLAND STATE PLANE COORDINATE SYSTEM, BASED ON GPS OBSERVATIONS BY MATRIX NEW WORLD ON APRIL 30, 2018 AND JUNE 2, 2018, AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK, NATIONAL GEODETIC SURVEY MONUMENT: CORS STATION "NYBP, NYBR, NJI2".
2. THE EXISTING CONDITIONS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY MATRIX NEW WORLD WITH LASER SCANNING EQUIPMENT (LIDAR).
3. MATRIX NEW WORLD MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS SURVEY ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.

REFERENCES

1. BOUNDARY INFORMATION IS SHOWN HEREON PER THE FOLLOWING:
   - A. MAP ENTITLED "THE CITY OF NEW YORK, PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU, SECTIONAL MAP No. 10", REVISED THROUGH 02/2016.
   - B. MAP ENTITLED "CITY OF NEW YORK, OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN, DEPARTMENT OF BOROUGH WORKS, MAP SHOWING A CHANGE IN THE CITY PLAN BY WIDENING BAXTER STREET ON THE WESTERLY SIDE BETWEEN LEONARD STREET AND WHITE STREET", DATED 05/02/1939 AND FILED IN THE OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN ON 01/31/1941 AS MAP No. 52.21.
   - C. MAP ENTITLED "CITY OF NEW YORK, OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU, MAP ACC NO. 30219 SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF A PORTION OF BAXTER STREET BETWEEN BAYARD STREET AND HOGAN PLACE; THE ESTABLISHMENT OF A PARK ADDITION AND THE MODIFICATION OF GRADES, BLOCK DIMENSIONS AND ROADWAY TREATMENT WITHIN AN AREA BOUNDED BY BAXTER STREET, BAYARD STREET, MULBERRY STREET, WORTH STREET, AND HOGAN PLACE", DATED 12/15/2006 AND CERTIFIED ON 08/24/2007.
   - D. MAP ENTITLED "THE CITY OF NEW YORK, DEPARTMENT OF GENERAL SERVICES, DIVISION OF PUBLIC STRUCTURES, BUREAU OF BUILDING DESIGN, MAP SHOWING REAL PROPERTY TO BE ACQUIRED FOR ADDITIONAL DETENTION FACILITIES LOCATED IN AREA BOUNDED BY CENTRE ST., WALKER ST. & WHITE ST., BOROUGH OF MANHATTAN, ACQUISITION & DAMAGE MAP, SHEET 1 OF 1", PREPARED BY ENGINEERING SERVICES, TOPOGRAPHICAL SECTION, DATED 01/06/1983 AND REVISED THROUGH 01/26/1983.

MATCH LINE - DWG. V101.00

SITE SYMBOL LEGEND

- MH - UNKNOWN MANHOLE
- D - STORM DRAIN MANHOLE
- E - ELECTRIC MANHOLE
- DRAIN
- E - ELECTRIC MANHOLE (SQUARE)
- S - SEWER MANHOLE
- W M - WATER MANHOLE
- T - TELEPHONE MANHOLE
- F - FIRE MANHOLE
- G - GAS VALVE
- W - WATER VALVE
- V - UNKNOWN VALVE
- E - ELECTRIC BOX
- T - TELECOMMUNICATION BOX
- TS - TRAFFIC SIGNAL BOX
- TV - CABLE TV BOX
- TB - PUBLIC TELEPHONE
- FB - FIRE BOX
- CATCH BASIN
- STORM INLET
- DRAIN
- FIRE HYDRANT
- FIRE STANDPIPE
- STREET LIGHT
- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- CCTV SECURITY CAMERA
- TREE (W/ DBH)
- STUMP
- MB - MAILBOX
- MW - MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- TRAFFIC INDICATOR
- BENCH (VARIES)
- GAME TABLE
- LEGAL GRADE

FEATURE ABBREVIATIONS

A/C	AIR CONDITIONING	FLR	FLOOR
APPROX	APPROXIMATE	FND	FOUND
ASPH	ASPHALT		
AW	ASPHALT WALK	GC	GRANITE CURB
		GF	GARAGE FLOOR
BC	BOTTOM OF CURB	GRT	GRATE
BIN	BUILDING IDENTIFICATION NUMBER	HT	HEIGHT
BLDG	BUILDING		
BLK	BLOCK	ID	IDENTIFICATION
BMT	BROOKLYN-MANHATTAN TRANSIT CORPORATION	LGT	LIGHT
BOT	BOTTOM	LSCP	LANDSCAPE
BRK	BRICK		
		MAS	MASONRY
BW	BOTTOM OF WALL	MATL	MATERIAL
		MB	MAIL BOX
CC	CONCRETE CURB	MC	METAL COVER
CONC	CONCRETE	MH	MANHOLE
CONST	CONSTRUCTION	MON	MONUMENT
		MTD	MOUNTED
DWY	DRIVEWAY		
EL	ELEVATION	PNT	POINT
ESMT	EASEMENT	PVMT	PAVEMENT
		PW	PAVER WALK
		REF	REFERENCE
		REUC	REAL ESTATE OF UTILITY CORPORATION
		R.O.W.	RIGHT-OF-WAY
		SDWK	SIDEWALK
		SFC	STEEL-FACED CURB
		SPR	STEEL PIPE RAILING
		STL	STEEL
		STN	STONE
		STY	STORY
		SYL	SOLID YELLOW LINE
		TC	TOP OF CURB OR TOP OF CONCRETE
		TCP	TOP OF CURB PIECE
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GRAPHIC SCALE
20' 0 10' 20' 40' 80'

