Special Permit Pursuant to ZR Section 74-743
Monitor Point
Project ID: 2024K0358

September 15, 2025

Applicant's Discussion of Conditions

12-10 Definitions

Large-scale general development (2/2/11)

A "large-scale general development" contains one or more #buildings# on a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection and is not either a #large-scale residential development# or a #large-scale community facility development#; and:

The proposed large-scale general development (the "LSGD") contains three buildings and public access areas that will at the time of development comprise a single zoning lot. The LSGD is neither a large-scale residential development nor a large-scale community facility development.

(a) has or will have an area of at least 1.5 acres;

The LSGD has a lot area of 131,734 square feet, which is approximately 3.02 acres.

(b) has been or is to be used, #developed# or #enlarged# as a unit:

(1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#; or

(2) under single fee, alternate or separate ownership, either:

(i) pursuant to an urban renewal plan for a designated urban renewal area containing such #zoning lots#; or

(ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation; and

At the time of development, the LSGD will comprise a single zoning lot pursuant to paragraph (d) of the definition of "zoning lot" set forth in ZR Section 12-10. GO Quay LLC

will have entered into a 99-year lease with the New York City Transit Authority for Lot 1, the lot on which the proposed the mixed use buildings would be developed; the remaining portion of the LSGD (Lot 25) is owned by the Greenpoint Monitor Museum, on which the Museum Building will be developed.

(c) shall be located in whole or in part in any #Commercial# or #Manufacturing District#, subject to the restrictions of paragraph (a)(1) of Section 74-743 (Special provisions for bulk modification).

The LSGD will be located in part in a Commercial District (C2-4), and not in any of the districts listed in ZR Section 74-743.

Such #zoning lots# may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #large-scale general development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. In C5 and C6 Districts, however, a #large-scale general development# having a minimum #lot area# of five acres may include a #zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #large-scale general development#, provided that such #building# covers less than 15 percent of the #lot area# of the #large-scale general development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.

Not applicable.

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Special Permit Pursuant to ZR Section 74-743
Monitor Point
Project ID: 2024K0358

September 8, 2025

Applicant's Statement of Findings

74-743
Special provisions for bulk modifications

(a) For a #large-scale general development#, the City Planning Commission may permit:

(1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #large-scale general development# without regard for #zoning lot lines# or district boundaries, subject to the following limitations:

Not applicable.

(i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;

Not applicable.

(ii) when a #large-scale general development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of #commercial floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted, except that for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, a transfer of #commercial floor area# from a C6 District to a C2 District may be permitted;

Not applicable.

(2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;

The Applicant is seeking waivers to height, setback and waterfront yard regulations for a proposed development ("Proposed Development") that would replace a non-conforming industrial transit building that has long severed the Greenpoint community from the waterfront with a vibrant mixed residential, commercial and community facility development that reinforces neighborhood character while opening up the shoreline to the public. In place of a visual and physical barrier, the Proposed Development would

introduce an active streetscape, create new connections between the upland community and the waterfront, and establish a continuous public realm that celebrates access, openness, and civic engagement along the water's edge.

As discussed below, the Proposed Development would include two mixed-use buildings, separated by a welcoming open space (the "Park Portal") that provides entry to Bushwick Inlet Park. The Proposed Development would also include a museum building that celebrates the history of the USS Monitor, the famed Civil War ship that was constructed on the site in 1862.

Moving from east to west on the Development Site, the east building ("East Building", identified as Building Two on the plans prepared for the application by FX Collaborative Architects (the "Plans")) is a mixed-use residential, community facility and commercial building containing approximately 164,888 square feet of floor area. The East Building's residential lobbies and ground floor retail would front on and activate Quay Street, and a neighborhood community facility space would front on and activate the Park Portal. The East Building would be located largely within the R8/C2-4 district, and a smaller portion would be located within the R6/C2-4 district. The East Building would rise from the Quay Street frontage without setback, and its height would step down as it moves from west to east, from 21 stories (230 feet in height), to 18 stories (190 feet in height), to 12 stories (130 feet in height), allowing for an appropriate transition from the taller towers along the waterfront to the west to the lower scale buildings on Franklin Street to the east.

