135th Street Rezoning

CD 9 **N 230207 ZRM**

IN THE MATTER OF an application submitted by Crosscap Holdings LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying special permit provisions of Article X, Chapter 4 (Special Manhattanville Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE X
SPECIAL PURPOSE DISTRICTS

Chapter 4
Special Manhattanville Mixed Use District

* * *

104-30
SPECIAL HEIGHT AND SETBACK REQUIREMENTS

* * *

The City Planning Commission may modify, by special permit, the special height and setback requirements of this Section pursuant to Section 104-60 (MODIFICATION OF ~~SPECIAL~~ BULK REQUIREMENTS AND TRANSFER OF FLOOR AREA BY SPECIAL PERMIT).

* * *

104-50
PERMITTED TRANSFER OF FLOOR AREA

* * *

Floor area may be transferred as follows:

* * *

(c) by special permit, in accordance with the provisions of Section 104-60 (MODIFICATION OF ~~SPECIAL~~ BULK REQUIREMENTS AND TRANSFER OF FLOOR AREA BY SPECIAL PERMIT), where the proposed development or enlargement on the receiving site requires

modification of the bulk regulations of Section 104-30 (SPECIAL HEIGHT AND SETBACK REQUIREMENTS).

* * *

104-60
MODIFICATION OF ~~SPECIAL~~ BULK REQUIREMENTS AND TRANSFER OF FLOOR AREA BY SPECIAL PERMIT

The City Planning Commission may, by special permit:

(a) modify the special height and setback requirements of Section 104-30 (SPECIAL HEIGHT AND SETBACK REQUIREMENTS), inclusive, provided the Commission finds that such modifications are necessary to:

* * *

(b) permit the transfer of #floor area# from any granting site to a receiving site for a #development# that requires modification of the special height and setback requirements of Section 104-30, inclusive, provided the Commission finds:

* * *

(c) modify the applicable #bulk# requirements for any #development# or #enlargement# that is subject to the provisions of Section 74-681 (Development within or over a railroad or transit right-of-way or yard), except #floor area ratio# provisions, provided that such #bulk# modifications will:

(1) not unduly obstruct access to light and air to surrounding #streets# and properties; and

(2) be compatible with the essential character of the surrounding area.

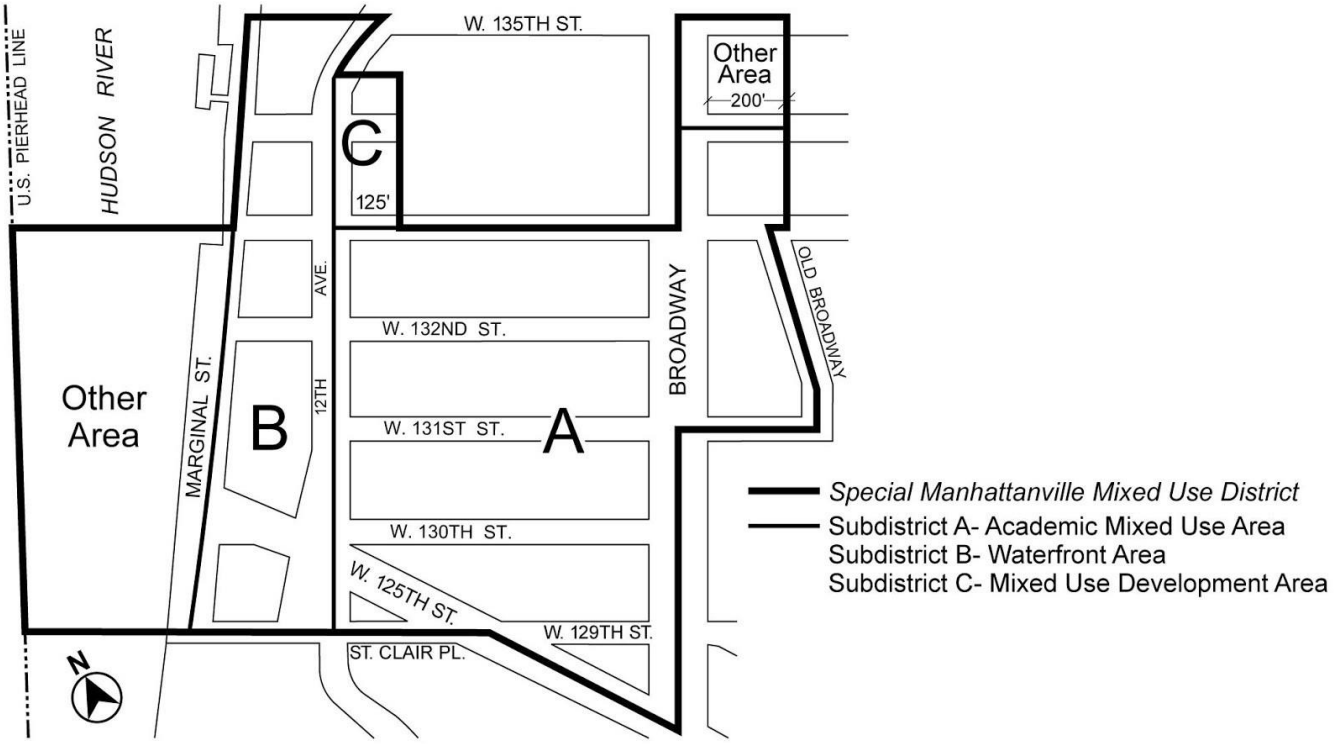
The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.