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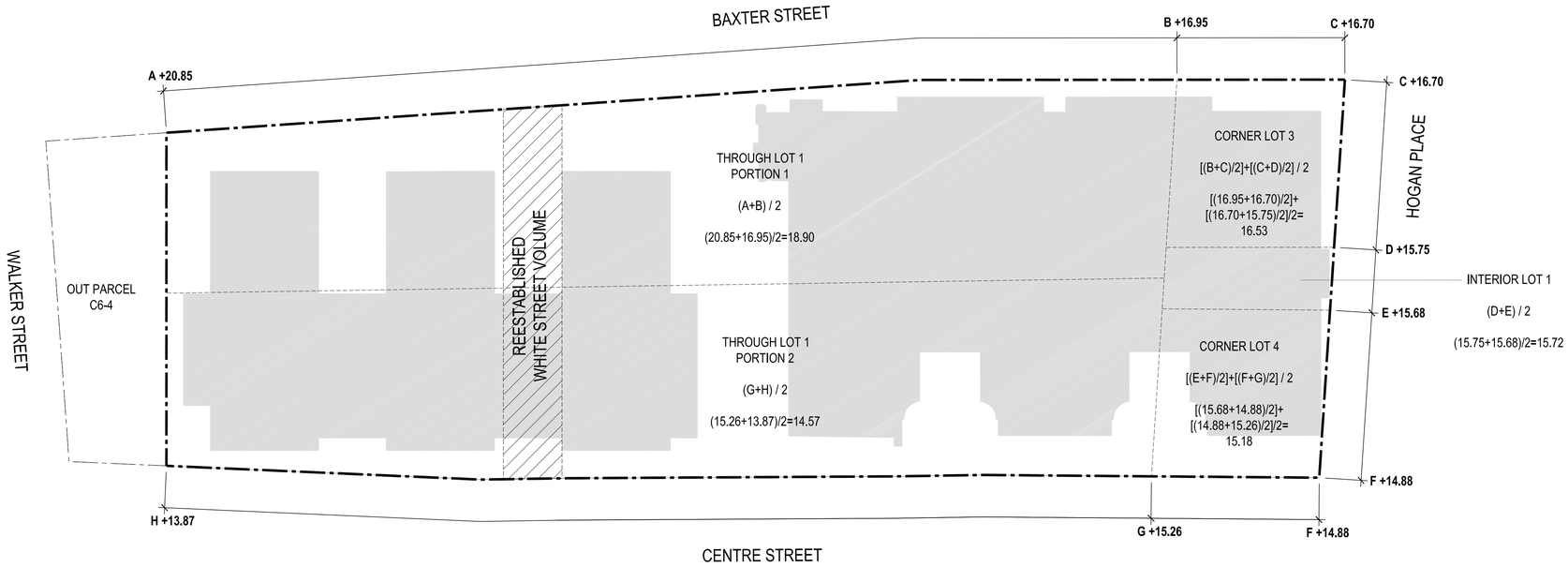
80 CENTRE STREET
BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
P. EARLEY	E. BRAS/P. EARLEY/V. PENTYALA	R. S. MONCRIEF
B-SCAN	SCALE: 1"=20'	DRAWING NO.: V102.00
	DATE: 08/21/2018	CONTRACT NO.: 73440.00
		SHEET No. 2 OF 4 SHEETS



1 AVERAGE CURB DIAGRAM

SCALE: 1" : 40'

BOROUGH-BASED JAILS - MANHATTAN

ZONING CHART	
Borough	Manhattan
Block/ Lot	Block 167 Lot 1
	Block 198 Lot 1
	Reestablished White Street Volume
Address	124-125 White Street
Lot Area*	149,549
Zoning Map No.	12C
Zoning District	C6-4
Community District	1

*White Street Volume Not Included (7,757sf)

PROPOSED PROGRAM (ABOVE GROUND GSF)	
Number of Beds	1,150 Beds
Jail Housing	825,000
Jail Support	365,000
Centralized Care	0
Community Facility	10,000
Retail	10,000
TOTAL GSF	1,210,000
Accessory Pkg (Jail)	125 Spaces
EXISTING TO REMAIN	
Courthouse	815,011

ZR Reference	Item / Description	Required / Permitted	Proposed			Comments
			Existing to Remain	Proposed New	Total	Notes
	USE GROUP					
32-00	Use Groups	UG 1-12	6D Courts	8D Prisons, UG3 & UG4 Community Facility, U6A Retail	6D Courthouse, 8D Prisons, UG3 & UG4 Community Facility, UG 6A Retail	
	FLOOR AREA RATIO					
23-10	Residential	10.00	0.00	0.00	0.00	
	Community Facility	10.00	0.00	0.07	0.07	
33-10	Commercial	10.00	5.45	7.05	12.50	Special Permit Required Pursuant to ZR 74-832
	Total all Uses	10.00	5.45	7.12	12.57	Special Permit Required Pursuant to ZR 74-832
	FLOOR AREA					
23-10	Residential	1,495,490	0	0	0	
	Community Facility*	1,495,490	0	10,000	10,000	
33-10	Courthouse		815,011		815,011	
	Retail*			10,000	10,000	
	Jail**			1,045,000	1,045,000	
	Accessory Parking			0	0	
	Total Commercial	1,495,490	815,011	1,055,000	1,870,011	Special Permit Required Pursuant to ZR 74-832
	Total all Uses	1,495,490	815,011	1,065,000	1,880,011	Special Permit Required Pursuant to ZR 74-832

*The floor area up to a total of 20,000sf for the project, may be occupied by any use in UGs 3, 4, and 6A. The breakdown between community facility and commercial floor area and FAR shown here is illustrative

**Approximately 10% mechanical deductions assumed on Jail use.

	YARDS					
33-20	Front	None Required			None Provided	
	Side	None Required			None Provided	
	Rear	None Required			None Provided	