Located in the center of the Development Site, the west building ("West Building", identified as Building One on the Plans) is a mixed-use residential and commercial building containing approximately 741,700 square feet of floor area. The West Building, which would be located entirely within the R8/C2-4 zoning district, would have a 60-foot high street wall/base with residential lobbies and ground floor retail fronting on and activating Quay Street. After setting back 15 feet above the base, a podium would rise to a height of 152 feet, at which point the West Building would be divided into two towers of differing heights: the west tower ("West Tower") would rise to approximately 56 stories (600 feet in height), and the east tower ("East Tower") would rise to approximately 41 stories (450 feet in height). Portions of the podium and the two towers would be angled away from Quay Street and oriented in response to the surrounding irregular street grid, thereby modulating the massing when viewed from Quay Street, preserving existing views corridors, and creating a dynamic addition to Brooklyn's waterfront skyline. The overall bulk would be further minimized as the two towers would taper as they rise in height.[1]

The Museum Building (identified as Building Three on the Plans), a community facility building with approximately 33,000 square feet of floor area, would be located on the western end of the Development Site, adjacent to the West Building and within the R8 district. The Museum Building, which would rise to three- and four-stories (up to 75 feet in height), would be framed and surrounded by publicly-accessible waterfront open space on three sides.

[1] The application drawings show both a proposed illustrative building and a maximum building envelope. The building heights and setbacks identified in the Discussion of Conditions and Statement of Findings reflect the maximum building envelope, which is larger than the illustrative building in order to allow for flexibility in the building's final design.

As discussed below, a series of waivers to height, setback and waterfront yard regulations are needed to facilitate a site plan and building massing that responds to the site's unique conditions, configuration, and surrounding built context, while maximizing visual and physical connections between the upland community and the waterfront and surrounding publicly accessible open spaces.

East Building

The waivers for the East Building are needed to address the highly irregular shape of the eastern portion of the Development Site. The Development Site significantly narrows in depth as it moves east, ending with a depth of only 48 feet along the eastern lot line. As a result, waivers of maximum base height, initial setback distance, maximum building height, and maximum tower size are needed to provide a sufficient floor plate depth to accommodate a reasonable residential unit layout. As further discussed below, even with the waivers, the eastern half of the East Building can only accommodate a single-loaded corridor.

- Maximum base height: Section 62-343(a) limits in the R8 district a maximum base height to 105 feet and Section 62-363(a) limits in the R6 district a maximum base height to 65 feet or 6 stories. The waiver would allow the East Building, which is in both the R6 and R8 districts, to rise to the total proposed heights (between 130 and 230 feet) without setback.

- Initial setback distance: Section 62-343(b) requires a minimum 15-foot setback along Quay Street, above a height of 65 feet in the R6 district and 105 feet in the R8 district. The waiver would allow the East Building in the R6 and R8 districts to rise without setbacks.

- Maximum building height: Section 62-363(b)(1) limits in an R6 district the maximum building height for a development within 100 feet of Franklin Street to 65 feet or six stories, whichever is less (or to 75 feet for developments that provide "qualifying affordable housing")[2]. The waiver would allow the East Building, a small portion of which is located in the R6 district within 100 feet of Franklin Street, to rise to 130 and 190 feet.

- Maximum tower size: Section 62-363(e) limits the width of the wall of a building that is parallel to Quay Street to 170 feet above a height of 100 feet. The waiver would allow the portion of the East Building to have a width of 176'-7" between a height of 100 and 130 feet.

An additional height and setback waiver is needed to allow for a generous width for the Park Portal. Section 62-363(h) requires that 70 percent of a street wall that fronts on an upland connection or visual corridor be located within eight feet of the upland connection or visual corridor, and have a minimum height of 30 feet.

The proposed waiver to Section 62-363(h) would allow the East Building's street wall that fronts along the east side of the upland connection and visual corridor (i.e, the Park Portal) to be located approximately 25 feet from the upland connection and visual

[2] Section 12-10 of the Zoning Resolution defines "Qualifying Affordable Housing" as including (a) developments in MIH areas, UAP developments, or buildings subject to an affordable housing regulatory agreement.

corridor and to rise to a height of 21 feet, thereby allowing for a wider upland connection and visual corridor.

West Building

The waivers to the West Building would enable a building massing that accommodates the permitted floor area and responds to its prominent waterfront site, allowing for sculpted and angled forms that strengthen visual and physical connections to the waterfront, integrate with adjacent waterfront open spaces, and visually reinforce the surrounding irregular street grid.