* * *

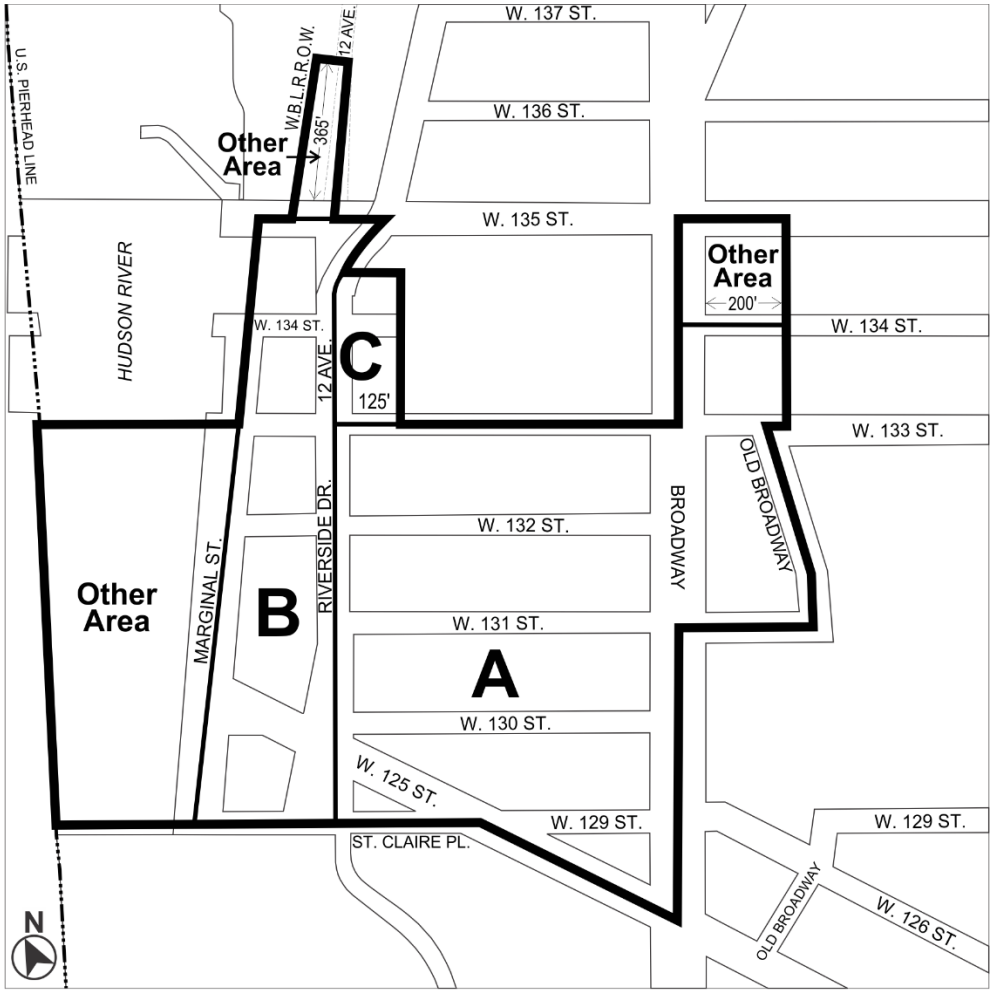
Appendix A
Special Manhattanville Mixed Use District Plan

Map 1 - Special Manhattanville Mixed Use District and Subdistricts

[EXISTING MAP]



[PROPOSED MAP]



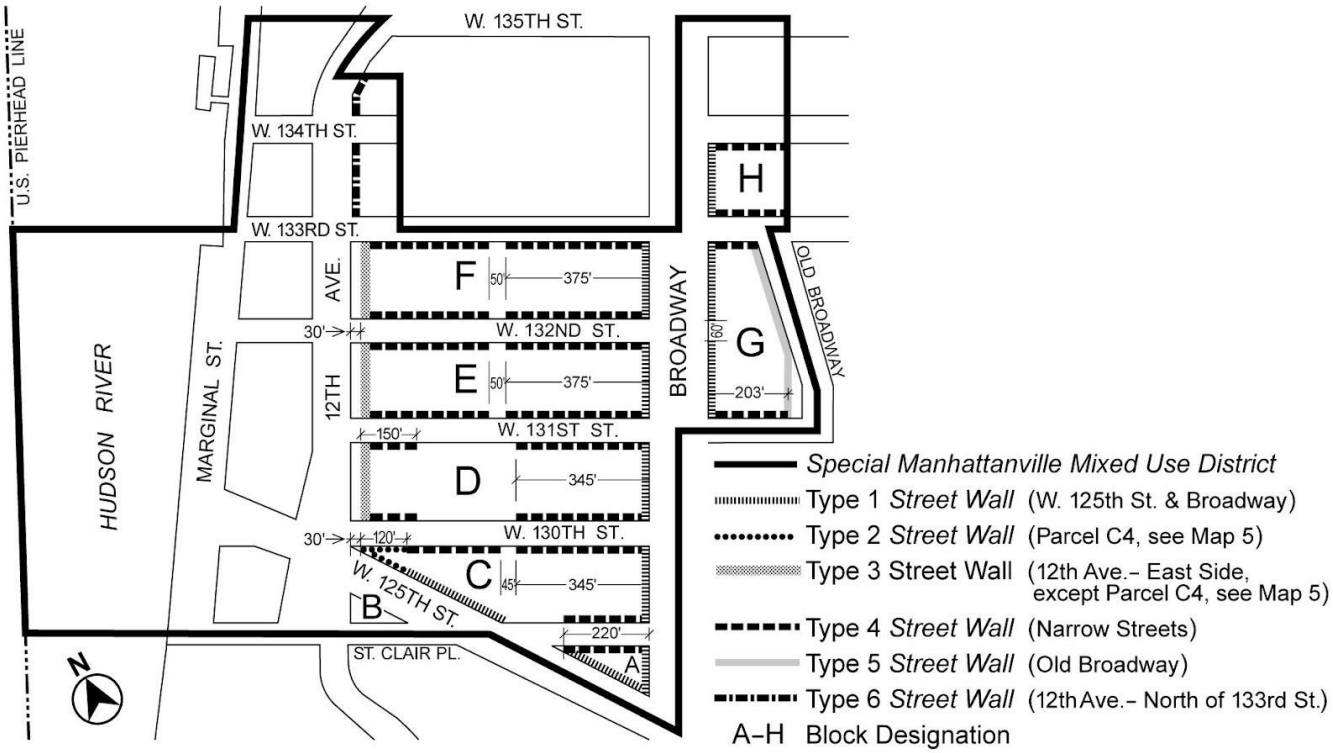
Special Manhattanville Mixed Use District

