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

Special Lincoln Sq. District Extensi
PROJECT NAME

2020M0266
PROJECT ID NUMBER

10/31/2023
SUBMISSION DATE

Signature Form

Section 1. Package & Project Information

Land Use
Package Type
(e.g. PAS, Land Use, EAS, WRP, EIS)

Filed Land Use Version 1
Package Name
(Indicated on applicant portal or ask Lead Planner)

Action Code	Action Type
ZR	Zoning Text Amendment
ZM	Zoning Map Amendment

Section 2. Signature

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. A PERSON WHO IS A SIGNATORY FOR A DOCUMENT SHALL BE CONSIDERED TO HAVE SUBMITTED SUCH DOCUMENT.

Landmark West!
Printed Name of Applicant
(name, company/agency or organization)

Sean Khorsandi
Printed Name of Applicant Attester
(person authorized to sign the application, if different from 'Applicant' above)

Executive Director
Title

Sean Khorsandi
Signature by or on behalf of* Applicant

10.31.2023
Date

*Note that signatures on behalf of an applicant may require the submission of materials that demonstrate the authority of the signer to sign on behalf of the company/agency/organization. Please contact the Lead Planner to determine if this is necessary.

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

Land Use Application

Project ID number
2020M0266

Package Submission Date
11/1/2023

Section 1. Project Summary

Project Name:	Special Lincoln Sq. Dist Extension Block 1119

Contact Person for this Application:		
Name	Phone	Email
George Janes	**9176127478**	**george@georgejanes.com**

Applicant(s)		
Organization	First Name	Last Name
Manhattan Community Board 7	**Maxwell**	**Vandervliet**
Landmark West!	**Sean**	**Khorsandi**

Site Data	
Street Address: **77 West 66th Street, Manhattan**	City Council District(s): **6**
Community District(s): **Manhattan 7**	Zoning Sectional Map Number(s): **8C**
Existing Zoning District(s): **C4-7**	Special District(s):

LIST ALL ACTIONS BY THEIR ACTION CODE

For applications seeking more than one type of action, each action must be listed separately.

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZR		**No**	**240143ZRM**	
ZM		**No**	**240144ZMM**	

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? **No**

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Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **No**

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
Manhattan Community Board 7	Maxwell	Vandervliet	250 West 87th Street	New York	NY	10024
Landmark West!	Sean	Khorsandi	5 West 67th Street	New York	NY	10023

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
George	Janes	George M. Janes & Associates	250 E 87th St	New York	NY	10128

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Section 3. Environmental Review

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

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER **23DCP126M**
3. Indicate CEQR Process type: **Unlisted**

   Type II Category: _____ Date of Determination: _____

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

*The **proposed Project Area** is the entirety of all land parcels that are affected by all actions being sought.*

Do **ALL** actions being sought apply to:

the whole City?	**No**
the entirety of one or more Borough(s)?	**No**
Borough(s):	
the entirety of one or more Community District(s)?	**No**
Community District(s)	
Land or land underwater that is not associated with a tax block or lot?	**No**

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.

Section 4. (continued)

Existing zoning districts/special district: **C4-7**

Select all that apply to any portion of the **proposed Project Area:**

Located within the State Designated Coastal Zone Management (CZM) Area	**No**
Located within a Historic District	**Yes**
Historic District Name:	**Upper West Side Central Park West Historic District**

DEVELOPMENT SITE

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area?	**No**
If yes, development size:	
Is the **Development Site** a *(New York City or Other)* Landmark or within a Historic District?	**No**
Indicate Landmark or Historic District Name:	

Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area.**

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Manhattan	**1119**	**43**	**No**	**No**	**Manhattan**	**01119**	**0043**	**Yes**	**2/3/2020**
Manhattan	**1119**	**1**	**No**	**No**	**Manhattan**	**01119**	**0001**	**Yes**	**2/3/2020**
Manhattan	**1119**	**61**	**No**	**No**	**Manhattan**	**01119**	**0061**	**Yes**	**2/3/2020**
Manhattan	**1119**	**8**	**No**	**No**	**Manhattan**	**01119**	**0008**	**Yes**	**2/3/2020**
Manhattan	**1119**	**21**	**No**	**Yes**	**Manhattan**	**01119**	**0021**	**Yes**	**2/3/2020**
Manhattan	**01119**	**0047**	**No**	**No**	**Manhattan**	**01119**	**0047**	**Yes**	**2/28/2022**
Manhattan	**01119**	**0050**	**No**	**No**	**Manhattan**	**01119**	**0050**	**Yes**	**2/28/2022**
Manhattan	**01119**	**0036**	**No**	**Yes**	**Manhattan**	**01119**	**0036**	**Yes**	**3/23/2023**

** Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*

Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
26	**WEST 67 STREET**	**26 WEST 67 STREET**	**M07**	**6**	**08C**	**Yes**	**2/3/2020**
141	**COLUMBUS AVENUE**	**141 COLUMBUS AVENUE**	**M07**	**6**	**08C**	**Yes**	**2/3/2020**
149	**COLUMBUS AVENUE**	**149 COLUMBUS AVENUE**	**M07**	**6**	**08C**	**Yes**	**2/3/2020**
55	**WEST 66 STREET**	**55 WEST 66 STREET**	**M07**	**6**	**08C**	**Yes**	**2/3/2020**
7	**WEST 66 STREET**	**7 WEST 66 STREET**	**M07**	**6**	**08C**	**Yes**	**2/3/2020**
42	**WEST 67 STREET**	**42 WEST 67 STREET**	**M07**	**6**	**8C**	**Yes**	**2/28/2022**
36	**WEST 67 STREET**	**36 WEST 67 STREET**	**M07**	**6**	**8C**	**Yes**	**2/28/2022**
70	**CENTRAL PARK WEST**	**70 CENTRAL PARK WEST**	**M07**	**6**	**8C**	**Yes**	**3/23/2023**

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		**Eliminate/Remove Existing:**		**Change Existing:**	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

No

3. Is there a related Disposition of Property?

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence?

No

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**No**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Appendix A Special Lincoln Square District Plan	**82-A**

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? **100,000 to 239,999 square feet**

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
8C	**C4-7**	**C4-7 Special Lincoln Square District**

-END OF FORM-

Special Lincoln Square District Extension
Block 1119, Lots 1, 8, 23 (part), 36 (part), 43, 47, 50 and 61
October 31, 2023

1. INTRODUCTION

Community Board 7 and Landmark West! (the "co-applicants") are seeking approval of the extension of the Special Lincoln Square District, Subdistrict C (SLSD) onto part of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61 (collectively, the "Project Area"). The co-applicants respectfully request the following actions (the "Proposed Actions"):

> Zoning Text Amendment. A zoning text amendment to modify Appendix A of Article VIII Chapter 2 to change the boundary of the SLSD to include the Project area;
>
> Zoning Map Amendment. A zoning map amendment to change Map 8C to extend the SLSD to include the Project Area.

The Proposed Actions would require future development in the Project Area to follow the controls of the Special Lincoln Square District, Subdistrict C. The co-applicants are the local New York City Community Board and a not-for-profit community-based organization. The co-applicants are not proposing new development.

