Land Use Review Application

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

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER | APPLICATION NUMBER

APPLICATION NUMBER | APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

GO Broome LLC
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

432 Park Avenue South, Second Floor
STREET ADDRESS

New York | **NY** | **10016**
CITY | STATE | ZIP

(212) 599-0520
AREA CODE TELEPHONE # FAX#

Elise Wagner, Esq.
APPLICANT'S PRIMARY REPRESENTATIVE

Kramer Levin Naftalis & Frankel LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

1177 Avenue of the Americas
STREET ADDRESS

New York | **NY** | **10036**
CITY | STATE | ZIP

(212) 715-9189 | **(212) 715-8208**
AREA CODE TELEPHONE # FAX#

Email: ewagner@kramerlevin.com

* **List additional applicants below:**

The Chinatown Planning Council Housing Development Fund Company, Inc.
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

Stuart Beckerman, Esq. (Slater & Beckerman, P.C.) | **(212) 391-8045** | **(212) 391-8047**
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

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

50, 60, N/A Norfolk St., 384 Grand St., 62 Essex St.
STREET ADDRESS

GO Broome Street Development
PROJECT NAME (IF ANY)

Broome St. to the north, Grand St. to the south, Suffolk St. to the east, and Essex Street to the west
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R8
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12c
ZONING SECTIONAL MAP NO(S).

Block 346, Lots 1, 37, 75, and 95; Block 351, Lot 1 | **Manhattan** | **3**
TAX BLOCK AND LOT NUMBER | BOROUGH | COMM. DIST.

Former Seward Park Extension Urban Renewal Area (expired)
URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☐ YES ☒ IF YES, IDENTIFY **Lot 37 (individual)**

3. DESCRIPTION OF PROPOSAL

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

See attached description.

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

☐	CHANGE IN CITY MAP.....MM	$	
☒	ZONING MAP AMENDMENT.....ZM	$	5,445
☒	ZONING TEXT AMENDMENT..... ZR	$	5,445
☒	ZONING SPECIAL PERMIT.....ZS	$	17,765
☒	ZONING AUTHORIZATION.....ZA	$	2,645
☐	ZONING CERTIFICATION.....ZC	$	
☐	PUBLIC FACILITY, SEL../ACQ.....PF	$	
☐	DISPOSITION OF REAL PROP.....PP	$	
☐	URBAN DEVELOP=T ACTION.....HA	$	
☐	URBAN RENEWAL PROJECT.....*	$	
☐	HOUSING PLAN & PROJECT.....*	$	
☐	FRANCHISE.....*	$	
☐	REVOCABLE CONSENT.....*	$	
☐	CONCESSION.....*	$	
☐	LANDFILL.....*	$	
☐	OTHER (Describe)		
	_____	$	

☒	MODIFICATION	CP-19323	$ 0
☐	FOLLOW-UP	APPLICATION NO.	$
☐	RENEWAL	APPLICATION NO.	$
☒	OTHER	CEQR (SPECIFY)	$ 128,545

TOTAL FEE (For all actions) $ **159,845**

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

If fee exemption is claimed check box below and explain

☐ _____

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

If yes **Erik Olson** (DCP Office/Representative) **12/15/2017** (Date of meeting)

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY **New York City Department of City Planning** CEQR NUMBER **19DCP119M**

TYPE OF CEQR ACTION:

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

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

☐ UNLISTED } If yes, Date EAS filed: _____

Has CEQR determination been made? Yes ☒ No ☐

If yes, what was determination? Negative Declaration ☐

CND ..... ☐

Positive Declaration ☒

} Date determination made: **January 25, 2019** (Attach Copy)

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

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

If PDEIS has not been filed, has final scope been issued? _____ If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

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

7. RELATED ACTIONS BY CITY PLANNING

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

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
	See Attached Item 7		

8. RELATED ACTIONS BY OTHER AGENCIES

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

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
	See Attached Item 8		

9. FUTURE ACTIONS REQUIRED

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

See Attached Item 9

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

David L. Picket, Authorized Signatory — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE: 7/31/19

GO Broome LLC — APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

Wayne Ho, President and CEO — NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT — DATE: 7/31/19

The Chinatown Planning Council Housing Development Fund Company, Inc. — CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX
150 Elizabeth Street	**New York**	**NY**	**10012**	**(212) 941-0920**	

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

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX

ADMINISTRATIVE CODE

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

NOTICE

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

384 GRAND STREET HOUSING DEVELOPMENT FUND COMPANY, INC.
384 Grand Street
New York, New York 10002

May 28, 2019

Marisa Lago
Director, New York City Department of City Planning
120 Broadway
New York, New York 10271

Re: GO Broome Street Development
Block 346, Lots 1, 37, 75 and 95; and Block 351, Lot 1
New York, New York 10002
Project ID No. P2015M0228

Dear Director Lago:

384 Grand Street Housing Development Fund Company, Inc. ("Owner") is the fee owner of the property located at 384 Grand Street, New York, New York 10002 (Block 346, Lot 95) (the "Property").