- Maximum residential tower size: Section 62-363(d) limits, in an R8 district, each residential story above a height of 100 feet to a gross area of 11,000 square feet, for a development that provides qualifying affordable housing. The waiver would allow the West Building, located entirely within the R8 district, to have residential stories between 100 feet to 152 feet in height to occupy a gross area of 28,942 gross square feet. Above 152 feet, the West and East Towers of the West Building would comply with the maximum residential tower size of 11,000 square feet (the West Tower covers 11,000 square feet, and the East Tower covers 10,700 square feet).

- Maximum width of walls facing shoreline: Section 62-363(e) limits the length of walls that are parallel to West Street to 110 feet above a height of 85 feet. As applied to the Development Site, the length limitation applies to the walls facing the Park Portal, which is a required upland connection/prolongation of West Street.

  The proposed waiver would allow the West Building's walls parallel to the Park Portal to have a width of 134 feet between 85 feet and 152 feet in height (the podium portion of the West Building) and a width of 132 feet for the West Tower, and 127 feet for the East Tower, above a height of 152 feet. However, these walls would not be directly parallel to the Park Portal, as the podium and towers would be angled, thereby modulating the massing when viewed from the Park Portal.

  Section 62-363(e) further limits the length of the walls that are not parallel to West Street to a maximum length of 170 feet, above a height of 100 feet, provided the development includes qualifying affordable housing. Waivers would be required to allow the wall of the West Building perpendicular to West Street (and parallel to Quay Street) to have a width of 318 feet, between a height of 100 and 152 feet. However, only approximately 140 feet of the West Building between 100 and 152 would be located directly parallel to Quay Street, as the reminder of the podium would be angled away from Quay Street. Above 152 feet, all walls of the West Building would comply with the maximum length limitation of 170 feet.

Museum Building: Section 62-332 requires a 40-foot deep yard on a waterfront zoning lot along the entire length of the shoreline, bulkhead or stabilized natural sore, whichever is further inland. The Development Site will contain a bulkhead along its waterfront, and the majority of the Proposed Development (approximately 88 percent of the Development Site's shoreline) would comply with the minimum required waterfront yard. However, in order to accommodate the programming for the Greenpoint Monitor Museum, a small portion of the waterfront yard (90.5 feet in length/approximately 12 percent of the shoreline) must be reduced from 40 to 30 feet.

The Museum will celebrate the innovation and ingenuity behind the creation and launch of the USS Monitor. At the heart of the museum there is planned to be an immersive experience demonstrating how the Monitor was constructed, revealing the remarkable engineering that created the ship, and turning the museum into a living shipyard that showcases the challenges, breakthroughs, and collaborative spirit that defined its creation. To accommodate this program, along with necessary support spaces and circulation, the width of the Museum Building would increase from 50 feet at its northern edge to 60 feet at the south. The waterfront yard waiver is required for the portion of the yard adjacent to the Museum, where the Museum's width is greater than 50 feet.

(3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #large-scale general development# without regard to regulations applicable near #Residence District# boundaries;

Not applicable.

(4) the maximum #floor area ratio# permitted pursuant to Section 23-151 (Basic regulations for R6 through R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements, provided that the #large-scale general development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community Districts 2 or 7 in Manhattan or located within a C4-4 District within the boundaries of Queens Community District 7 and that a minimum of 50 percent of the required #open space# is provided within the #large-scale general development#. Required #open space# for the purposes of this paragraph (a)(4) shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio#, pursuant to Section 23-151 for the applicable district;

Not applicable.

(5) in an #Inclusionary Housing designated area# in a C4-6 or C5 District:

(i) a portion of the #lot area# that contains a wholly #commercial building# to be excluded from the calculation of #floor area# for any other #buildings# on the remainder of the #zoning lot#; or

(ii) #community facility floor area# located above the ground floor to be excluded from the calculation of the amount of #affordable housing# required pursuant to Section 23-95;

Not applicable.

(6) modification of the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) for #developments# or #enlargements#, where: for #developments# or #enlargements#, where:

(i) the required minimum distance as set forth in Section 23-86 is provided between the #legally required window# in the #development# or #enlargement# and a wall or #lot line# on an #abutting# property; and

(ii) the required minimum distance is provided by a light and air easement acceptable to the Department of City Planning and recorded in the County Clerk's office in the county in which such tracts of land are located;

Not applicable.