2. BACKGROUND

The Project Area is located on the Upper West Side of Manhattan. The rezoning area has been zoned C4-7 since 1961. In 1969, zoning was amended to incorporate one of NYC's first special districts, the Special Lincoln Square District. It covers all areas zoned C4-7 that abut the rezoning area to the west, north and south, but conspicuously did not cover this block. The SLSD was designed to make the area into a "unique cultural and architectural complex" and a "center for the performing arts." To that end, it included elements like arcades, plazas, pedestrian ways, gallerias and covered plazas that would provide bonuses to buildings that created these public spaces on their private property. This block was omitted from the SLSD even though it has the same C4-7 zoning as most of the SLSD. Reportedly, this block was purposely omitted from the SLSD because of the growing presence of ABC. A commercial campus required the flexibility C4-7 zoning provided without the bulk controls of the SLSD.

In 1994, the SLSD was significantly amended (N 940127A ZRM). The amendments included new bulk regulations that prohibited standard towers in favor of a tower-on-a-base form, but the purpose of the district remained unchanged. The 1994 regulations broke the Special District into subdistricts. Subdistrict A, which abuts the rezoning area, had a limitation of no more than 100,000 SF of commercial floor area in any building.

ABC has had a long presence on Block 1119, appearing on the 1955 Bromley maps and occupying historic stables on the eastern side of the block. Over the second half of the 20th century, ABC centralized their facilities to this location, constructing additional facilities over 50 years to build out their corporate campus. All of this development was done as-of-right under the C4-7 zoning district and there are no E designations on the block.

In the early 2000s, the City of New York was granted an easement deep underneath Lots 8, 21, 43, 47 and 50 for the third water tunnel.

In June 2018, ABC sold its campus to Silverstein Properties with an agreement to lease it back from Silverstein for five years, after which time they would relocate. Silverstein publicly stated their intention to redevelop the block after the leaseback period. Since that time, Silverstein reportedly sold their interest in the site to the Extell development company.

3. DESCRIPTION OF THE SURROUNDING AREA

The area within a 600-foot radius of the Project Area (the "Surrounding Area") is located on the Upper West Side in the Lincoln Square area within Community Board 7. The Surrounding Area is well-served by public transportation with the 66th Street station for the 1, 2, 3 subway lines located to the southwest of the Project Area. The M7 and M11 bus lines serve Columbus Avenue, the M10 serves Central Park West and the M66 serves 66th Street, providing cross-town bus service.

The Surrounding Area is predominantly multi-family residential, with a substantial number of mixed- use residential/commercial developments, especially to the west along Columbus Avenue. The Surrounding Area includes Lincoln Center for the Performing Arts, as well as religious buildings like the Free Synagogue and the First Church of Christ, Scientist in the historic district to the north and east. Central Park is located to the east and Richard Tucker Park is located to the west. There are also a number of nearby privately-owned publicly-accessible open spaces (POPS).

Zoning within the Surrounding Area includes four different zoning districts. The C4-7 district predominates to the south and to the west. To the north, there is an R8 and R8B district. Another R8 district can be found in the block to the south. Finally, along Central Park West, there is a R10A district. No off-street parking is required in the Manhattan Core.

- C4 districts are mapped in regional commercial centers that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Since the 1994 amendments to the SLSD, the C4-7 district has facilitated the development of substantial mixed use towers in the Surrounding Area that followed the SLSD's tower-on-a-base bulk regulations.

- R8 districts allow for community facility uses up to a maximum of 6.5 FAR and residential uses up to 6.02 FAR. Apartments generally range from mid- rise, eight to ten- story buildings to much taller buildings set back from the street on large zoning lots. New buildings in R8 districts may be developed under either height factor regulations or the optional Quality Housing regulations that often reflect the older, pre- 1961 neighborhood streetscape.

- R8B is a contextual district that is designed to mimic the five and six-story tenement apartments commonly located on narrow streets on the Upper East and Upper West Sides of Manhattan. With a maximum permitted FAR of 4.0, the district requires the use of the Quality Housing program. The base height of a new building before setback is 55 to 65 feet and the maximum building height is 75 feet.

- The two parks in the Surrounding Area are assigned the "Park" zoning district. Areas zoned "Park" are public parks which cannot be a part of a zoning lot and have no development rights.

After Millennium Tower (101 West 67th Street) was permitted in 1993, the SLSD was amended to require towers to be built using a unique version of tower-on-a-base bulk, which included both minimum and maximum tower coverage and bulk packing requirements. Similar to the tower-on-a-base regulations of ZR 23-651, these bulk regulations have successfully guided development within the SLSD for nearly 30 years. Towers constructed under SLSD must follow the same tower coverage, bulk packing, and setback requirements and have created a familiar built form in the area directly to the south and west of the Project Area.

The Upper West Side/Central Park West Historic District covers much of the Surrounding Area to the north and east to Central Park. In addition to being a New York City Park, Central Park is also a New York City Scenic Landmark. To the south, there are two individual landmarks: the First Battery Armory, directly across from the Project Area on 66th Street, and the Society for Ethical Culture at 33 Central Park West.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The Project Area consists of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61, generally bounded by Columbus Avenue to the west, 125 feet east of Central Park West to the east, and West 67th and West 66th Streets to the north and south. The Project Area is about 400 feet northeast of Lincoln Center and is 225 feet from Central Park to the east. There are nine buildings in the Project Area. They have building heights which range from 70 feet to nearly 300 feet.

The affected lots are all currently zoned C4-7. The C4-7 district permits all residential and community facility uses (Use Groups 1 through 4), as well as most commercial uses in Use Groups 5, 6, 8, 9, 10 and 12 as-of-right. The maximum FAR is 10.0 for all uses, which can be increased by 2.0 FAR with the use of the inclusionary housing bonus.

Buildings in C4-7 districts may penetrate the sky exposure plane using standard tower regulations, as long as provisions regarding setbacks from narrow and wide streets are met; there are no height limits unless the building is constructed pursuant to Quality Housing regulations. Under Quality Housing, there is a maximum building height of 185 feet on narrow streets and 210 feet within 100 feet of a wide street, which can be increased to 215 feet on narrow streets and 235 feet within 100 feet of a wide street, if affordable housing required under the optional inclusionary housing program is provided on-site.

Buildings under the C4-7 regulations may also be developed as height and setback buildings. Community District 7 has special height and setback regulations for R10 equivalent districts (23-672, 33-433) that would apply to the Project Area when height and setback regulations are used. These regulations require a mandatory front building wall at the streetline that would rise to at least 125 feet but no more than 150 feet, and would require a setback of 10 feet on wide streets and 15 feet on narrow streets.

Using the standard tower regulation, however, the current C4-7 zoning permits residential, commercial or mixed buildings approaching 1,500 feet in height, similar to the tallest buildings seen in the Special Midtown District. As-of-right, such buildings would cast very long shadows on Central Park in the afternoon and evening hours on most days. Further, the standard tower form would allow inconsistent streetwalls that are contrary to the bulk regulations of the SLSD, which abuts the Project Area on three sides. Further, this is one of very few underbuilt sites of over 100,000 SF in Manhattan that permit standard towers north of Midtown. The extension of the SLSD to this partial block will bring the design consistency of the SLSD to the Project Area without changing the underlying FAR or permitted uses.