Subdistrict A - Academic Mixed Use Area
Subdistrict B - Waterfront Area
Subdistrict C - Mixed Use Development Area

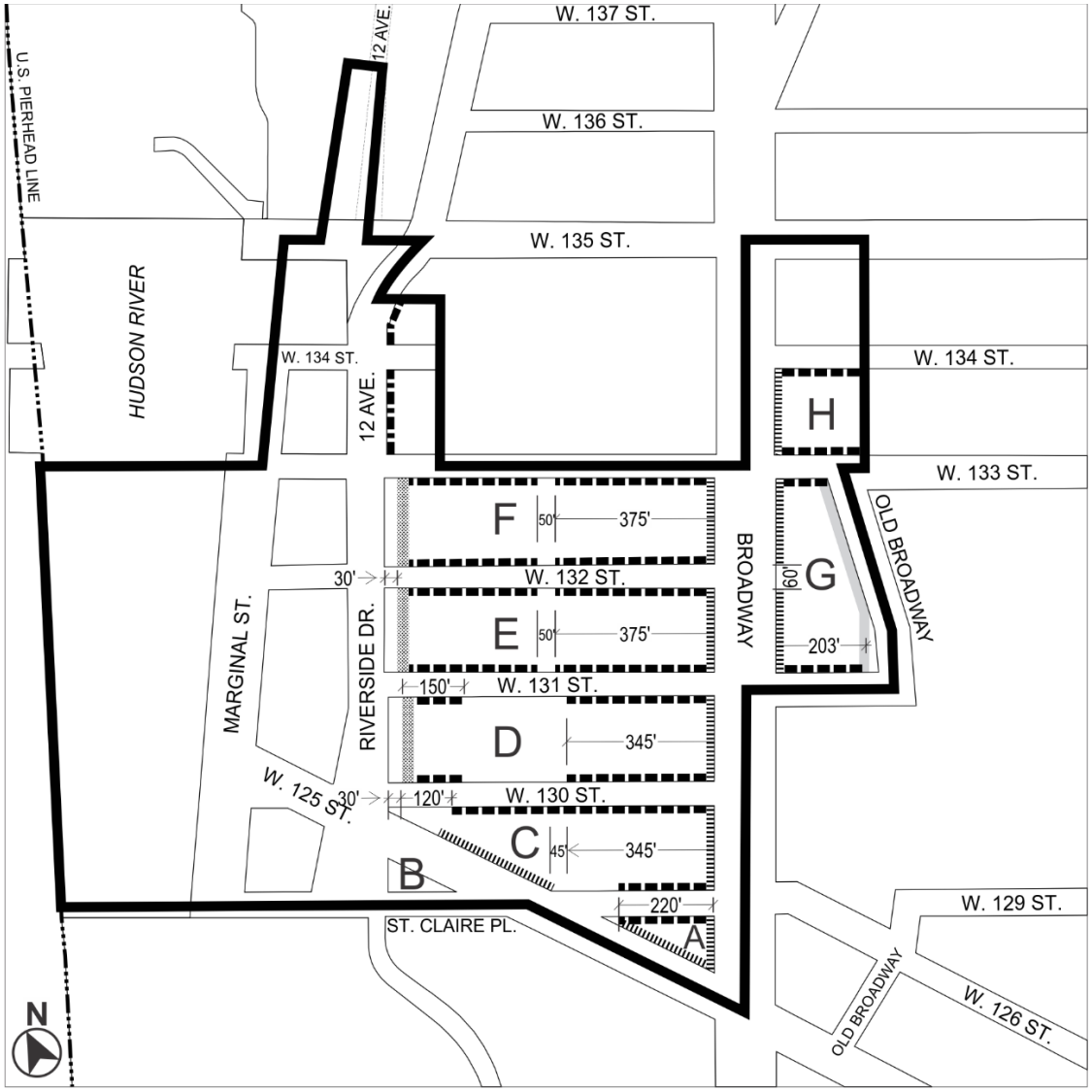
* * *

Map 4 - Street Wall Types and Locations

[EXISTING MAP]