(7) modification of the definition of #outer court# in Section 12-10 (DEFINITIONS) and the provisions of Section 23-84 (Outer Court Regulations) to include any open area that is bounded on all sides but one by #building# walls and is not otherwise a #yard# or an #inner court#, provided that:

(i) such modifications are permitted only for #large-scale general developments#, previously approved by the Commission, in a C4-7 District within the boundaries of Manhattan Community District 7; and

(ii) the minimum distance between a #legally required window# facing onto such #outer court# and a #building# wall shall be 30 feet, measured in a horizontal plane at the sill level of, and perpendicular to, such window for the full width of the rough window opening;

Not applicable.

(8) in an Inclusionary Housing designated area in a C4-7 District within the boundaries of Manhattan Community District 7, for the purpose of applying the Inclusionary Housing Program within such Inclusionary Housing designated area, as set forth in a restrictive declaration:

(i) modification of the base and maximum #floor area ratios# specified in Section 23-154 (Inclusionary Housing), not to exceed the maximum #floor area ratios# permitted by the underlying district, based on a proportionality between #affordable floor area#, as defined in Section 23911, and residential floor area in buildings containing multiple #uses#; and

(ii) modification of the requirements regarding distribution of #affordable housing units#, as defined in Section 23-911, specified in paragraph (b) of Section 23-96 (Requirements for Generating Sites or MIH Sites);

Not applicable.

(9) within the boundaries of Community District 3 in the Borough of the Bronx, portions of any #building#, at any level, that contain permitted or required #accessory# off-street parking spaces, to be excluded from the calculation of #lot coverage#;

Not applicable.

(10) for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, waiver of the planting requirements of Section 23-892 (In R6 through R10 Districts), provided the area between the #street line# and the #street walls# of the #building# and their prolongations is to be improved as a publicly accessible widened sidewalk;

Not applicable.

(11) wholly within a C1-9 District entirely within the boundaries of Community District 8 in Manhattan, for a predominantly #community facility development#, a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by the underlying district regulations where, in connection with such #development#, an improvement to a #public park# located within the same Community District and within a one mile radius of the proposed #development# is provided in accordance with the provisions of this Section.

(i) A request for such bonus #floor area# shall be accompanied by:

(a) a site plan for a #public park# improvement, transmitted by the Commissioner of Parks and Recreation, sufficient in detail and scope with respect to the work necessary to complete such #public park# improvement, to enable the City Planning Commission to determine the appropriate amount of bonus #floor area# to be granted to the #development#; and

(b) a letter from the Commissioner of Parks and Recreation stating:

(i) the selection of the #public park# for the #public park# improvement has been informed by community input in the form of consultation or an existing plan;

(ii) such #public park# improvement provides an appropriate amenity for the surrounding area; and

(iii) that, absent funding to be provided by the applicant, such #public park# improvement is unlikely to be made in the foreseeable future.

(ii) Prior to a determination as to whether to grant the special permit, the City Planning Commission shall have received from the Commissioner of Parks and Recreation:

(a) any revisions to the site plan for the #public park# improvement or a statement that the site plan provided in the application is unchanged; and

(b) a letter that shall include:

(i) cost estimates for the #public park# improvement; and

(ii) a statement that the funding to be provided by the applicant, in combination with any other available funding, is adequate for completion of the necessary infrastructure, landscape and other work necessary to complete the #public park# improvement;

Not applicable.

(12) within the boundaries of Community District 1 in the Borough of Queens, in the area generally north of 30th Road and west of 8th Street, within the Hallets Point Peninsula, the #floor area# distribution from a #zoning lot# containing existing public housing #buildings#, provided that upon approval of a #large-scale general development# there exists unused #floor area# on a separate parcel of land with existing light industrial #buildings# in an amount equivalent to, or in excess of, the #floor area# approved for distribution and further provided:

(i) such parcel shall be made part of such #zoning lot# upon approval of such #large-scale general development#, pursuant to the definition of #zoning lot# in Section 12-10, paragraph (d); and

(ii) the existing light industrial #buildings# on the separate parcel of land are demolished.

Not applicable.