The Project Area consists mostly of the ABC campus and is currently developed with both modern and historic commercial buildings that house offices, television studios and other television production facilities. Six of the nine buildings in the Project Area have been used by ABC, some since the 1950s. The Project Area includes two cooperatively owned residential buildings facing West 67th Street at 40 and 50 West 67th Street and the westernmost 25 feet of 2 West 67th Street. The Upper West Side/Central Park West Historic District includes five of the nine buildings in the Project Area and this historic district extends both to the north and east of the Project Area. The existing commercial buildings in the Project Area are substantial, ranging in heights between 70 feet to nearly 300 feet.

The Project Area covers all or parts of eight tax lots. The buildings on those tax lots are as follows:

a) **141-147 Columbus Avenue (Lot 1)** was built in the early 1990s replacing a two-story building ABC used for studio space. The ground floor of this building was redesigned about 10 years ago to expose the TV news studio that occupies the ground floor. Its certificate of occupancy includes the tower on Lot 8 and it is identified as the “west wing.” It is approximately 10 stories and 130 feet tall.

b) **77 West 66th Street (Lot 8)** is the 22-story (292 feet) office tower. It occupies a part interior, part through lot. This mid-block office tower was built in the late 1980s. Its certificate of occupancy includes the building on Lot 1 and it is identified as the “east

wing." It has a curb cut on West 67th Street and has approximately 60 accessory parking spaces.

c) **149-155 Columbus Avenue (Lot 61)** is on the corner of Columbus and 67th Street. Built by ABC in the late 1970s, the building has a TV studio on the first floor, along with a dressing room and a lobby, as well as offices above. It has a curb cut on West 67th Street for a loading dock. It is approximately seven stories and 99 feet tall.

d) **47 West 66th Street (P/O lot 21)** is more commonly known as the "Barbara Walters Building," which was built by ABC in the mid-1980s. It occupies much of the midblock of 66th Street. It has one curb cut on the eastern side of the building. A portion abuts 30 West 67th Street in the rear. It is 14 stories and approximately 200 feet tall.

e) **7 West 66th Street/24 West 67th Street (P/O lot 21**) is a historic stable and is the first building ABC occupied on the block. The western portion of the stable was demolished to make way for the Barbara Walters building. It is seven stories and approximately 90 feet tall.

f) **30 West 67th Street (Lot 43)** was purpose-built by ABC in the late 1970s. While it is a part of the historic district, it is not a historic building. In 1984, Lot 43 was merged into a single zoning lot with what would become Lot 21. It has a curb cut on West 67th Street. It is 14 stories and approximately 200 feet tall.

g) **40 West 67th Street and 50 West 67th Street (Lots 47 and 50)** are two neighboring cooperatively-owned apartment buildings that are a part of the historic district. They are 9 and 10 stories, with 60 and 39 dwelling units, respectively, and are each approximately 120 feet tall.

h) **2 West 67th Street (Lot 36)** includes the westernmost 25 feet of the lot in the C4-7 district. Most of the portion of Lot 36 in the rezoning area is an open side yard. This building is a cooperatively-owned historic apartment building and is part of the historic district. The building is 15 stories and approximately 160 feet tall with 65 dwelling units.

Buildings directly north of the Project Area between Columbus and Central Park West are historic mid-rise residential buildings. At the corner of West 67th Street and Columbus Avenue, there is a 31-story mixed-use building developed under the current SLSD bulk regulations. Millennium Tower, the building that spurred the 1994 SLSD amendments, is located catty-corner to the Project Area at the corner of West 67th Street and Columbus Avenue. To the west across Columbus Avenue, there are four tenement buildings and a 30-story mixed-use building developed under the current SLSD bulk regulations, which are all on the same zoning lot. Richard Tucker Park is located catty-corner to the Project Area at the corner of West 66th Street and Columbus and directly to the south of the Project Area across West 66th Street are three existing residential or mixed-use towers and another that is currently under construction.

The Project Area includes several historic resources. The 67th Street side falls within the National Register West 67th Street Artist's Colony Historic District named for its many creative residents and collection of Studio buildings. The northwestern part of the block falls within the New York City Landmarks Preservation Commission's (LPC) 1990-designated Upper West Side/Central Park West Historic District. The following buildings on Block 1119 are in the historic district:

- 65 Central Park West [Lot 29] (Emery Roth, 1927)
- 2 West 67th Street aka 70 Central Park West [Lot 36] (Rich & Mathesius, 1919)
- 40 West 67th Street [Lot 47] (Rosario Candela, 1928-1929)
- 50 West 67th Street [Lot 50] (Shape & Brady, 1916-1917)
- 30 West 67th Street [Lot 43] (Kohn Pederson Fox Associates, 1978-1979)
- 7 West 66th Street/24 West 67th Street [Part of Lot 21] (Henry Franklin Kilburn, 1900-1901) Formerly Durland's Riding Academy.

5. ACTIONS NECESSARY TO FACILITATE THE PROJECT

There are two Proposed Actions requested to facilitate the extension of the SLSD: a) a Zoning Text Amendment, and b) a Zoning Map Amendment.

a) Zoning Text Amendment. A zoning text amendment to modify Appendix A of Article VIII Chapter 2 to change the boundary of the SLSD to include the Project Area.

Extension of the SLSD to this block would require all future development to follow the regulations of the SLSD, subdistrict C, while keeping the underlying zoning the same. The SLSD brings the following regulations to the Project Area.

82-21 Restriction on Street Level Uses

Within 30 feet of Columbus Avenue, ground floor uses would be limited to Use Groups 3A, 3B, 6A, 6C, 8A, 10A and eating and drinking establishments in 12A or 12B. Use Groups 3A and 3B are limited to colleges, universities, museums, libraries, and non-commercial art galleries.

82-22 Location of Floors Occupied by Commercial Uses

ZR 32-422 (Location of floors occupied by commercial uses) does not apply, which allows greater flexibility of the location of commercial uses in mixed buildings.

82-23 Street Wall Transparency

ZR 37-34 (Minimum Transparency Requirements) would apply, which require minimum levels of glazing in new buildings.

82-24 Supplementary Sign Regulations

Signs are limited to no more than 20 feet in height.

83-32 Special Provisions for the Increases of Floor Area

The maximum 12 FAR can only be achieved through the inclusionary housing bonus (ZR 23-90), effectively eliminating any bonus for plazas and/or arcades.

82-33 Modification of Bulk Regulations

Makes available a City Planning Commission Special Permit to modify height, setback, yard, minimum distance between buildings, courts and legal windows.

82-34 Bulk Distribution

At least 60% of total floor area must be under 150 feet (AKA “bulk packing”).

82-36 Special Tower Coverage and Setback Regulations

Requires towers to cover not more than 40% and not less than 30% of the lot area. Tower coverage can be increased in zoning lots smaller than 20,000 SF as described in 23-65. Tower coverage may also decrease to less than 30% for the highest four stories.

82-39 Permitted Obstructions Within Required Setback Areas

Provides provisions for dormers within the initial setback distance.