[PROPOSED MAP]



Special Manhattanville Mixed Use District

Type 1 Street Wall (W. 125th St. & Broadway)

Type 2 Street Wall (Parcel C4, see Map 5)

Type 3 Street Wall (12th Ave.- East Side, except Parcel C4, see Map 5)

Type 4 Street Wall (Narrow Streets)

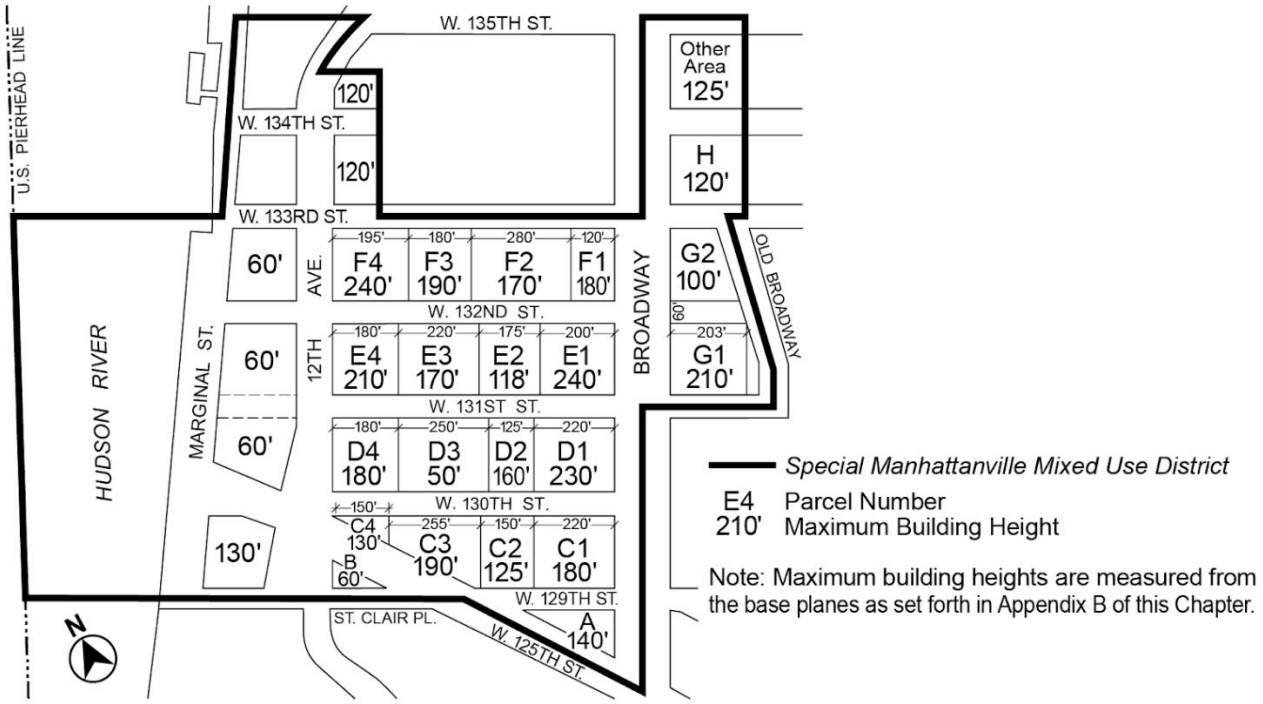
Type 5 Street Wall (Old Broadway)

Type 6 Street Wall (12th Ave.- North of 133rd St.)