We are aware that there are two proposals seeking to modify the Seward Park Extension LSRD. The proposal by the New York City Department of Housing Preservation and Development seeks to modify the Seward Park Extension LSRD by subdividing it into two non-contiguous LSRDs: (1) the "Seward Park Extension West Large Scale Residential Development" consisting of Block 346, Lots 1, 75, and 95 and Block 351, Lot 1; and (2) the "Seward Park Extension East Large Scale Residential Development" consisting of Block 341, Lots 1, 58, and 70, Block 347, Lot 80, Block 336, Lots 1, 5, a portion of 28, and 35. The proposal by The Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC seeks to subsequently modify the Seward Park Extension West Large Scale Residential Development (the "LSRD") as described below.

Owner hereby authorizes Kramer Levin Naftalis & Frankel LLP to file an application with the New York City Department of City Planning, on behalf of The Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC, for (i) a rezoning of the Property from R8 to R9-1/C2-5, (ii) zoning text amendments to designate the Property as a Mandatory Inclusionary Housing Area and allow the use of the Quality Housing Program, (iii) an authorization to eliminate required parking on Lot 75 in Block 346; and (iv) a modification of the LSRD to reflect changes to the zoning lots and to update the site plan and zoning calculations of the LSRD, which includes the addition of Block 346, Lot 37 and special permits pursuant to ZR Section 78-312.

384 GRAND STREET HOUSING DEVELOPMENT FUND COMPANY, INC.

By: _____
Name: Donald Hong
Title: President

Sworn to before me this 28 day of May, 2019

_____
Notary Public (Sign and Seal)

ROGER HO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HO5052866
Qualified in Richmond County
Commission Expires Dec. 4, 2021

BETH HAMEDRASH HAGODOL OF NEW YORK RESTORATION, INC.
60 Norfolk Street
New York, New York 10002

MAY 20, 2019

Marisa Lago
Director, New York City Department of City Planning
120 Broadway
New York, New York 10271

Re: GO Broome Street Development
Block 346, Lots 1, 37, 75 and 95; and Block 351, Lot 1
New York, New York 10002
Project ID No. P2015M0228

Dear Director Lago:

Beth Hamedrash Hagodol of New York Restoration, Inc. ("Owner") is the fee owner of the property located at 60 Norfolk Street, New York, New York 10002 (Block 346, Lot 37) (the "Property").

We are aware that there are two proposals seeking to modify the Seward Park Extension LSRD. The proposal by the New York City Department of Housing Preservation and Development seeks to modify the Seward Park Extension LSRD by subdividing it into two non-contiguous LSRDs: (1) the "Seward Park Extension West Large Scale Residential Development" consisting of Block 346, Lots 1, 75, and 95 and Block 351, Lot 1; and (2) the "Seward Park Extension East Large Scale Residential Development" consisting of Block 341, Lots 1, 58, and 70, Block 347, Lot 80, Block 336, Lots 1, 5, a portion of 28, and 35. The proposal by The Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC seeks to subsequently modify the Seward Park Extension West Large Scale Residential Development (the "LSRD") as described below.

Owner hereby authorizes Kramer Levin Naftalis & Frankel LLP to file an application with the New York City Department of City Planning, on behalf of The Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC, for (i) a rezoning of the Property from R8 to R9-1/C2-5, (ii) zoning text amendments to designate the Property as a Mandatory Inclusionary Housing Area and allow the use of the Quality Housing Program, (iii) an authorization to eliminate required parking on Lot 75 in Block 346; and (iv) a modification of the LSRD to reflect changes to the zoning lots and to update the site plan and zoning calculations of the LSRD, which includes the addition of Block 346, Lot 37 and special permits pursuant to ZR Section 78-312.

BETH HAMEDRASH HAGODOL OF NEW YORK RESTORATION, INC.