82-50 Off-Street Parking and Off-Street Loading Regulations

Limits entrances to parking and loading on wide streets, provides a special permit for accessory off-street parking, an authorization for curb cuts within 50 feet of an intersection and an authorization for the waiver of loading berths.

Bulk, use and urban design requirements similar to those found in the SLSD are becoming more common, as there is an understanding that consistent streetwalls, active ground floor uses and a minimum level of transparency at the ground floor are conducive to good urban design.

b) Zoning Map Amendment. A zoning map amendment to change Map 8C to extend the SLSD, subdistrict C, to include the Project Area.

The map amendment would extend the SLSD to the Project Area. Any future development with towers would require SLSD's version of a tower-on-a-base. The co-applicants believe that the SLSD has successfully guided development in the Lincoln Square area for the past 30 years and the standard tower regulations permitted by the C4-7 district could produce unpredictable building forms, including extremely tall (1,500+ feet) towers that could significantly impact Central Park. The SLSD still permits towers, but provides a more predictable tower form.

Towers that follow the SLSD's bulk regulations require 60 percent of a zoning lot's floor area to be under 150 feet and to have a tower that covers more than 30% but no more than 40% of the zoning lot. The proposed zoning text and map amendments would not conflict with the general goals nor modify permitted uses or the allowable FAR currently available in the C4-7 district. The proposed zoning text and map amendments would permit the same uses as currently permitted within the Project Area and would produce future development similar to recent development within the SLSD directly to the south and west.

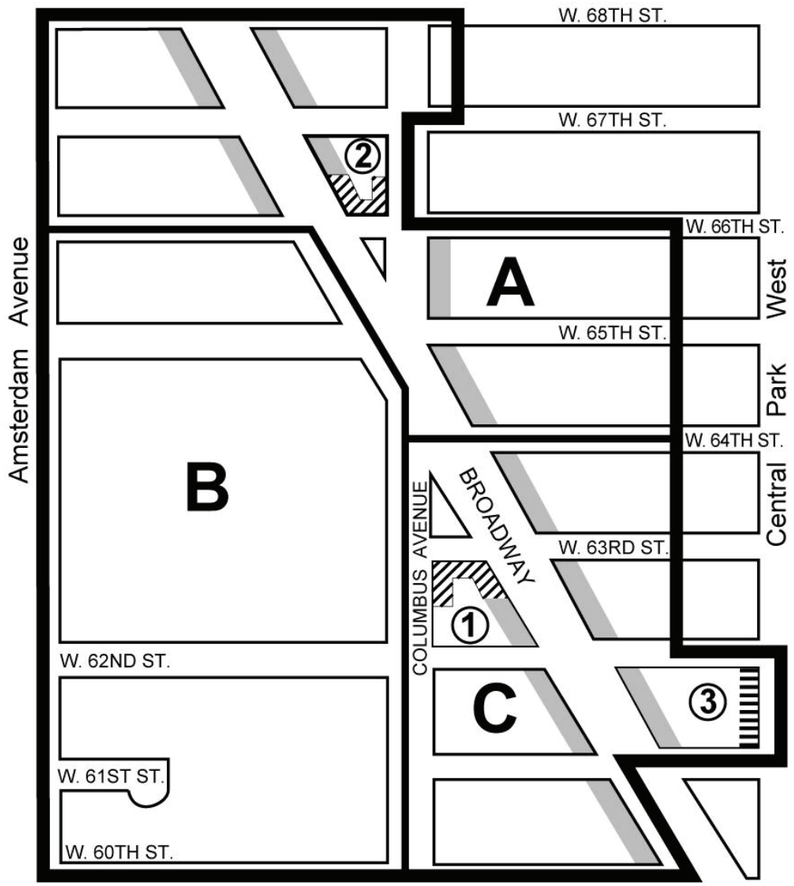
6. CONCLUSION

Recent development trends indicate that underbuilt R10 equivalent districts in the Manhattan Core have become attractive sites for assemblage and development. Most of the properties within the Project Area (Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61) are under the control of a single owner. ABC has sold its campus to a developer, who will take possession once ABC vacates their properties. The SLSD was the first special zoning district developed and mapped in New York City. It includes most of the C4-7 districts in the area, but conspicuously avoids Block 1119. The SLSD was not designed for a corporate campus and Block 1119 was omitted from the 1969 mapping of the special district and its substantial amendment in 1994. The underlying bulk regulations of the C4-7 district gave ABC more flexibility than the prescribed bulk regulations of the SLSD.

Under current zoning, the Project Area can be developed with residential, commercial or mixed buildings approaching 1,500 feet in height, similar to the tallest buildings seen in the Special Midtown District. As-of-right, such buildings would cast very long shadows on Central Park in the afternoon and evening hours on most days. Further, the standard tower form would permit inconsistent streetwalls that are contrary to the bulk regulations of the SLSD, which abuts the Project Area on three sides. The extension of the SLSD to this partial block will bring the design consistency of the SLSD to the Project Area without changing the underlying FAR or permitted uses.

After Millennium Tower (101 West 67th Street) was permitted in 1993, the Special Lincoln Square District was amended to require towers to be built using a unique version of tower-on-a-base bulk, which included both minimum and maximum tower coverage and bulk packing requirements. Similar to the tower-on-a-base regulations of ZR 23-651, these bulk regulations have successfully guided development within the SLSD for nearly 30 years. The requested SLSD extension would keep future development in line with the requirements of the SLSD: Towers constructed under SLSD would follow the same tower coverage, bulk packing, and setback requirements and continue the familiar built form in the area directly to the south and west of the Project Area.