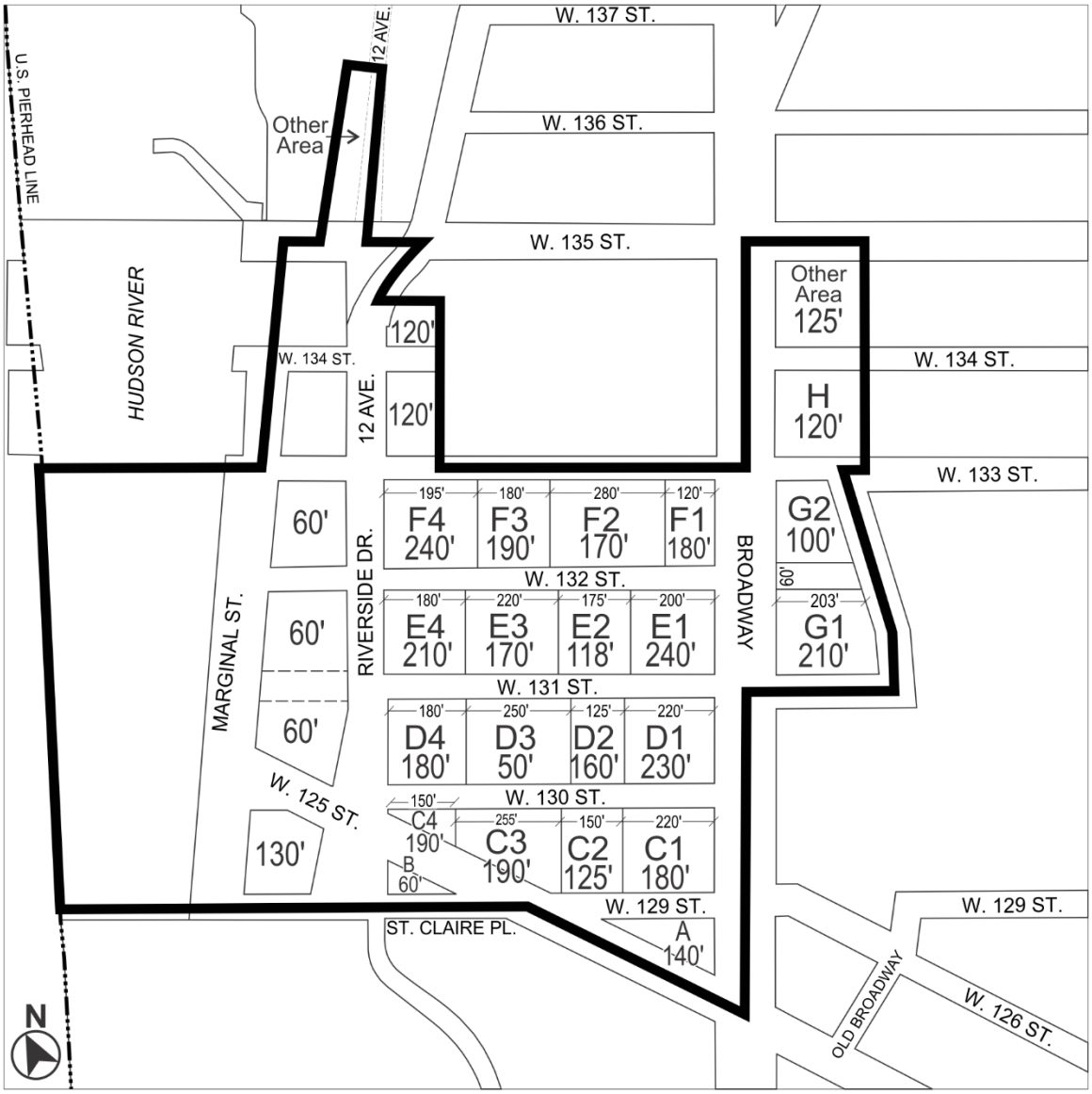
A–H Block Designation

Map 5 - Parcel Designation and Maximum Building Heights

[EXISTING MAP]



[PROPOSED MAP]



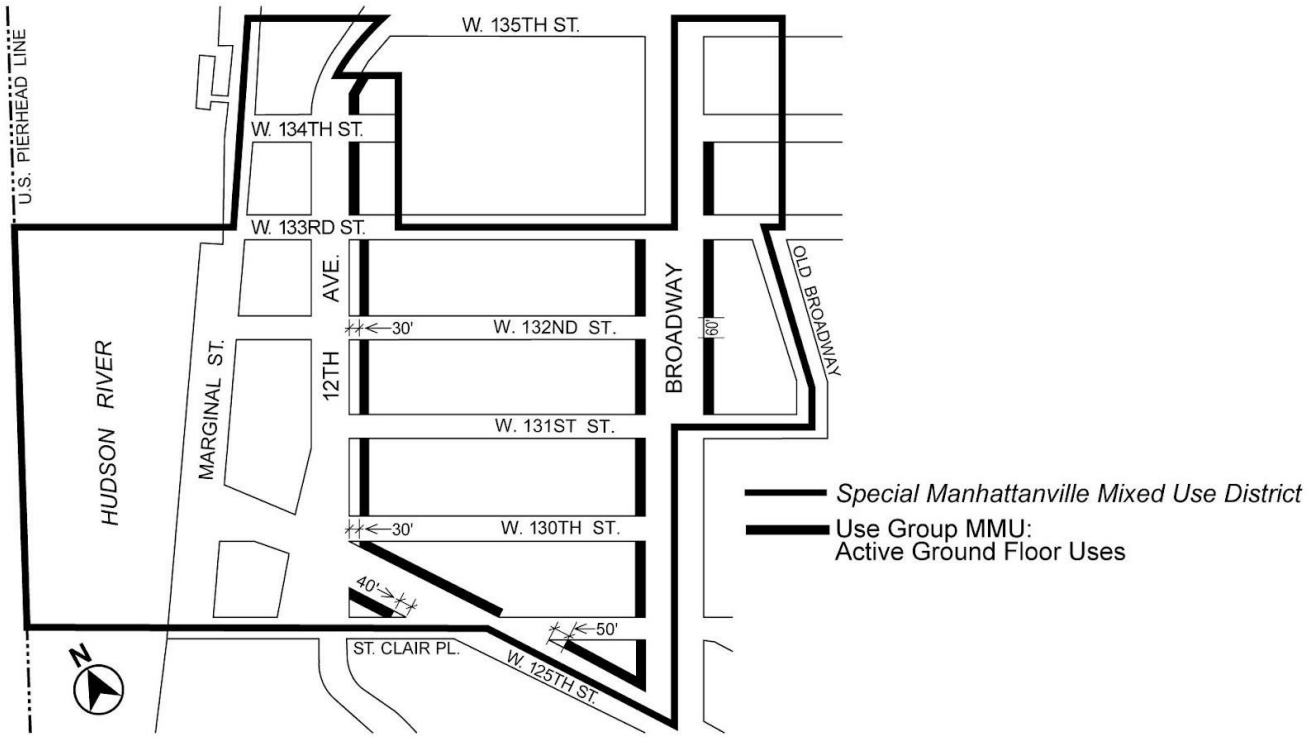
Special Manhattanville Mixed Use District