ZR Reference	Item / Description	Required / Permitted	Proposed			Comments
			Existing to Remain	Proposed New	Total	Notes
	HEIGHT & SETBACK					
33-40	Max Streetwall					
	Centre Street	85'	-	105.00'	105.00'	Special Permit Required Pursuant to ZR 74-832
	Hogan Place	85'	233.19'	-		Existing Non-Compliance
	Baxter Street	85'	204.10'	85.00'	204.10'	Special Permit Required Pursuant to ZR 74-832
33-40	Setback at Max Base					
	Centre Street	15'	25'	10'		Special Permit Required Pursuant to ZR 74-832
	Hogan Place	20'	0.50'	-		Existing Non-Compliance
	Baxter Street	20'	12.71'	15'		Special Permit Required Pursuant to ZR 74-832
33-40	Max Building Envelope Height					
	Centre Street	-	335.43'	453.43' (+ 40' Mechanical)	453.43' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
	Hogan Place	-	267.82'	-	267.82'	Special Permit Required Pursuant to ZR 74-832
	Baxter Street	-	333.47'	449.10' (+ 40' Mechanical)	449.10' (+ 40' Mechanical)	Special Permit Required Pursuant to ZR 74-832
33-40	Sky Exposure Plane					
	Centre Street	5.6 to 1	5.6 to 1	0 to 1	0 to 1	Special Permit Required Pursuant to ZR 74-832
	Hogan Place	2.7 to 1	0 to 1	-		Existing Non-Compliance
	Baxter Street	2.7 to 1	0 to 1	0 to 1	0 to 1	Special Permit Required Pursuant to ZR 74-832
	ACCESSORY PARKING					
	Accessory Parking					
36-30	Court Houses PRC-C	0	0	0	0	
	Prisons PRC-H	0	0	0	0	
	Retail UG 6A	0	0	0	0	
	Community Facility	0	0	0	0	
	Total all Uses	None Required / 150 Permitted	0	125	125	
	LOADING					
36-60	Prisons PRC-H	10,000 sf - Non Required Next 290,000 sf - 1 Required Each Additional 300,000 sf or fraction thereof. - 1 Required 1,045,000 sf = 4 Berths Required	0	2	2	Special Permit Required Pursuant to ZR 74-832
36-60	Court Houses PRC-C	None required	0	0	0	Special Permit Required Pursuant to ZR 74-832
	ENCLOSED BICYCLE PARKING					
36-70, 36-71	Court Houses - UG 6D	None Required	-	-	-	
	Prisons - UG 8D	None Required	-	-	-	
	Retail - UG 6A	1 per 10,000 sf = 1	-	-	-	
	Community Facility	1 per 10,000 sf = 1	-	-	-	
	Total Enclosed	2 = (exempt: 3 or less)	-	-	-	
	Enclosed Accessory Parking Area	1 per 10 cars 125 cars / 10 = 13 bicycles	None Provided	13	13	
	STREET TREES					
33-03	Required Trees	1 per 25' of Frontage				
26-41	Centre Street	688.17' / 25' = 28 trees	4	11	15	*28 Remaining required trees to be provided off-site or paid into fund pursuant to ZR Section 26-40
	Hogan Place	237.98' / 25' = 10 trees	0	5	5	
	Baxter Street	704.37' / 25' = 28 trees	4	14	18	
	Total	66 trees	8	30	38	

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

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115 Fifth Avenue
New York, NY 10003
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F. +1 212 353 7676

Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

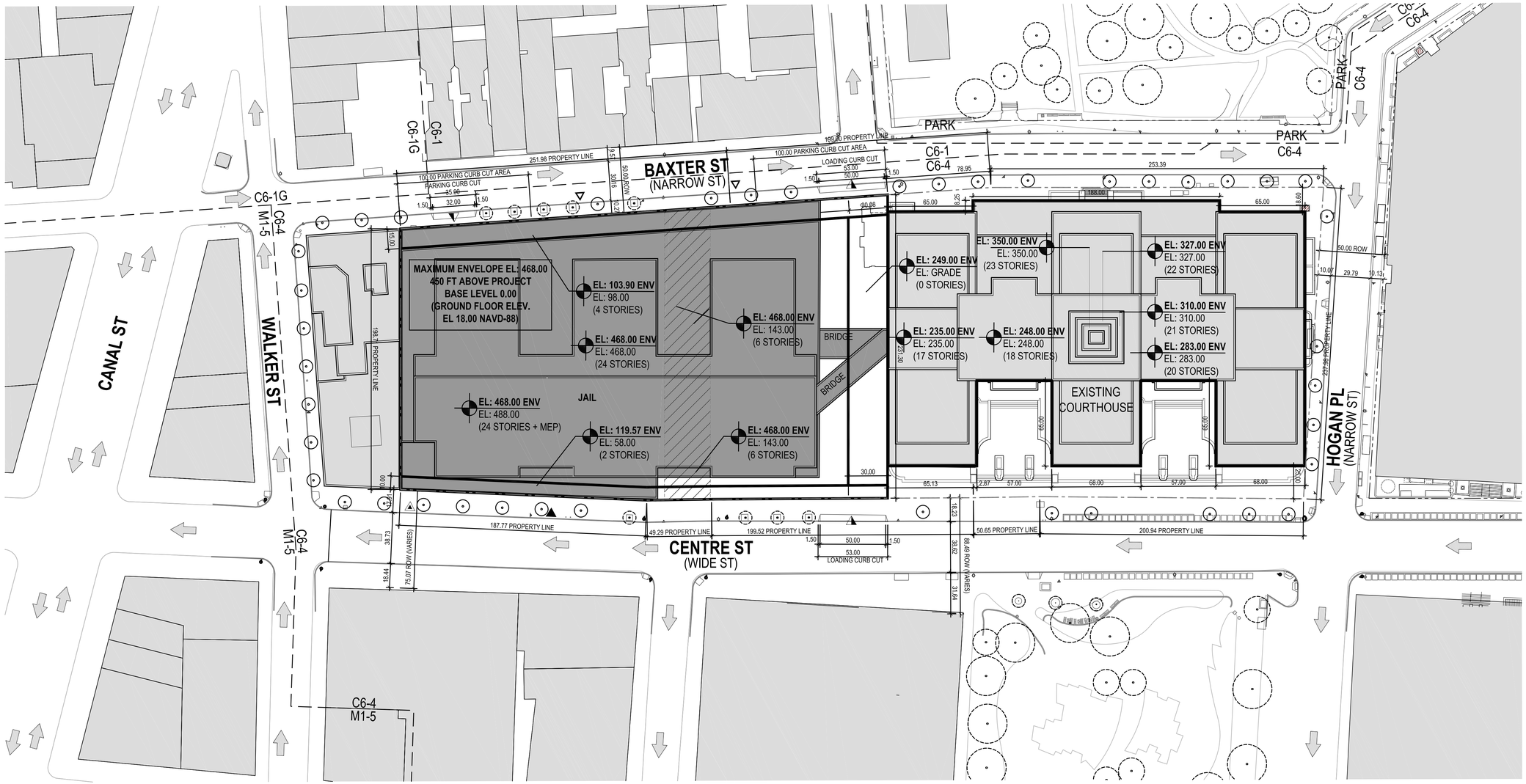
PROJECT No: 73441.00

DRAWING TITLE:
ZONING ANALYSIS

SCALE: NTS

Z-020

3/20/19



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT EXTENTS
- **MAXIMUM BUILDING ENVELOPE ELEVATION (ENV)** ILLUSTRATIVE BUILDING ELEVATION
- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY / RETAIL ACCESS POINT
- STAFF ACCESS POINT

- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

REESTABLISHED WHITE STREET VOLUME.

