PERKINS EASTMAN

28 October 2019

Steven Lenard
Director, Technical Review Division
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: Post-Council Vote ULURP Drawings
Project Name: NYC Borough Based Jail System EIS/ULURP Application Services
Project Number: 73441.00.0
Subject: Change Narrative

Dear Steven:

Further to our recent discussions, please find enclosed 5 copies of the ULURP application drawings as submitted for City Council consideration on 17 October 2019.

The following changes have been noted between the City Planning Commission revised application submission "CPC Application" from 30 August 2019 and the "City Council Vote Package" from 17 October 2019.

The following changes have been made to the application to reflect City Council approved modifications to the CPC Application.

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

Project Wide Changes

1. Number of beds per site reduced from 1,150 to 886.
2. Changes in GSF, ZFA, FAR, Height & Setback, Loading and, in some cases, parking requirements due to reduced number of beds.
3. Changes to Maximum Building Envelope height/articulation.

The Bronx

Drawing Z-020

- Addition of a new line in chart for 'Total all uses if CF' at Floor Area Ratio and Floor Area because a waiver would no longer be needed. (Previous Queens chart used as example for modification.)

Drawing Z-030

- Maximum Envelope Height reduced from 276.00ft above NAVD-88 to 226.00ft.
- Max Envelope Articulation changed to step from 186ft/206ft/226ft NAVD-88.
- Top of MEP Facilities reduced from 316.00ft above NAVD-88 to 266.00ft.
- Proposed Illustrative Building massing revised.
- South end of Private ROW shown as two-way to match EIS

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Toronto
Washington DC

- Proposed street trees along 141st St revised.
- Council requested modification of two step downs to top of Maximum Envelope added.
- Legend revised to include 'Extent of Illustrative Building Mechanical Penthouse'.

Drawing Z-040
- Proposed Illustrative Building massing Ground Floor Level revised.

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

Drawing Z-060
- Proposed Illustrative Building massing revised.
- Council requested modification of two step downs to top of Maximum Envelope added.

D SERIES DRAWINGS
- No change to HPD Sheets

Brooklyn

ALL SHEETS
- Council requested modification of Retail UG 6A removed from proposal.

Drawing Z-030
- Maximum Envelope Height reduced from 437.00ft above NAVD-88 to 337.00ft.
- Top of MEP Facilities reduced from 477.00ft above NAVD-88 to 377.00ft.
- Proposed Illustrative Building massing revised.
- Smith Street curb cuts slightly moved to align with revised massing.

Drawing Z-040
- Proposed Illustrative Building massing Ground Floor Level revised.

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

Drawing Z-060
- Proposed Illustrative Building massing revised.

Manhattan

Drawing G-001
- Inclusion of sheet 'Z-062 Section D'.
- Sheet Z-060 renamed 'Section A'

Drawing Z-030
- Maximum Building Envelope Height reduced from 468.00ft above NAVD-88 to 313.00ft.
- Maximum Building Envelope setback 20ft and 40ft above streetwall from north property line against Senior Center.
- Top of MEP Facilities reduced from 508.00ft above NAVD-88 to 353.00ft.
- Proposed Illustrative Building massing revised.
- Baxter Street parking curb cut slightly moved to align with revised massing.
- Centre Street Pedestrian access points slightly moved to align with revised massing. Council requested modification of setbacks to the Maximum

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Envelope adjacent to the Chung Pak development to the north (Block 198 Lot 126).

Drawing Z-040
- Proposed Illustrative Building massing Ground Floor Level revised.

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

Drawing Z-060, Z-061 & Z-062
- Proposed Illustrative Building massing revised.
- Maximum Building Envelope revised
- Sheet Z-062 added to set.

Queens

Drawing Z-030
- Maximum Envelope Height reduced from 336.00ft above NAVD-88 to 261.00ft.
- Top of MEP Facilities reduced from 376.00ft above NAVD-88 to 301.00ft.
- Proposed Illustrative Building massing revised.
- Pedestrian Access Points at corner of 126th St and 82nd Ave slightly revised.
- Missing parking curb cut area dimension/annotation added by the accessory parking curb cut

Drawing Z-040
- Proposed Illustrative Building massing Ground Floor Level revised.
- Annotation added to describe loading and sally port is at Ground Floor – Level B1. (There is a significant grade change forcing access points to happen at different levels.)

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

Drawing Z-060
- Proposed Illustrative Building massing revised.

Sincerely,

Joseph J. Aliotta, FAIA LEED
Principal

cc: File

Enclosure Drawing Transmittal
5 x The Bronx ULURP Drawings
5 x Brooklyn ULURP Drawings
5 x Manhattan ULURP Drawings
5 x Queens Drawings

[DC]