(13) within the boundaries of Community District 1 in the Borough of Brooklyn, on a #waterfront zoning lot# located within a C6-2 District that is mapped within a #Mandatory Inclusionary Housing area#, portions of the land, #piers# or #platforms# projecting seaward of the bulkhead line and existing on [date of adoption] may be replaced or reconstructed with #new piers# or #new platforms#, as follows:

(i) any such existing land projecting seaward of the bulkhead line may be replaced or reconstructed with #new platforms# and such #new platforms# may be included as part of the #upland lot#. In no event shall the #lot area# generated by such #new platforms# exceed the #lot area# of the land projecting seaward of the bulkhead line, as it existed on [date of adoption]; any other such #new piers# or #new platforms# may be considered #lot area# for the purposes of determining allowable #floor area# or number of #dwelling units#, or to satisfy any other #bulk# regulations, in accordance with the provisions of paragraphs (b) and (c) of Section 6231 (Bulk Computations on Waterfront Zoning Lots). In no event shall the #floor area# generated by such #new piers# or #new platforms# exceed the #floor area# generated by #piers# or #platforms# projecting seaward of the bulkhead line, as they existed on [date of adoption]; and

Not Applicable.

(ii) such #new piers# or #new platforms# that are subject to the provisions of paragraph (a)(13)(ii) of this Section need not meet the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers), or 62-63 (Design Requirements for Public Access on Piers and Floating Structures).

Not Applicable

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

(1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #large-scale general development#, the neighborhood and the City as a whole;

The proposed bulk modifications would facilitate a site plan and building massing that respond to the adjacent streets, surrounding developments, adjacent open areas and the shoreline. The modifications arise from several organizing principles: massing residential towers along the waterfront open space, and medium-scale buildings further inland; activating the street frontage with residential lobbies and lively retail storefronts; and maximizing open space to provide visual and physical connections between the upland community and the waterfront and surrounding public open spaces.

The Proposed Development would be divided into three buildings: two mixed-use residential, commercial and community facility buildings, and a building for the Greenpoint Monitor Museum. The mixed-use buildings would front directly on Quay Street, providing ground floor retail uses that would activate this important pedestrian connection to the waterfront. The Proposed Development's three buildings would cover 53 percent of the Development Site's lot area (the application drawings show an illustrative building envelope that covers less lot area). Such limited coverage allows for expansive publicly-accessible open space that takes advantage of this prominent waterfront location. The Proposed Development would provide 43,258 square feet of waterfront public access area - 17,653 square feet (.4 acres) in excess of the required 25,605 square feet of required waterfront public access area[3].

The Proposed Development's publicly-accessible open spaces would be entered through a welcoming gateway between the West and East Buildings (the "Park Portal") and an entryway at the end of Quay Street. The Park Portal, which would be aligned with and serve as a pedestrian extension of West Street, would have a generous width that varies between 80 and 175 feet, far exceeding the required 60-foot width for an upland connection and visual corridor. The Park Portal, which would provide a variety of seating

[3] In addition to the waterfront public access area, an additional 6,742 square feet of open space would be accessible to museum visitors, as well as landscaping and planting areas that would visually blend with the waterfront public access area.

options, plantings, trees, and pathways, would create a physical connection for the upland Greenpoint neighborhood to the north to Bushwick Inlet Park and the waterfront to the south, and open up a waterfront vista along West Street, one of Greenpoint's main north-south streets. The Quay Street extension would lead directly to the Development Site's shore public walkway, which would wrap around the northwestern edge of the Bushwick Inlet. Upon entering from Quay Street, pedestrians would have the option of traveling south to connect to Bushwick Inlet Park, or west to connect to the existing shore public walkway on the East River. The Proposed Development's shore public walkways would provide plantings, trees, and a variety of seating options, including a picnic area that overlooks the Bushwick Inlet.

Without the proposed bulk modifications, the Proposed Development would be required to occupy a greater portion of the Development Site to achieve the permitted floor area, thereby reducing and constraining the provision of open space. The requested modifications to street wall setback, tower height, wall width, and coverage enable a redistribution of bulk that both accommodates the allowable density and results in a superior site plan: open spaces are increased and located to maximize usability and access to light and air; building massing is arranged to frame the new Bushwick Inlet Park and allow for a stand-alone Museum Building; and the overall form is compatible with the waterfront context. The West Building's sculpted two-tower configuration establishes a distinctive presence that fronts on and reinforces the water's edge, while the East Building's stepped massing provides a medium-scale form that transitions appropriately to the upland neighborhood. Collectively, these modifications produce a more rational and contextually appropriate distribution of bulk than would be achievable without the bulk modifications.