GENERAL NOTES:

- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SHOWN WITHIN THE MAX BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
- LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE
- ON ROOF OF THE JAIL BUILDING, TO HEIGHT OF EL 508.00 - PERMITTED AREA AND USES INCLUDE: ROOFTOP HORTICULTURE SPACE WITH SECURITY ENCLOSURE, PASSENGER AND SERVICE ELEVATOR STOPS, VESTIBULES AND LOBBIES, EGRESS STAIRS AND SUPPORT SPACES FOR 1,000SF FOR SUCH USES AS RESTROOMS, STORAGE, HOLDING CELLS, VESTIBULES AND LOBBIES.
- MAXIMUM BUILDING ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.

0' 10' 20' 40' 80' 160'

SUBMISSIONS	DATE
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CPC SUBMISSION	8/30/2019

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REGISTERED ARCHITECT
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SEAL

KEY PLAN

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124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

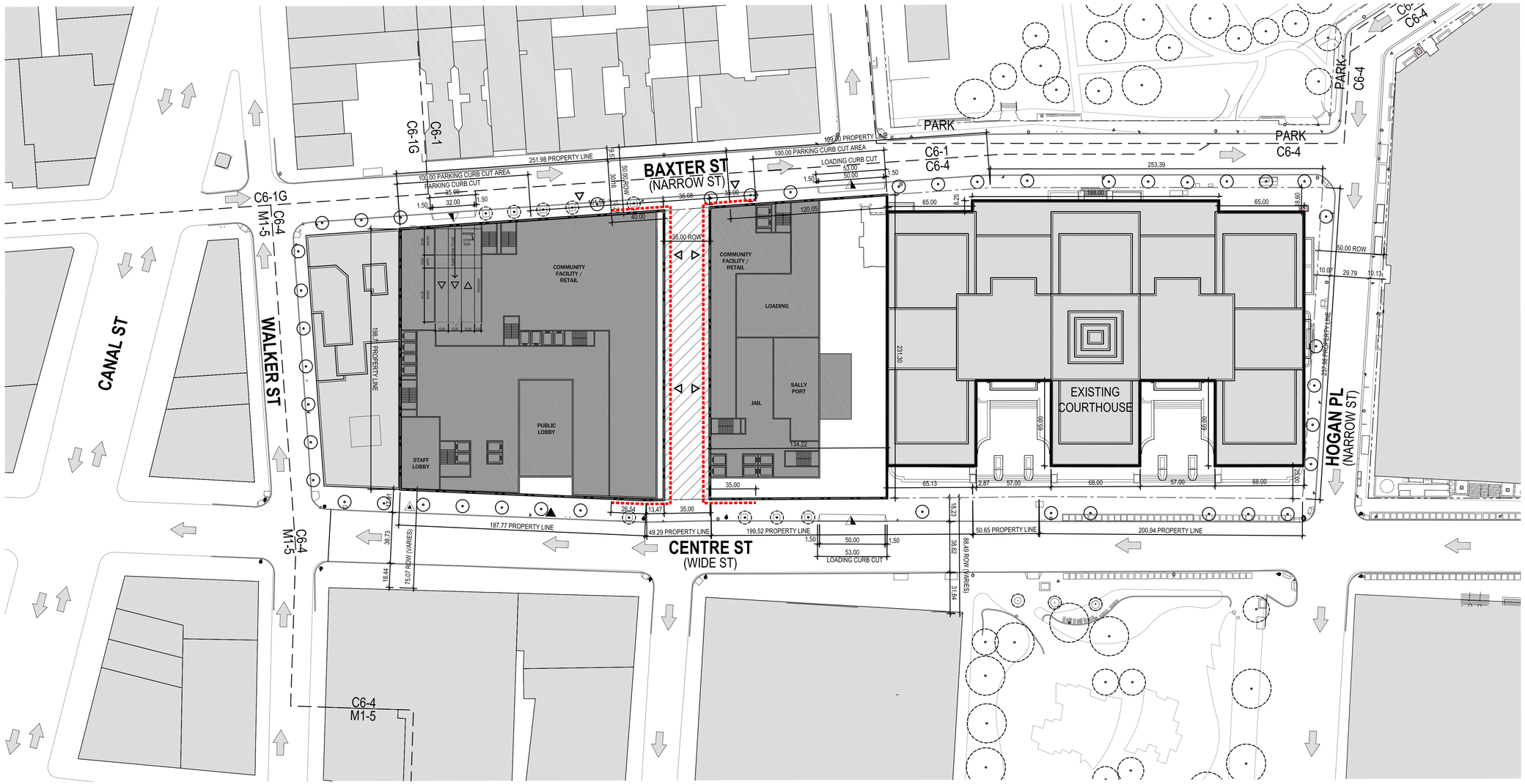
DRAWING TITLE:

ZONING LOT SITE PLAN

SCALE: 1"=20'

Z-030

3/20/19



LEGEND

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- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
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- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY / RETAIL ACCESS POINT
- STAFF ACCESS POINT

- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

- **REESTABLISHED WHITE STREET VOLUME.**
- **MANDATORY ACTIVE FRONTAGE. SEE NOTES**

GENERAL NOTES:

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- MAXIMUM BUILDING ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.
- CURB-CUTS ON THE PUBLIC STREET MUST BE A MINIMUM OF AT LEAST 50FT FROM ANY INTERSECTING STREET LINE. VARIANT CURB-CUT LOCATIONS SHALL BE APPROVED BY NYC DEPARTMENT OF BUILDINGS, AS PER ZR 36-53
- PEDESTRIAN ROUTES TO AND FROM GARAGE POINTS SHALL BE PROVIDED AND BE CLEARLY POSTED. THESE ROUTES SHALL HAVE WARNING DEVICES PLACED AT ALL POTENTIAL PEDESTRIAN / VEHICULAR CONFLICT POINTS, STOP SIGNS AND VISUAL AND AUDIBLE WARNING DEVICES SHALL BE PLACED AT ALL VEHICULAR EGRESS POINTS (AT SIDEWALKS).
- ACCESS POINTS SHOWN WITH TRIANGULAR SYMBOLS MUST BE LOCATED ON THE SAME BUILDING STREET FRONTAGE AS SHOWN, BUT MAY BE LOCATED ANYWHERE ON SUCH FRONTAGE.
- ACCESS POINTS WITH EXCEPTION TO VEHICULAR MAY WRAP CORNERS OF FRONTAGES
- ACCESSIBILITY FOR THE DISABLED: GARAGES SHALL CONFORM TO LOCAL LAW 58 OF 1987 AND TO THE AMERICANS WITH DISABILITIES ACT OF 1991. INTERIOR DIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE
- COMMUNITY FACILITIES OR RETAIL USES IN UG 3, 4 &/OR 6A MUST OCCUPY THE AREA BEHIND ANY WALLS FACING MANDATORY ACTIVE FRONTAGES TO A DEPTH OF NO LESS THAN 20 FEET. THIS REQUIREMENT MUST BE MET FOR WALLS FACING NO LESS THAN 75% OF THE LENGTH OF EACH OF THE DESIGNATED FRONTAGES