E4
210'
Parcel Number
Maximum Building Height

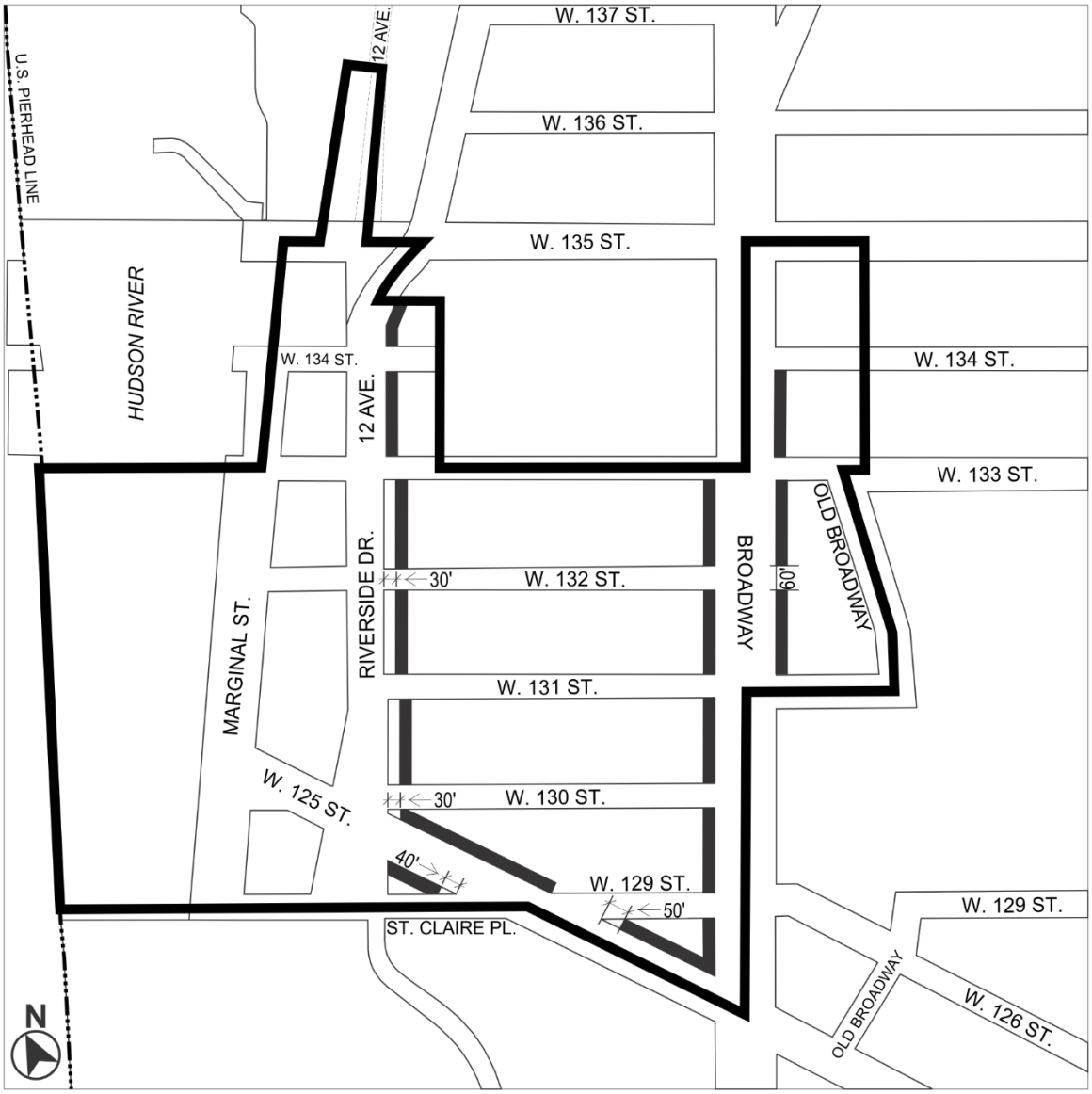
Note: Maximum building heights are measured from the base planes as set forth in Appendix B of this Chapter.

Map 6 - Ground Floor Use and Frontage

[EXISTING MAP]



[PROPOSED MAP]