The bulk modifications to street wall setback, tower height and tower wall width would also allow the East Building to have an efficient building configuration in response to the irregular shape of the Development Site, which narrows in depth to only 48 feet along its eastern boundary. The bulk modifications are necessary in order to have an efficient residential floor plate and unit layout in the East Building. The East Building's height would step down as it moves from west to east, from 230 feet to 130 feet in height, responding to the scale of buildings to the east and north.

Certain waivers are also minor and would not have a perceptible impact on surrounding development, adjacent open areas and shorelines. The waiver to maximum wall width of 170 feet for the East Building would allow an additional 7'-6" width, for a height of 30 feet (between 100 and 130 feet in height). The waiver of the 40-foot waterfront yard to allow a portion of the waterfront yard to vary between 30 and 40 feet would only encompass 90.5 linear feet of the 806-linear foot shoreline of the Proposed Development. And the waiver to the minimum street wall within eight feet of an upland connection or visual corridor would allow the East Building to be located farther away from the upland connection, thereby creating a more generous and welcoming open space and visual corridor.

The proposed bulk modifications would result in a better site plan and a better relationship among buildings, proposed waterfront public access area, adjacent streets, surrounding development and the shoreline of the East River and Bushwick Inlet, benefiting both the occupants of the LSGD, the neighborhood, and the City as a whole, than would be achieved absent such modifications.

(2) the distribution of #floor area# and location of #buildings# will not unduly increase the bulk of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;

The distribution of floor area and location of buildings would not unduly increase the bulk of buildings on any one block or unduly obstruct access of light and air to the detriment of the occupants or users of nearby blocks or of people using the public streets surrounding the Development Site.

The proposed bulk modifications would enhance the distribution of bulk on the Development Site so as to accommodate housing, retail and museum use that would benefit the social and economic goals of the area, but at the same time respond to the varying context of surrounding buildings and the Development Site's unique location fronting on the waterfront and Bushwick Inlet Park. The proposed massing would facilitate a varied pedestrian experience with ground floor retail spaces that would activate Quay Street, along with welcoming entries to open spaces located at the intersection of Quay and West Streets, and at the western end of Quay Street. The open space entries would provide new visual connections to the waterfront and open spaces from the upland blocks, and enhance residents access to light and air.

The modifications of residential tower floor plate and tower width would allow the efficient configuration of bulk in a manner that seeks to minimize impacts on the surrounding streets. Although the podium portion of the West Building would exceed the permitted tower floor plate size, it would only do so between the heights of 105 feet and 152 feet. Above a height of 152 feet, the West Building would be divided between two towers that would comply with tower coverage limitations. Both towers and most of the podium would be set back and angled away from Quay Street, thereby enhancing the flow of light and air into upland blocks to the north. The towers would also be oriented in response to the surrounding irregular street grid, preserving important existing view corridors, such as the axis along North 15th Street when viewed from McCarren Park to the south. The profile of the two angled towers would create a dynamic addition to Brooklyn's waterfront skyline, and their location at the northern end of Bushwick Inlet Park would serve as a visual gateway to the Greenpoint neighborhood when viewed from Williamsburg to the south. The towers' location to the north of Bushwick Inlet Park would also minimize shadows on the park.

The massing of the three buildings would respond to the surrounding context of buildings and open spaces. The two towers of the West Building would relate to and be consistent with the taller towers, both existing and planned, along the Greenpoint and Williamsburg waterfronts, while the three-story Museum Building would be located adjacent to the shore public walkway, allowing for more light and air to reach the waterfront open spaces. The site plan would also allow the museum to have a distinct identity separate from the other portions of the Proposed Development. On the eastern end of the Development Site, the height of the East Building would step down as it moves from west to east, allowing for a transition to the medium and lower-scale buildings on the north side of Quay Street, between West and Franklin Streets.

(3) where a #zoning lot# of a #large-scale general development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;

The LSGD will comprise a single zoning lot that fronts on mapped streets.

(4) considering the size of the proposed #large-scale general development#, the streets providing access to such #large-scale general development# will be adequate to handle traffic resulting therefrom;

The Development Site fronts on Quay Street, and West Street terminates at the portion of Quay Street on which the Development Site fronts. Quay Street is a one-way west-bound street between West Street and Franklin Street. Franklin Street, which is located approximately 50 feet east of the eastern boundary of the Development Site, is a two-way, primary north-south thoroughfare in the Greenpoint neighborhood. West Street is a one-way north bound street that runs parallel to and intersects with Franklin Street to the north. Quay Street currently terminates in front of the Development Site, to the west of West Street.