0' 10' 20' 40' 80' 160'

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CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019

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LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

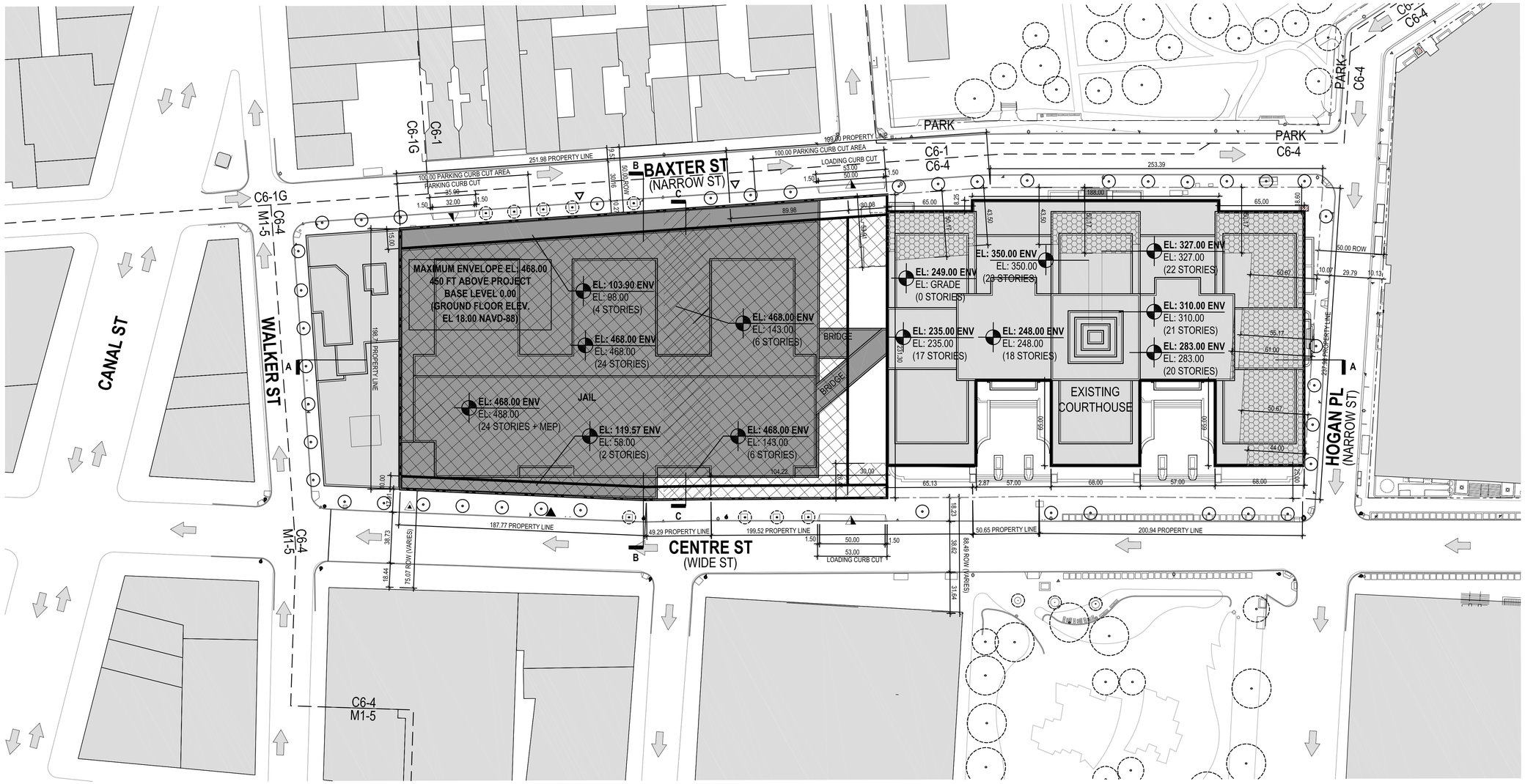
DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1"=20'

Z-040

3/20/19



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT EXTENTS
- **MAXIMUM BUILDING ENVELOPE ELEVATION (ENV)** / ILLUSTRATIVE BUILDING ELEVATION
- PROPOSED ILLUSTRATIVE BUILDING LINE

SITE PLAN

- PUBLIC ACCESS POINT. INCLUDES AN EXTERIOR SPACE WITH A DEPTH OF NO LESS THAN 10FT AND HEIGHT NO LESS THAN 20FT.
- VEHICULAR ACCESS POINT
- COMMUNITY FACILITY / RETAIL ACCESS POINT
- STAFF ACCESS POINT

- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

- **HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832**
- **EXISTING NON-COMPLIANCE**
- **REESTABLISHED WHITE STREET VOLUME.**

GENERAL NOTES:

- APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SHOWN WITHIN THE MAX BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
- LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE
- ON ROOF OF THE JAIL BUILDING, TO HEIGHT OF EL 508.00 - PERMITTED AREA AND USES INCLUDE: ROOFTOP HORTICULTURE SPACE WITH SECURITY ENCLOSURE, PASSENGER AND SERVICE ELEVATOR STOPS, VESTIBULES AND LOBBIES, EGRESS STAIRS AND SUPPORT SPACES FOR 1,000SF FOR SUCH USES AS RESTROOMS, STORAGE, HOLDING CELLS, VESTIBULES AND LOBBIES.
- MAXIMUM BUILDING ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.