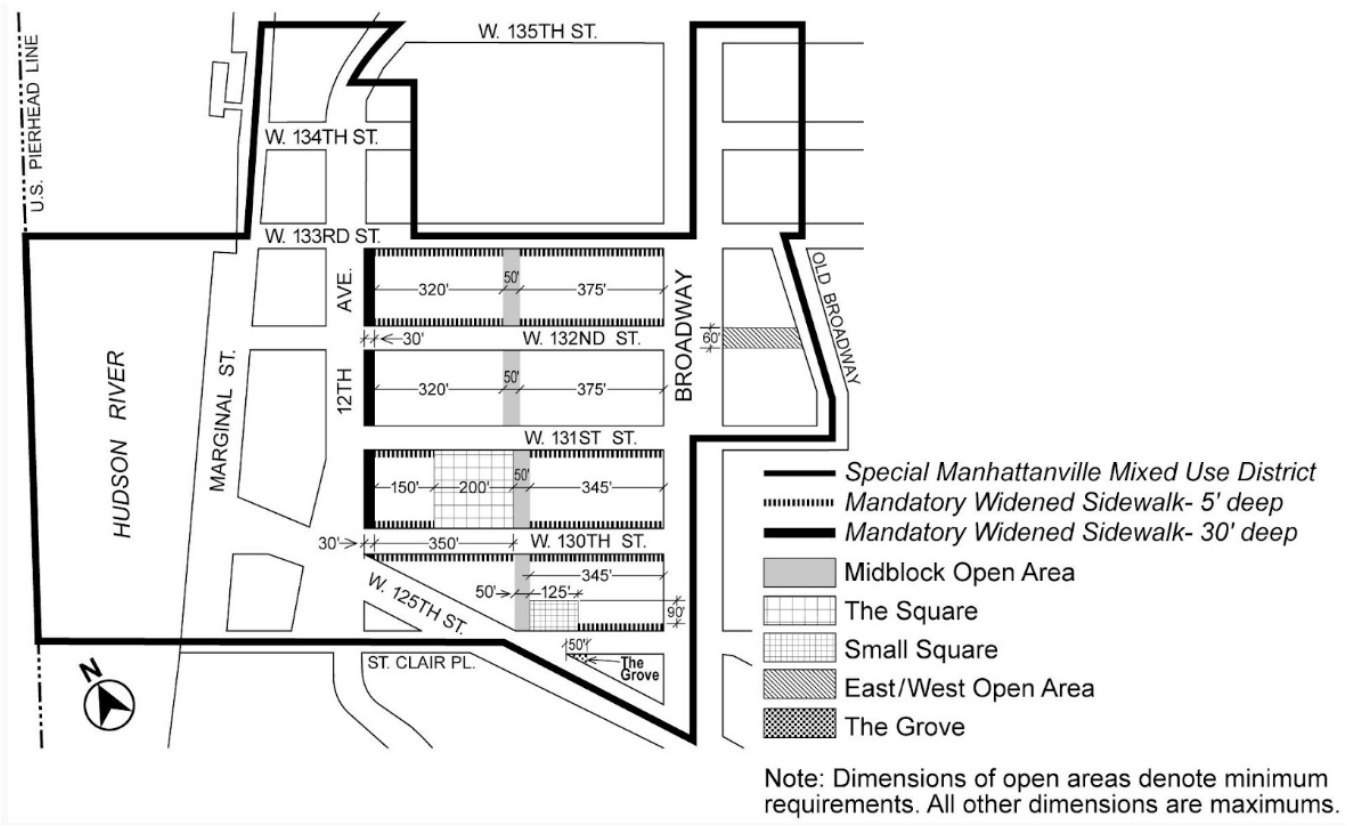


Special Manhattanville Mixed Use District

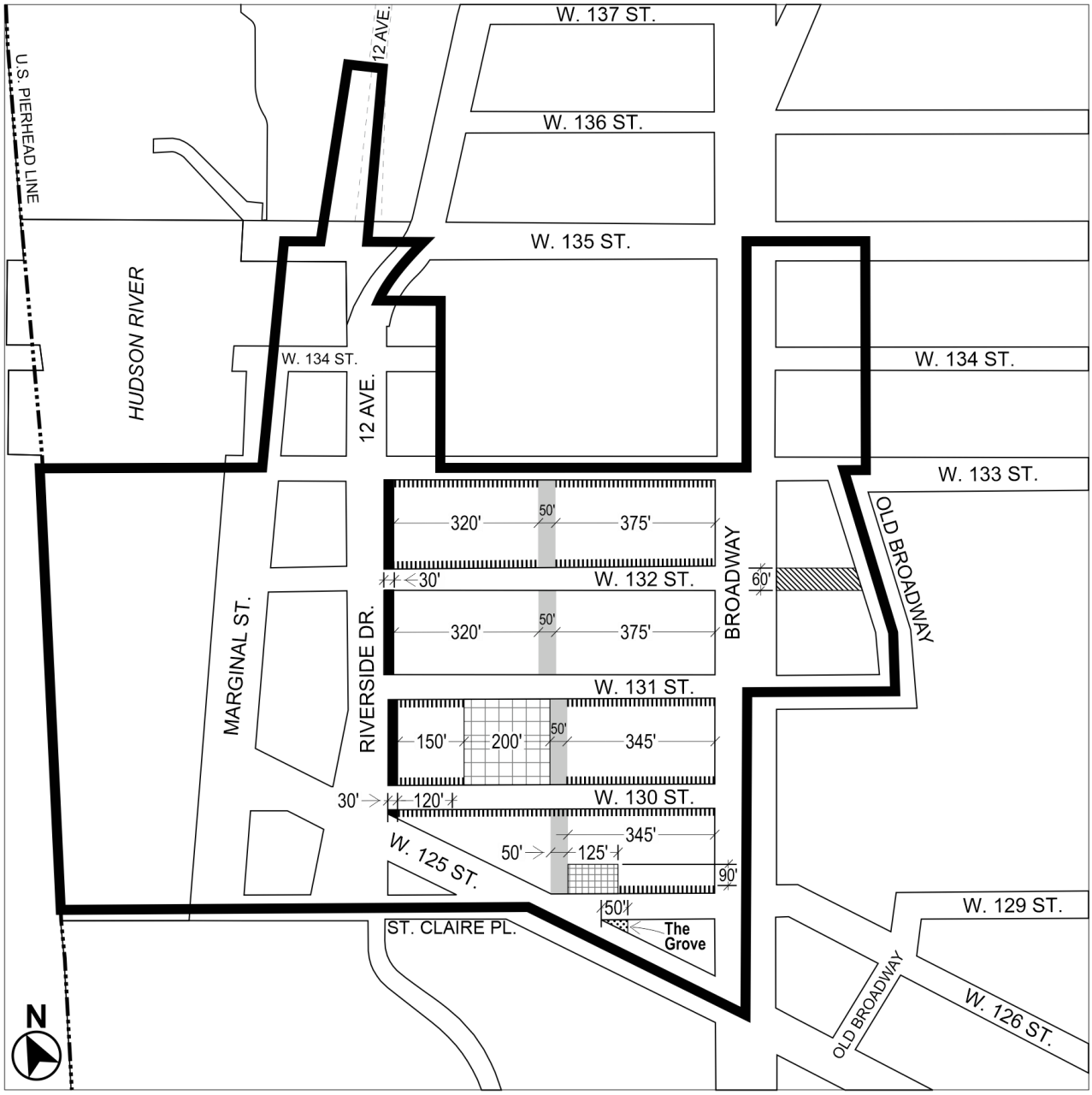
Use Group MMU:
Active Ground Floor Uses

Map 7 – Mandatory Open Areas

[EXISTING MAP]



[PROPOSED MAP]



Special Manhattanville Mixed Use District
Mandatory Widened Sidewalk- 5' Deep
Mandatory Widened Sidewalk- 30' Deep
Midblock Open Area