In conjunction with the Proposed Development, Quay Street between West Street and its terminus would operate as a two-way street. A turnaround is proposed at the terminus of Quay Street to allow vehicles dropping off passengers at the Development Site to then travel east on Quay Street. It is not anticipated that the Proposed Development would result in significant incremental increases in traffic, and collectively the multiple streets providing access will be adequate to handle pedestrian and vehicular traffic resulting from the Proposed Development.

(5) when the Commission has determined that the #large-scale general development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;

Not applicable.

(6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged# #buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged# #buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #large-scale general development# shall include superior landscaping for #open space# of the new or #enlarged# #buildings#;

Not applicable.

(7) where the Commission permits the exclusion of #lot area# or #floor area# in accordance with the provisions of paragraph (a)(5) of this Section or

modification of the base and maximum #floor area ratios# or requirements regarding distribution of #affordable housing units# in accordance with paragraph (a)(8) of this Section, such modification will facilitate a desirable mix of #uses# in the #large-scale general development# and a plan consistent with the objectives of the Inclusionary Housing Program and those of Section 74-74 (Large-scale General Development) with respect to better site planning;

Not applicable.

(8) where the Commission permits portions of #buildings# containing #accessory# parking spaces to be excluded from the calculation of #lot coverage# in accordance with the provisions of paragraph (a)(9) of this Section, the exclusion of #lot coverage# will result in a better site plan and a better relationship among #buildings# and open areas than would be possible without such exclusion and therefore will benefit the residents of the #large-scale general development#;

Not applicable.

(9) where the Commission permits a #floor area# bonus for a #public park# improvement in accordance with the provisions of paragraph (a)(11) of this Section:

(i) the amount of such bonus #floor area# is appropriate in relation to the size and quality of the proposed #public park# improvement; and

(ii) such bonus #floor area# will not unduly increase the #bulk# of #buildings# on the #zoning lot# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# on the #block# or nearby ##blocks or of people using the public #streets#.

Grant of a #floor area# bonus for a #public park# improvement in accordance with the provisions of paragraph (a)(11) of this Section shall be conditioned upon adequate assurances for provision of the funding identified by the Commissioner of Parks and Recreation in a letter pursuant to paragraph (a)(11)(ii) of this Section as necessary for completion of the necessary infrastructure, landscape and other work for the #public park# improvement. The Commissioner of Buildings shall not issue a building permit for the #large-scale development# unless the Commissioner of Parks and Recreation shall have certified that the funding has been made or secured in a manner acceptable to such Commissioner;

Not applicable.

(10) a declaration with regard to ownership requirements in paragraph (b) of the #large-scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission; and

A declaration that the LSGD meets the ownership requirements in paragraph (b) of the definition of "large scale general development" in ZR Section 12-10 is attached to this application.

(11) where the Commission permits #floor area# distribution from a #zoning lot# containing existing light industrial #buildings# to be demolished in accordance with the provisions of paragraph (a)(12) of this Section, such #floor area# distribution shall contribute to better site planning of the waterfront public access area and shall facilitate the #development# of affordable housing units within a #large-scale general development#.

Not applicable.

(12) where #new piers# or #new platforms# are constructed, replaced or reconstructed in accordance with the provisions of paragraph (a)(13) of this Section, such #new piers# and #new platforms# are an integral part of such #large-scale general development#, result in a superior site plan and appropriate relationship with adjacent #waterfront public access areas# and #shorelines#, and provide significant public access to or within the #seaward lot# portion of the #waterfront zoning lot#.

Not applicable.

Within Manhattan Community District 2, within the former Washington Square Southeast Urban Renewal Area, where the Commission has approved a #large-scale general development# and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public #park, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

Not applicable.

In addition, within Manhattan Community District 2, where the Commission has approved a #large-scale general development# located partially within a C2-7 District, if any #open space# approved pursuant to paragraph (a)(4) of Section 74-743 is subsequently mapped as a park and transferred to City ownership, the #open space# requirement approved for such #large-scale general development# pursuant to paragraph (a)(4) of Section 74-743 shall be reduced by the area of such #public park#.

Not applicable.