0' 10' 20' 40' 80' 160'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

DRAWING TITLE:

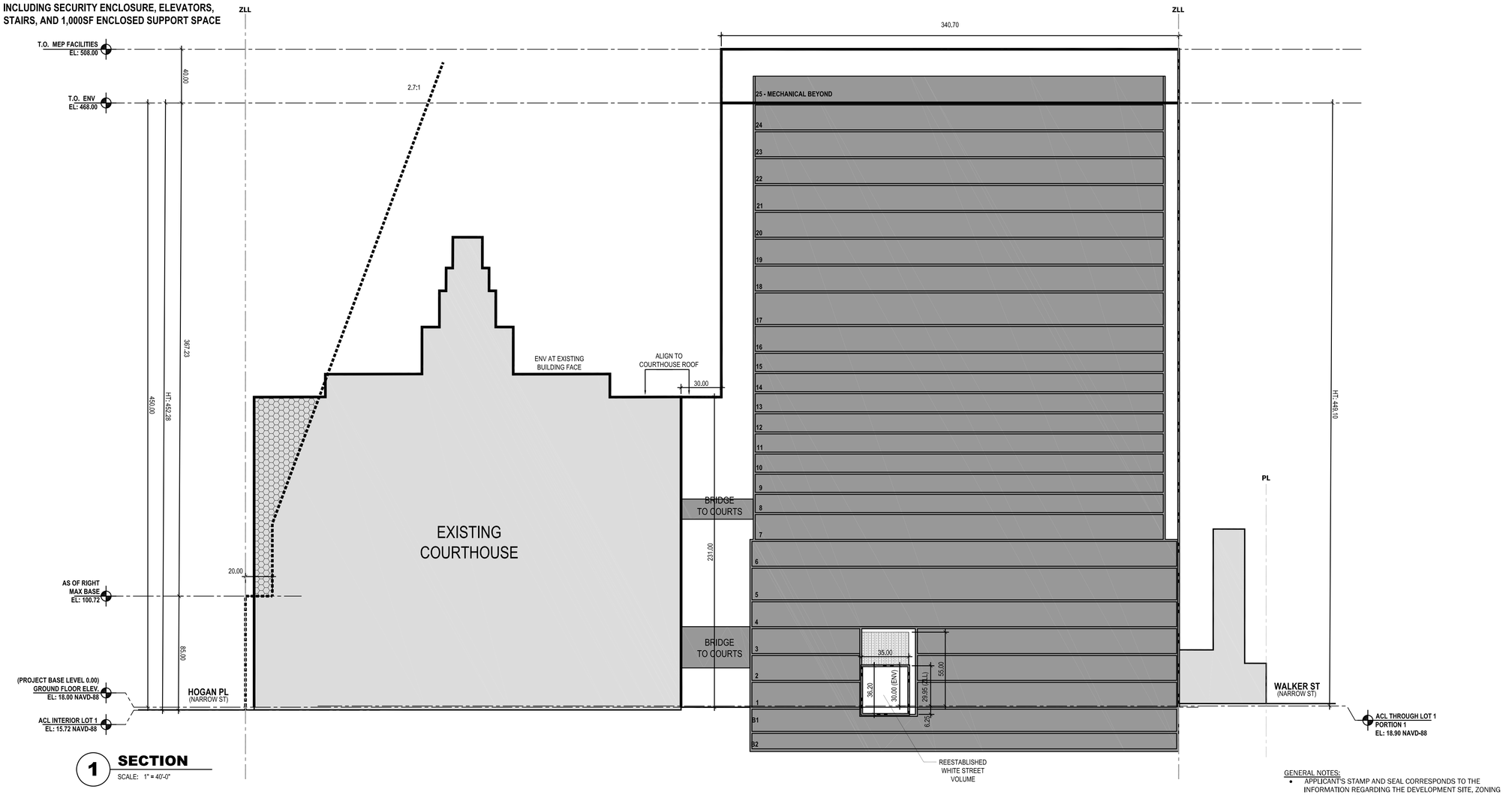
WAIVER PLAN - ROOF PLAN

SCALE: 1"=20'

Z-050

3/20/19

NOTE:
MEP FACILITIES ENVELOPE TO BE LIMITED TO MEP FACILITIES & ROOFTOP HORTICULTURE SPACE INCLUDING SECURITY ENCLOSURE, ELEVATORS, STAIRS, AND 1,000SF ENCLOSED SUPPORT SPACE



1 SECTION
SCALE: 1" = 40'-0"

LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- AS OF RIGHT ZONING EXTENTS
- PROPOSED ILLUSTRATIVE BUILDING LINE
- **HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832 OF ZR.**
- **EXISTING NON-COMPLIANCE**
- **THE HATCHED AREA SHALL BE CLEAR OF OBSTRUCTION WITH THE EXCEPTION OF ONE BUILDING MASS, NO MORE THAN 20FT WIDE (IN DIRECTION PARALLEL TO THIS SECTION), WHICH MAY EXTEND FROM THE BUILDING FACE NORTH OF WHITE STREET TO THE BUILDING FACE SOUTH OF WHITE STREET.**

GENERAL NOTES:

- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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0' 10' 20' 40' 80' 160'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019

NO.	DATE	REVISION

REGISTERED ARCHITECT JOSEPH J. ALIOTTA 16319 STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
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Owner:
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75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