Existing Appendix A



Special Lincoln Square District Boundary

A Subdistrict

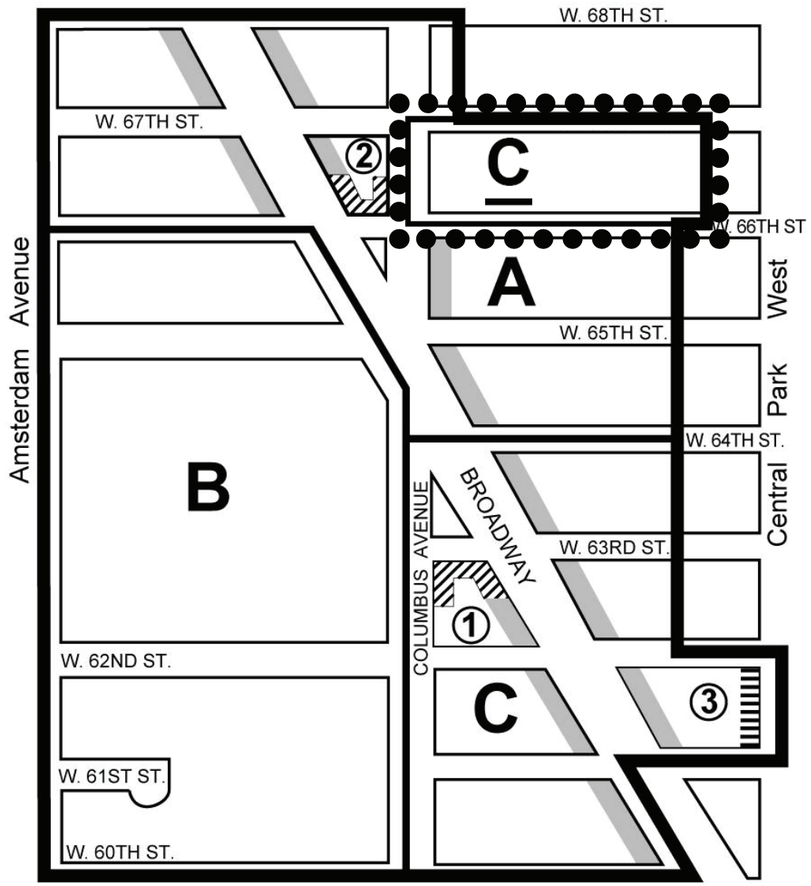
Required 85' *Street Wall*

Required 125' *Street Wall*

Required 150' *Street Wall*

1 Development Block

Proposed Appendix A



Special Lincoln Square District Boundary

A Subdistrict

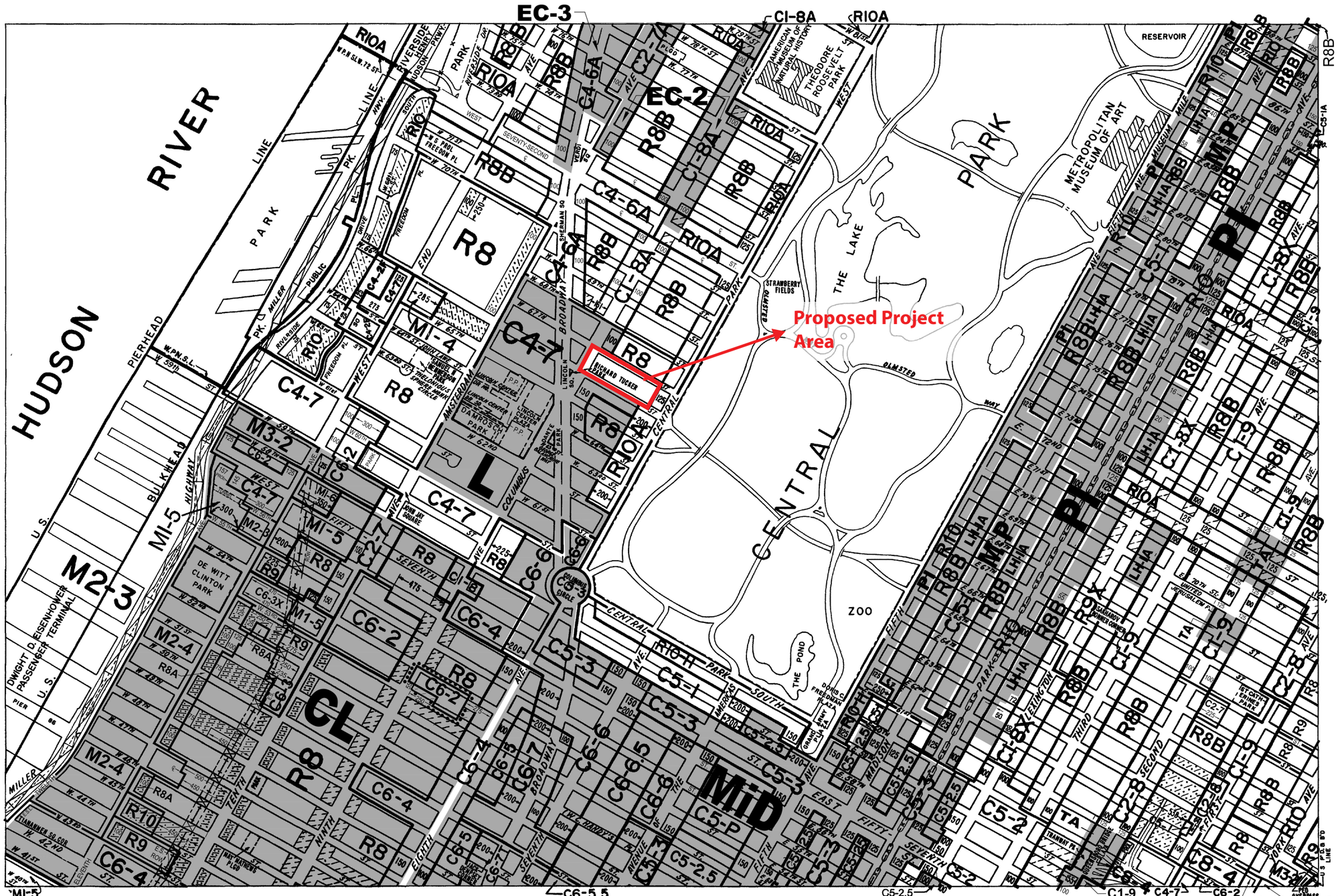
Required 85' *Street Wall*

Required 125' *Street Wall*

Required 150' *Street Wall*

1 Development Block

Special Lincoln Square District Extension


Proposed Project Area
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EC-2
C1-8A
R10A
R8B
R8
C4-6A
C4-7
C1-8A
M1-4
M2-3
M1-5
M3-2
C6-4
C6-2
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C6-5.5
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C4-7
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THE LAKE
STRAWBERRY FIELDS
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CENTRAL PARK
ZOO
THE POND
AMERICAN MUSEUM OF NATURAL HISTORY
THEODORE ROOSEVELT PARK
RICHARD TUCKER PARK
DE WITT CLINTON PARK
DAMROSCH PARK
COLUMBUS CIRCLE
TIMES SQUARE
BROADWAY
AMSTERDAM
CENTRAL PARK SOUTH
CENTRAL PARK WEST
FIFTH AVENUE
MADISON AVENUE
PARK AVENUE
LEXINGTON AVENUE
THIRD AVENUE
SECOND AVENUE
FIRST AVENUE
WEST END AVENUE
RIVERSIDE DRIVE
RIVERSIDE BOULEVARD
WEST STREET
HUDSON RIVER GREENWAY
DWIGHT D. EISENHOWER PASSENGER TERMINAL
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PIER 84
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BULKHEAD
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FIVE HUNDRED TWELFTH
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SIXTH
SIXTH AVENUE
SIXTH AVENUE LINE
SIXTH AVENUE LINE EXPRESS
SIXTH AVENUE LINE LOCAL