Within Community District 1 in the Borough of Queens, the Commission may prescribe additional conditions to ensure that the purpose of the Inclusionary Housing program as set forth in Section 23-92 (General Provisions) is achieved in a #large-scale general development#. The Commission may establish procedures resulting in limiting the amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (c)(2) of Section 23-154. Any such procedures established by the Commission shall be set forth in the restrictive declaration required in connection with the grant of a special permit for such #large-scale general development#.

Not applicable.

For a phased construction program of a multi-building complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #large-scale general development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

Not applicable.

Within Manhattan Community District 1, where the Commission has approved a #large-scale general development# located within the South Street Seaport Subdistrict area of the #Special Lower Manhattan District# and located partially within a C6-2A district, the distribution of #bulk# pursuant to paragraph (a)(1) of Section 74-743 shall be permitted from a #zoning lot# containing existing #buildings#, where such existing #buildings# were previously developed pursuant to a #large-scale general development#.

Not applicable.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale general development# and to minimize adverse effects on the character of the surrounding area.

* * *

62-132
Applicability of Article VII, Chapters 4, 8 and 9

* * *

The #large-scale development# provisions of Section 74-74 and Article VII, Chapters 8 and 9, shall be applicable, except that:

(a) In the event a #large-scale development# consists of a portion within a #waterfront block# and a portion within a non-#waterfront block#, all #zoning lots# within the #development# shall be subject to the #bulk# regulations of Section 6230 (SPECIAL BULK REGULATIONS).

The LSGD is entirely within a waterfront block.

(b) In the event a #large-scale development# is located partially within and partially beyond the #waterfront area#, the landward boundary of the #waterfront area# shall be relocated so as to encompass all #zoning lots# within the #development# and such #development# shall be deemed to be located entirely within the #waterfront area#.

The LSGD is located entirely within the waterfront area.

(c) Any height and setback modifications within a #waterfront block# shall be subject to an additional finding that such modifications would result in a site plan with visual and, where required, physical public access to the waterfront in a way that is superior to that which would be possible by strict adherence to the regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks).

The height and setback modifications to initial setback distance, maximum base and building height regulations, as well as residential tower floor plate and width controls, allow the three buildings to be sited and massed in such a way that superior visual and physical access to the waterfront is provided. The West and East Buildings are separated by an upland connection that varies in width between approximately 80 to 175 feet, exceeding the minimum 60-foot width requirement for an upland connection. This separation between buildings allows for a generous and welcoming visual and physical connection from the upland Greenpoint neighborhood in the north to the new Bushwick Inlet Park in the south. In addition, the West Building with its two taller towers would be located at the center of the Development Site, allowing the lower scale (up to 75-feet in height) Museum Building to be located adjacent to the shore public walkway along the southwestern corner of the Development Site. Accordingly, the modifications that allow for the massing of these three buildings would result in a site plan that provides visual and physical access in a way that is superior to that which would be possible by strict adherence to the regulations of Section 62-34.

For the purposes of modifying the height and setback regulations of Section 62-341, the term "periphery" shall include all portions of a #large-scale development# within 100 feet of a peripheral #street# or #lot line#. The term "wholly within" shall therefore mean any area of a #large-scale development# which is not within the area designated as periphery. #Large-scale residential developments# within R3, R4 or R5 Districts shall continue to be subject to the periphery provisions of Section 78-31 (Location of Buildings, Distribution of Bulk and Open Space and Modification of Height and Setbacks).

Not applicable.

(c) No distribution of #bulk# shall result in an increase in #floor area ratio# on a #zoning lot# within a #waterfront block# beyond 20 percent of the amount otherwise allowed by Section 62-32. In the event such #zoning lot# to which #bulk# is distributed is a #waterfront zoning lot#, such #bulk# may only be distributed to the #upland lot# and the computation of maximum #floor area ratio# for such #upland lot# shall include any #bulk# distribution from the #seaward lot#. Such limitation on #bulk# distribution shall not apply to #zoning lots# within non-#waterfront blocks#.

Not applicable.

(d) Modification of public access and #visual corridor# requirements shall be subject to the authorization provisions of Section 62-822. In lieu of making the findings in paragraphs (a) or (b) of this Section, the Commission may find that the proposed site plan would result in better achievement of the goals set forth in Section 62-00

than would otherwise be possible by strict adherence to the regulations of Sections 62-50 and 62-60.

Not applicable.

(e) In Community District 1, in the Borough of Queens, where the Commission has approved a #large-scale general development#, and a #lot line# within such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines).

Not applicable.