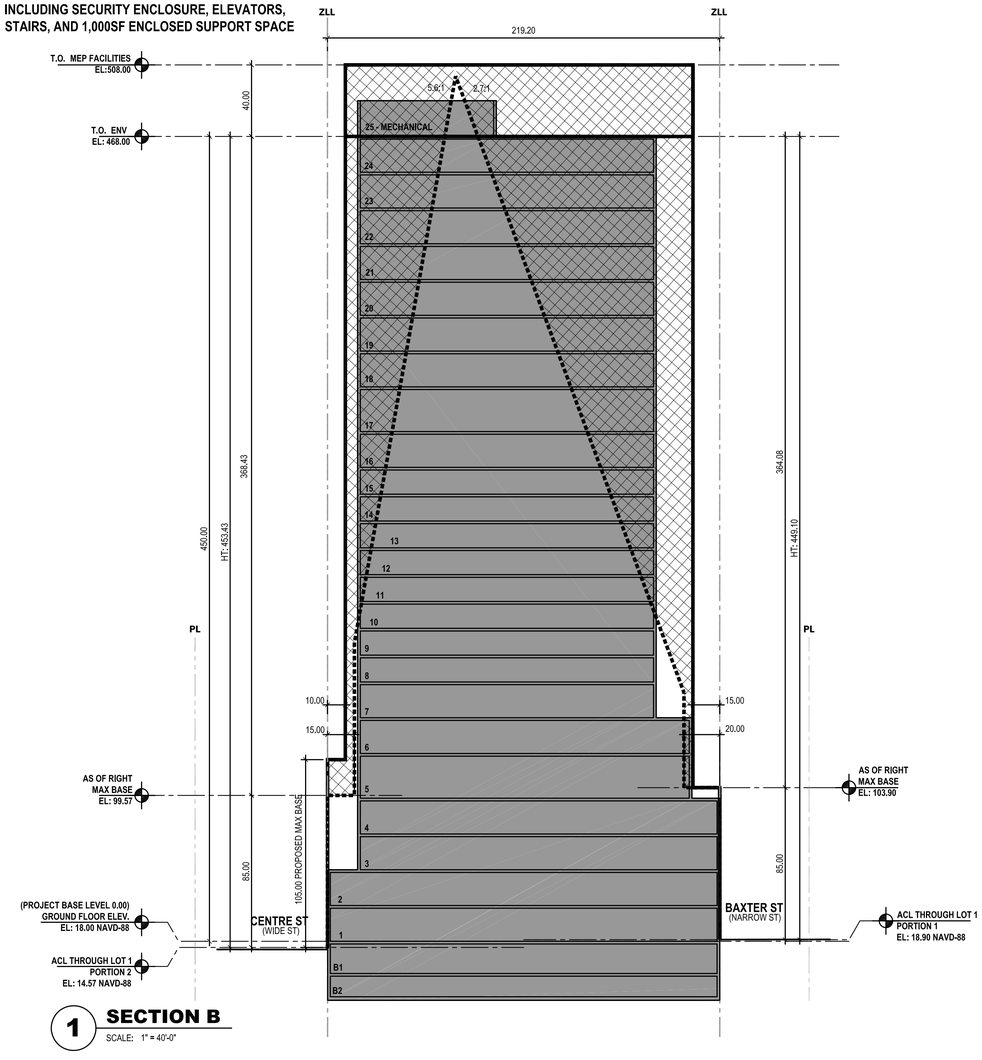
DRAWING TITLE:
SECTION A

SCALE: 1"=40'

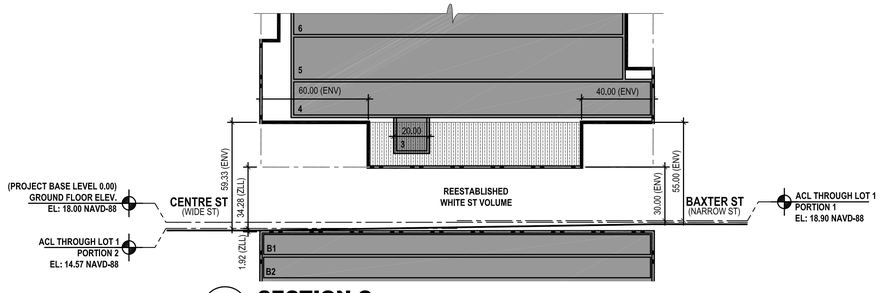
Z-060

3/20/19

NOTE:
MEP FACILITIES ENVELOPE TO BE LIMITED TO MEP FACILITIES & ROOFTOP HORTICULTURE SPACE INCLUDING SECURITY ENCLOSURE, ELEVATORS, STAIRS, AND 1,000SF ENCLOSED SUPPORT SPACE



1 SECTION B
SCALE: 1" = 40'-0"



2 SECTION C
SCALE: 1" = 40'-0"

LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE (ZLL)
- MAXIMUM BUILDING ENVELOPE
- AS OF RIGHT ZONING EXTENTS
- PROPOSED ILLUSTRATIVE BUILDING LINE
- **HEIGHT AND SETBACK WAIVER. SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-832 OF ZR.**
- **THE HATCHED AREA SHALL BE CLEAR OF OBSTRUCTION WITH THE EXCEPTION OF ONE BUILDING MASS. NO MORE THAN 20FT WIDE (IN DIRECTION PARALLEL TO THIS SECTION), WHICH MAY EXTEND FROM THE BUILDING FACE NORTH OF WHITE STREET TO THE BUILDING FACE SOUTH OF WHITE STREET.**

GENERAL NOTES:

- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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0' 10' 20' 40' 80' 160'

SUBMISSIONS	DATE
CPC ULURP APPLICATION	3/20/2019
CPC SUBMISSION	8/30/2019

NO.	DATE	REVISION



SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
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Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

DRAWING TITLE:

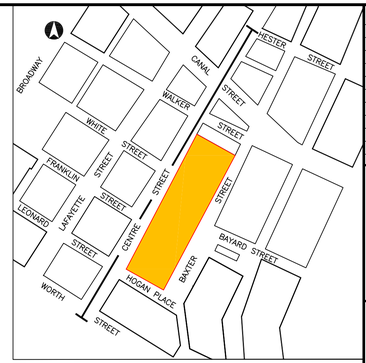
SECTIONS

SCALE: 1"=40'