The Square
Small Square
East/West Open Area
The Grove

Note: Dimensions of open areas denote minimum requirements. All other dimensions are maximums.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

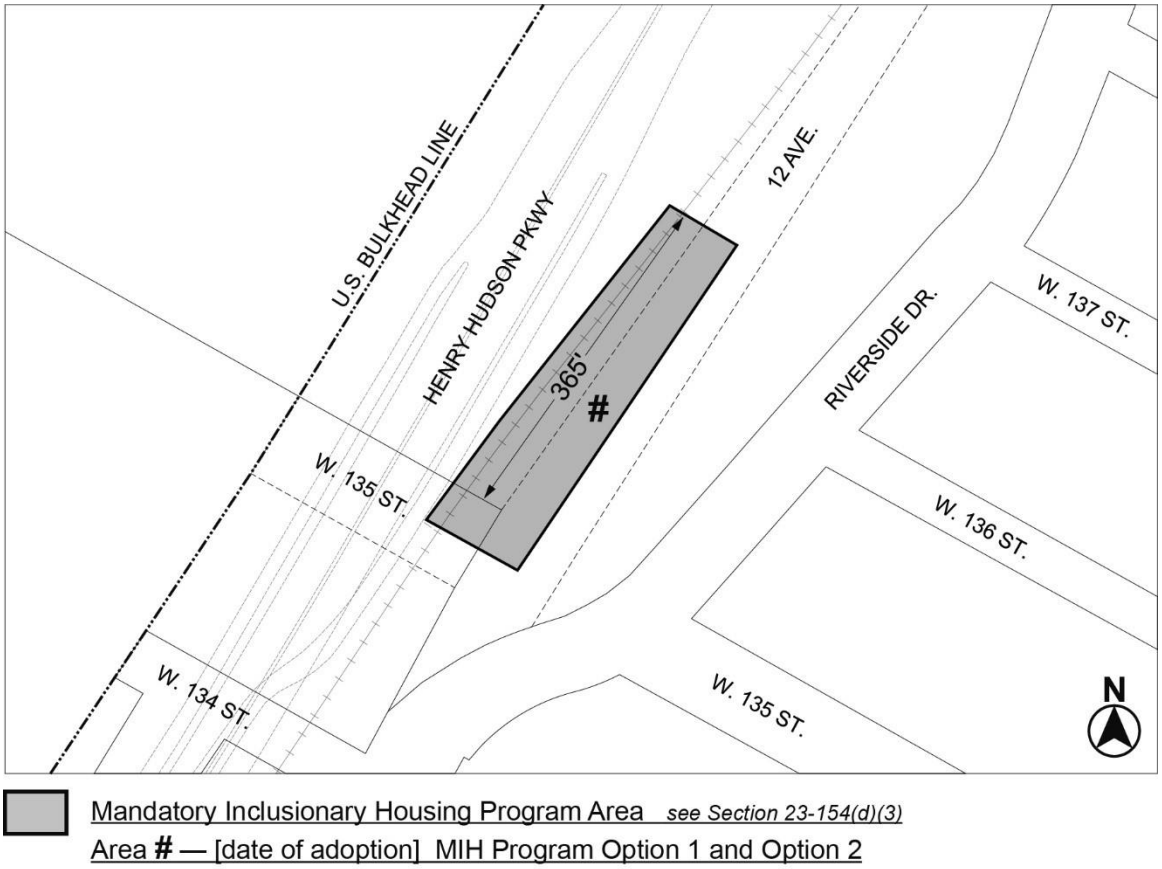
* * *

Manhattan Community District 9

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 9, Manhattan

* * *