NYC Finance

NYC Digital Tax Map

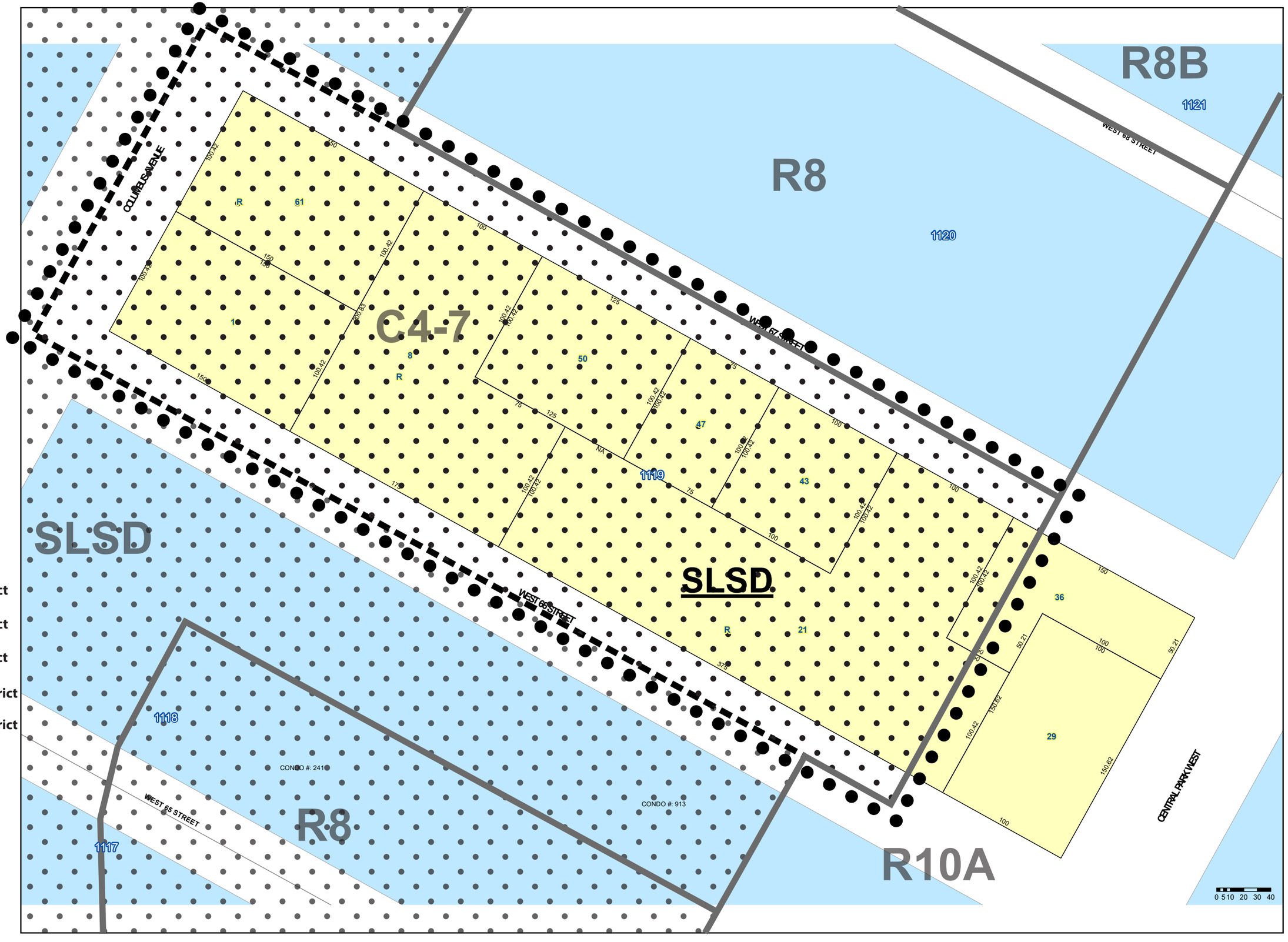
Effective Date : 01-03-2020 12:03:17
End Date : Current

Manhattan Block: 1119

Special Lincoln Square District Extension

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- **Area Proposed to be Rezoned**
- **Existing Special District**
- SLSD **Existing Special District**
- C4-7 **Existing Zoning District**
- SLSD **Proposed Special District**
- **Proposed Special District**



Special Lincoln Square District Extension Area Map

Project

- Project Area
- Rezoning Area
- Development Site
- 600 Foot Radius

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use

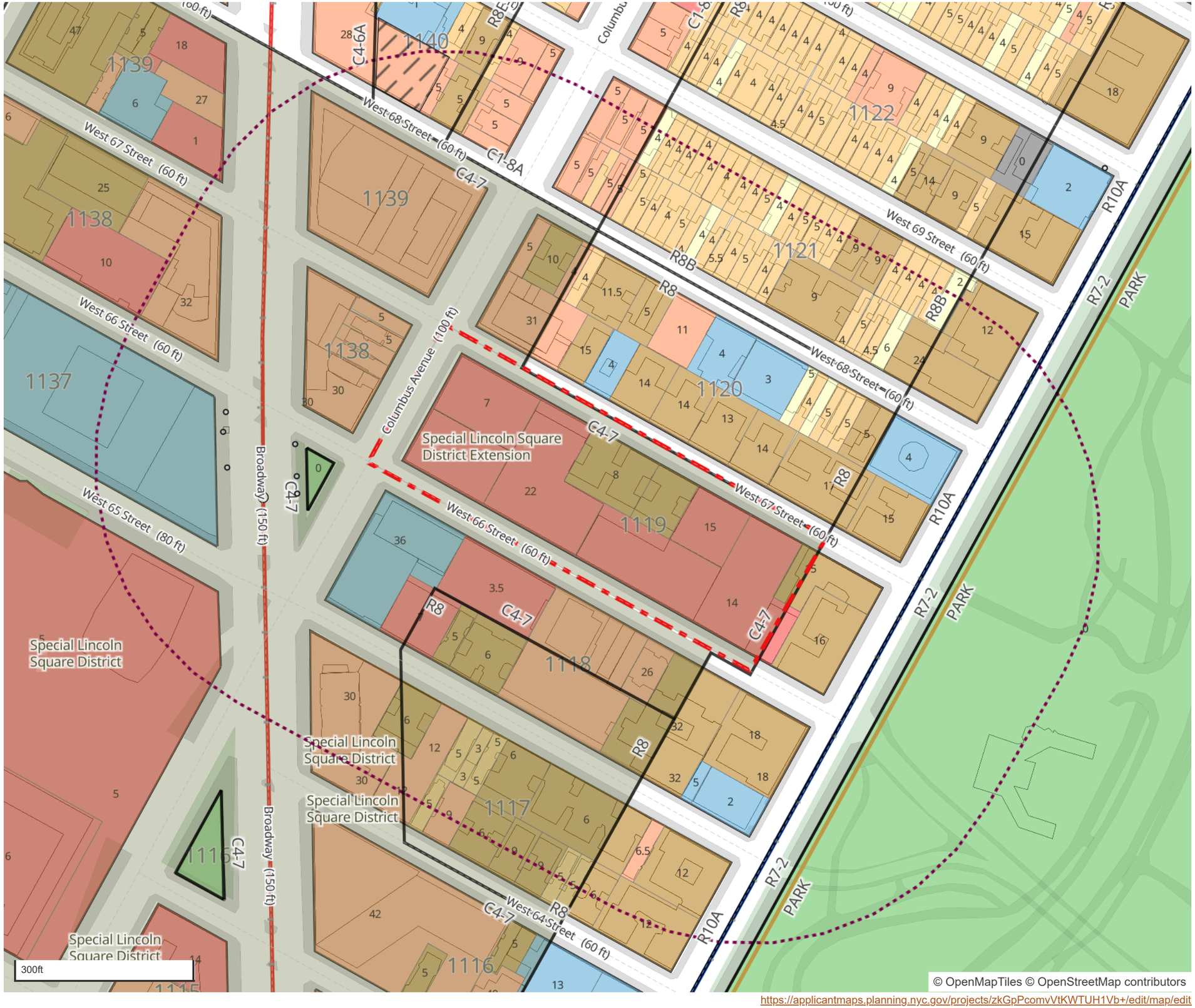
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Instiitiutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation

- Subway Stop
- Subway Entrance

Map Created: Oct 31, 2023, 9:16am
Data Sources: layers-api.planninglabs.nyc/v1/sources
planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (December 2022); digital-citymap (December 2022); pluto MapPLUTO™ 21v2, Bytes of the Big Apple (November 2022)





https://applicantmaps.planning.nyc.gov/projects/zkGpPcomvVtKWTUH1Vb+/edit/map/edit



1. View of Project Area facing east from the intersection of Columbus Avenue and W 66th Street



2. View of Project Area facing east from Columbus Avenue



3. View of Project Area facing southeast from the intersection of Columbus Avenue and W 67th Street (Area at right)





4. View of Project Area facing south from W 67th Street



5. View of Project Area facing south from W 67th Street



6. View of W 67th St facing southeast



Photographs taken by George M. Janes & Associates
on February 21, 2022 and July 1, 2022



7. View of Project Area facing south from W 67th Street



8. View of Project Area facing southwest from W 67th Street



9. View of Project Area facing southwest from W 67th Street





10. View of Project Area facing southeast from W 67th Street



12. View of Project Area facing southwest from W 67th Street



11. View of Project Area facing southwest from W 67th Street





13. View of Project Area facing south from W 67th Street



14. View of Project Area facing south from W 67th Street



15. View of Project Area facing west from W 67th Street





16. View of Project Area facing south from W 67th Street



18. View of Project Area facing west from W 67th Street



17. View of Central Park West running southwest from intersection with W 66th Street





19. View of intersection Central Park West and W 66th Street



20. View of W 66th Street from intersection with Central Park West



21. View of Project Area facing northwest from W 66th Street





22. View of Project Area facing northeast from W 66th Street



23. View of Project Area facing north from W 66th Street



24. View of Project Area facing north from W 66th Street





25. View of Project Area and across Columbus Avenue facing north from W 66th Street



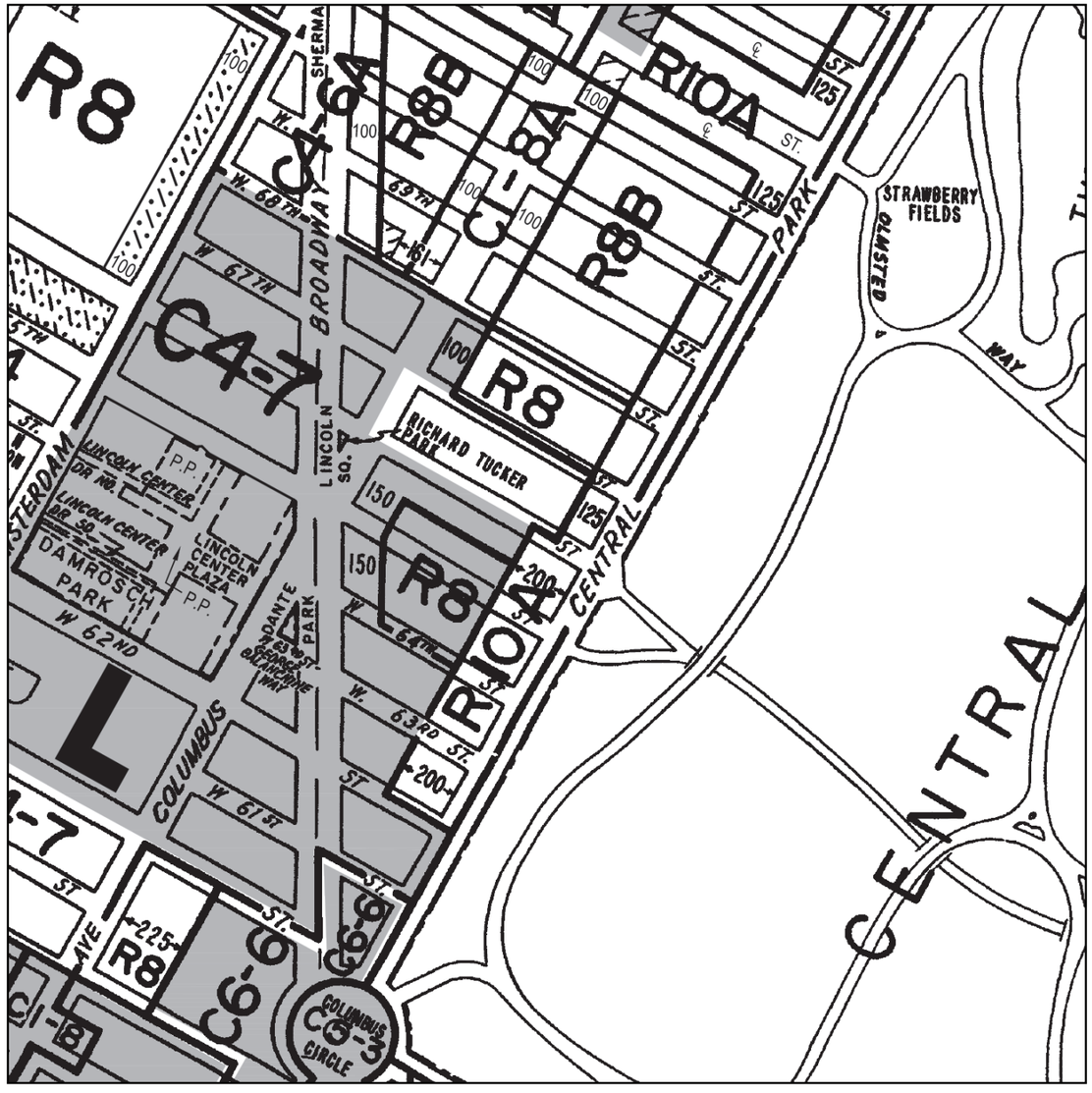
26. View of Project Area and sidewalk facing northeast from intersection of W 67th Street and Columbus Avenue