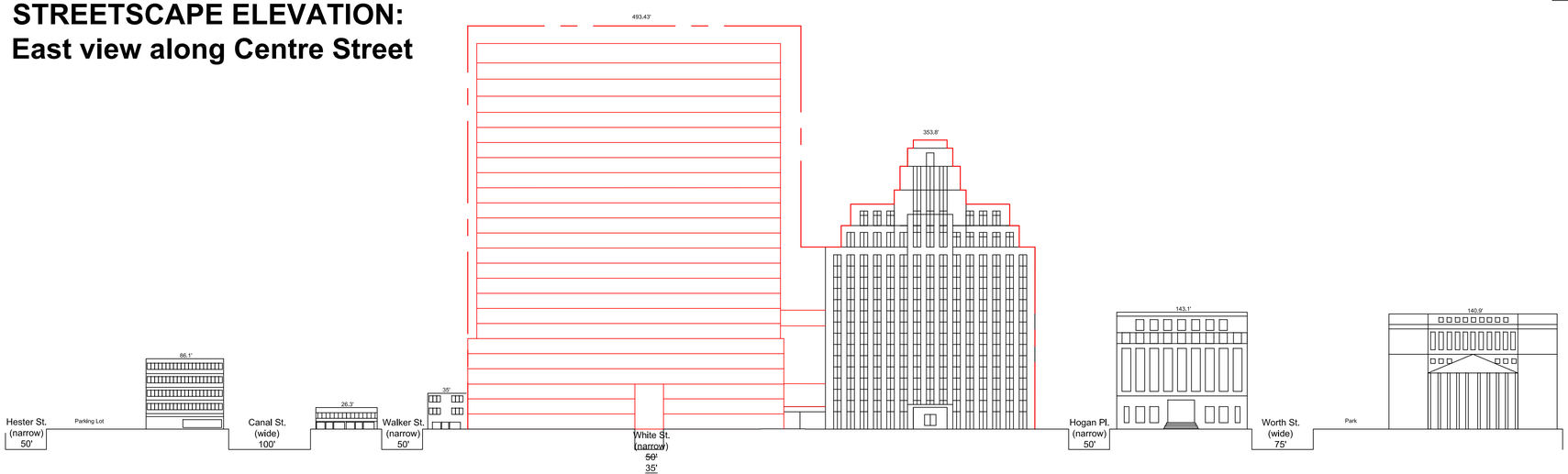
Z-061

3/20/19

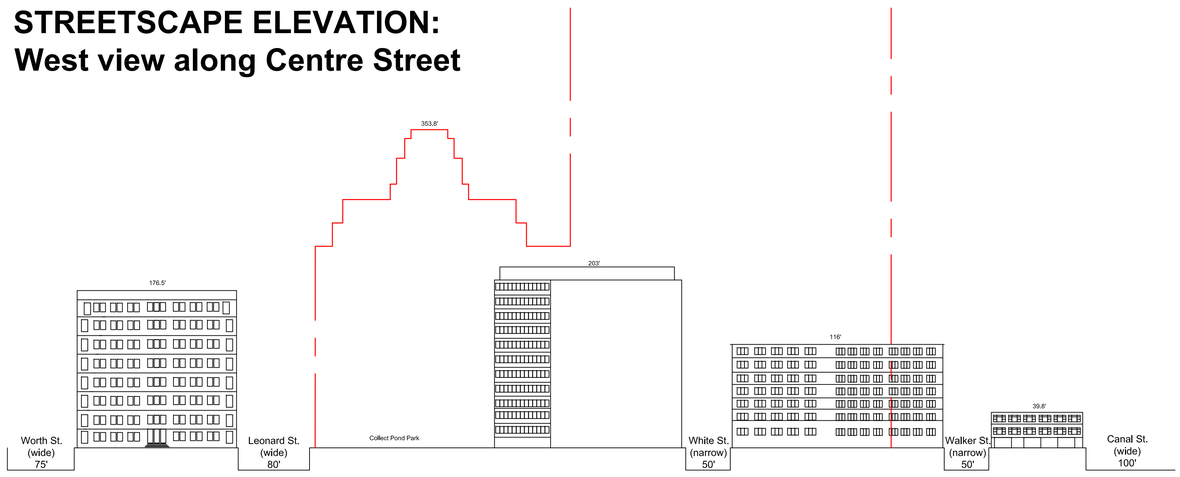
Neighborhood Character Diagram/ Streetscape Elevation



STREETSCAPE ELEVATION:
East view along Centre Street



STREETSCAPE ELEVATION:
West view along Centre Street



U.S. STANDARD SCALE:

0' 80' 160' 240' 320'

1" = 80'

NO.	DATE	REVISION
1	8/30/2019	Revised application

SEAL

Legend

- Development Site
- Proposed Building (Illustrative)
- Allowed Envelope

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
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Traffic:
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102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:
124 - 125 WHITE STREET

BOROUGH:	Manhattan
BLOCK:	167 & 198
LOT:	1 & 1
ULURP #:	XXXXXXX

New York, NY 10013

PROJECT No: 73441.00

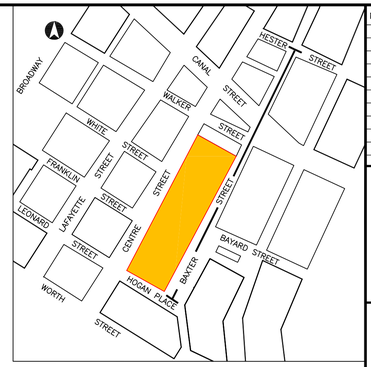
DRAWING TITLE:
MANHATTAN BOROUGH-BASED JAIL
Neighborhood Character Drawing
1 of 2

SCALE:

N-010

3/20/2019

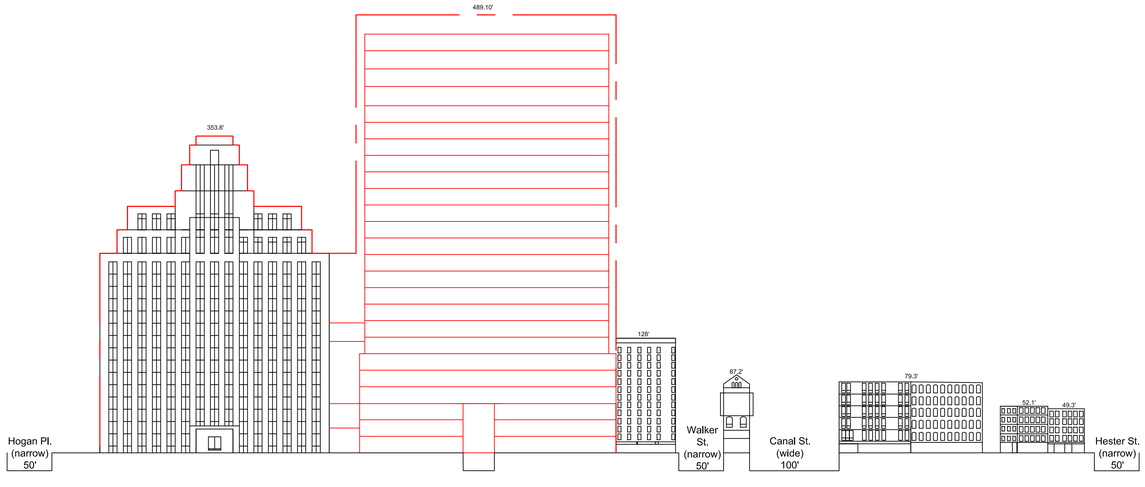
Neighborhood Character Diagram/ Streetscape Elevation



STREETSCAPE ELEVATION
East view along Baxter Street



STREETSCAPE ELEVATION:
West view along Baxter Street



U.S. STANDARD SCALE:
0' 80' 160' 240' 320'
1" = 80'

NO.	DATE	REVISION
1	8/30/2019	Revised application

SEAL

Legend

- Development Site
- Proposed Building (Illustrative)
- Allowed Envelope

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102 MADISON AVENUE, 11TH FLOOR
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PROJECT TITLE:
124 - 125 WHITE STREET

BOROUGH: Manhattan
BLOCK, LOT: 167 & 198
LOT: 1 & 1
ULURP #: XXXXXXX
New York, NY 10013

PROJECT No: 73441.00

DRAWING TITLE:
MANHATTAN BOROUGH-BASED JAIL
Neighborhood Character Drawing
2 of 2

SCALE:

N-020

3/20/2019