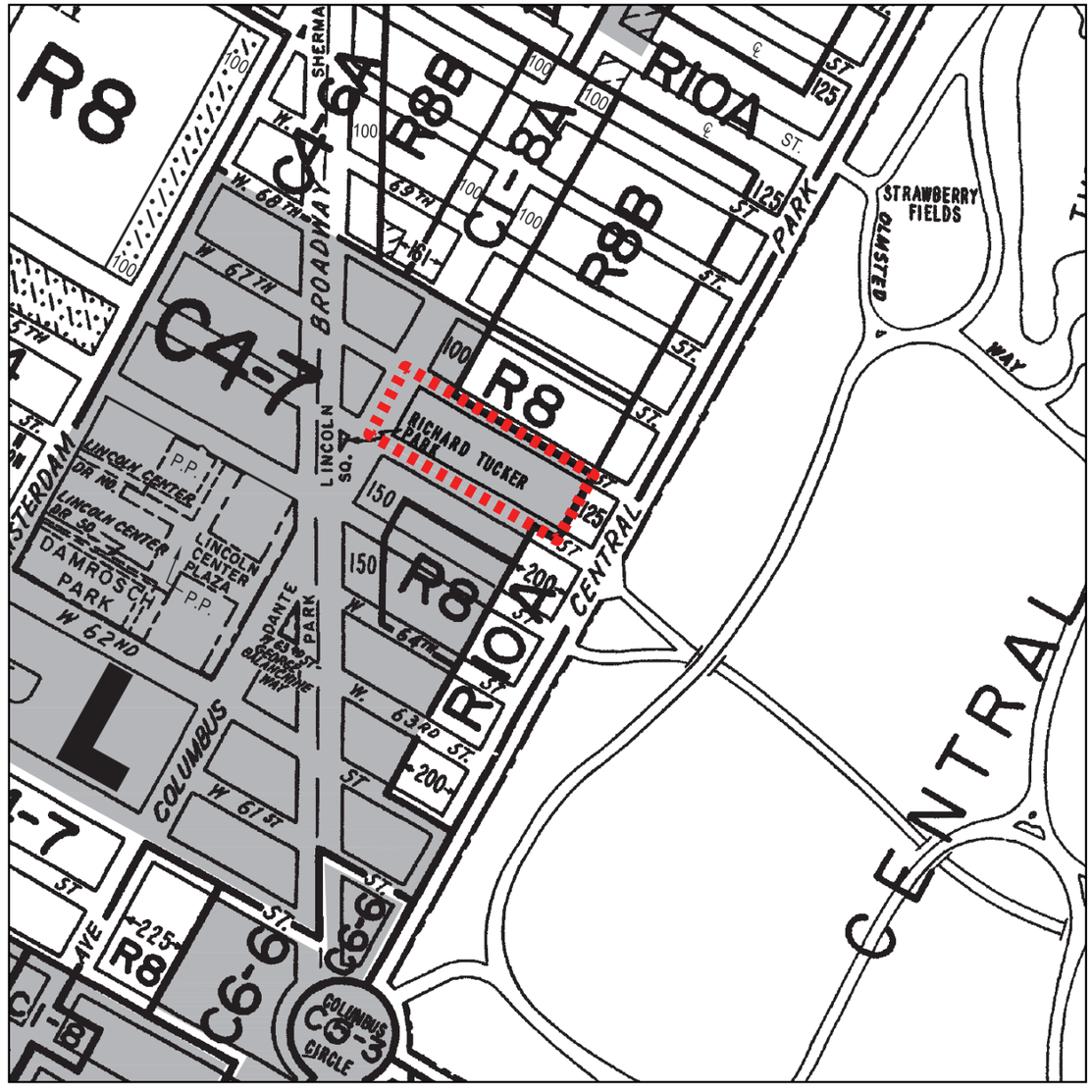
27. View of W 66th Street and sidewalk facing southwest



Zoning Change Map



Current Zoning Map (8c)



Proposed Zoning Map (8c) - Area being rezoned is outlined with dotted lines

Rezoning from C4-7 to C4-7 Special Lincoln Square District Extension

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.

			Existing C4-7		Proposed C4-7 (SLSD Subdistrict C)	
			ZR #	**Permitted / Required**	**ZR #**	**Permitted / Required**
Permitted Use Groups			32-10	UG 1-6, 8-10, 12	32-10 / 82-20	UG 1-6, 8-10, 12
FAR						
Commercial			33-122	10.0	33-122 / 82-30	10.0
Community Facility			33-123	10.0	33-123	10.0
Manufacturing			Not permitted	n/a	Not Permitted	na
Residential	Basic Regulations		34-112 / 23-152/ 23-16	10.0	34-112 / 23-152	10.0
	Inclusionary Housing		35-31 / 23-154	12.0 (IH)	34-112 / 23-154 / 82-32	12.0 (IH)
LOT SIZE						
Minimum Lot Area (for lots with Residences)			23-32	1,700 sf	23-32	1,700 sf
Minimum Lot Width (for lots with Residences)			23-32	18 ft	23-32	18 ft
LOT COVERAGE						
Maximum Lot Coverage	Quality Housing		23-153	Interior / through lot: 70% Corner lot: 100%	23-153	Interior / through lot: 70% Corner lot: 100%
	Tower (above 150 feet)		33-45 / 35-64 / 23-65	40%	82-36	Maximum 40% tower coverage, Minimum 30% tower coverage
YARDS						
Minimum Front Yard			not applicable		not applicable	
Minimum Side Yard Width			33-25	0 or 8 ft	33-25	0 or 8 ft
Minimum Rear Yard (Commercial/CF)			33-26	20 ft	33-26	20 ft
Minimum Rear Yard (Residential)			23-53	30 ft / rear yard equivalent	23-53	30 ft / rear yard equivalent
HEIGHT & SETBACK						
Base Height	Standard	*within 70' of a wide st.*	33-432 / 23-672 /23-64	Min: 125 ft | Max: 150 ft	33-432 / 23-64	Max 85 ft
		beyond 70' of a wide st.	33-432 / 23-64	Max 85 ft	33-432 / 23-64	Max 85 ft
	Quality Housing	*within 100' of a wide st.*	35-23 / 23-662	Min: 125 ft | Max: 155 ft	35-23 / 23-662	Min: 125 ft | Max: 155 ft
		beyond 100' of a wide st.		Min: 60 ft | Max: 125 ft		Min: 60 ft | Max: 125 ft
Maximum Building Height	Standard		33-45/ 35-23 / 23-64	Unlimited (Sky Exposure Plane)	33-45 / 35-23 / 23-64	Unlimited (Sky Exposure Plane)
	Quality Housing	*within 100' of a wide st.*	35-23 / 23-662	210 ft	35-23 / 23-662	210 ft
		beyond 100' of a wide st.		185 ft		185 ft
	Tower		33-45 / 35-64(c) / 23-652	Unlimited	82-36	Unlimited
Setbacks	Standard	*from 100' of a wide st.*	33-432 / 23-64 / 23-672	15 ft	33-432 / 23-64	15 ft
		From a narrow street	33-432 / 23-64	20 ft	33-432 / 23-64	20 ft
	Quality Housing	*from 100' of a wide st.*	35-23 / 23-662(c)	10 ft	35-23 / 23-662(c)	10 ft
		from a narrow street	35-23 /23-662(c)	15 ft	35-23 /23-662(c)	15 ft
	Tower	*from 100' of a wide st.*	35-64(c) / 23-652	10 ft	82-36	15 ft
		From a narrow street	35-64 (c) / 23-65	15 ft	82-36	20 ft
ACCESSORY PARKING						
Commercial **Community Facility** **Residential**			13-10	None required in Manhattan Core	13-10, 13-45, 82-50	None required in Manhattan Core. CPC may permit only by special permit
LOADING						
Commercial **Community Facility**			36-62, 13-30	Depends on use	36-62, 13-30, 82-50	Depends on use, CPC may authorize a waiver