By: _____

Name: ISIDORE GODINGER

Title: PRESIDENT

Sworn to before me this 20 day of MAY, 2019

_____

Notary Public (Sign and Seal)

SOLOMON ITZKOWITZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01IT4795441
Qualified in Kings County
Commission Expires July 30, 2022

NEW YORK CITY HOUSING AUTHORITY
250 BROADWAY • NEW YORK, NY 10007
TEL: (212) 306-3000 • http://nyc.gov/nycha

KATHRYN GARCIA
INTERIM CHAIR AND CEO

June 28, 2019
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: **Minor Modification of the Seward Park Extension Large Scale Residential Development Plan**
Block 351, Lot 1; Block 346, Lots 1, 75, and 95; Block 341, Lots 1, 58, and 70; Block 347, Lot 80; Block 336, Lots 1, 5, p/o 28, 35 in the Borough of Manhattan; and

Modification of the Seward Park Extension West Large Scale Residential Development Plan
Block 351 Lot 1; Block 346 Lots 1, 37, 75, and 95 in the Borough of Manhattan

To Whom It May Concern:

The New York City Housing Authority ("NYCHA") is the fee owner of the public housing development known as Seward Park Extension located at 62 Essex Street, Block 351, Lot 1 within the Seward Park Extension Large Scale Residential Development ("Seward Park Extension LSRD") plan. NYCHA is aware that the referenced draft applications have been submitted to the New York City Department of City Planning seeking to modify the Seward Park Extension LSRD. The proposal by the New York City Department of Housing Preservation and Development seeks to modify the Seward Park Extension LSRD by subdividing it into two non-contiguous Large Scale Residential Developments: (1) the "Seward Park Extension West Large Scale Residential Development" consisting of Block 346, Lots 1, 75, and 95 and Block 351, Lot 1; and (2) the "Seward Park Extension East Large Scale Residential Development" consisting of Block 341, Lots 1, 58, and 70, Block 347, Lot 80, Block 336, Lots 1, 5, a portion of 28, and 35. The proposal by the Chinatown Planning Council Housing Development Fund Company, Inc. and GO Broome LLC seeks to subsequently modify the Seward Park Extension West Large Scale Residential Development to allow for two new mixed-use developments that would incorporate Block 346, Lot 37.

Sincerely yours,

NEW YORK CITY HOUSING AUTHORITY

By: _____
Jonathan Gouveia
Senior Vice President of Real Estate

CC:
Veanda Simmons, New York City Department of Housing Preservation & Development
Elise Wagner, Kramer Levin Naftalis & Frankel LLP

City Map Change ..... MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

1. ESTABLISH NEW ..... ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
2. ELIMINATE EXISTING..... ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
3. CHANGE EXISTING STREET ..... ☐ WIDTH ☐ ALIGNMENT ☐ GRADE
4. EASEMENT
   Delineate New..... ☐ Remove Existing ..... ☐ Modify Existing ..... ☐
5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY ..... ☐

Zoning Map Change ..... ZM

APPLICATION NO

(If more than five changes are being requested. enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

		EXISTING		PROPOSED
CHANGE #1	FROM:	R8	TO:	R9-1/C2-5
CHANGE #2	FROM:		TO:	
CHANGE #3	FROM:		TO:	
CHANGE #4	FROM:		TO:	
CHANGE #5	FROM:		TO:	

Zoning Text Amendment ..... ZR

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
23-011	Quality Housing Program
28-01	Applicability of this Chapter
78-03	Applicability of This Chapter
Appendix F	Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

American LegalNet, Inc.
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New York City Department of City Planning
Land Use Review Application **Supplemental Form**

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

APPLICATION NO.

APPLICATION NO.

APPLICATION NO.

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

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

Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
☐	☒	☐	13-443	Reduction in the number of required existing parking spaces	25-23
☐	☒	☐	78-311(e)	Authorizations by the City Planning Commission	23-661(c); and 23-662(a) and (c)
☒	☐	☐	78-312(a), (d), and (f)	Special permits by the City Planning Commission	23-661(c); 23-662(a) and (c); 23-664(c)(1); and 23-711
☐	☐	☐			
☐	☐	☐			

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

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

Property ownership/ interest

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

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

APPLICANT:
- ☐ IS A CITY AGENCY
- ☐ IS A STATE OR FEDERAL AGENCY

Discussion of findings

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

American LegalNet, Inc.
www.FormsWorkflow.com

Land Use Review Application (LR) .....Item 2. Site Data

Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
Block 346	Lot 1	50 Norfolk Street
Block 346	Lot 37	60 Norfolk Street
Block 346	Lot 75	N/A Norfolk Street (Broome Street between Norfolk and Suffolk Streets)
Block 346	Lot 95	384 Grand Street
Block 351	Lot 1	62 Essex Street

American LegalNet, Inc.
www.FormsWorkflow.com

GO Broome Development
60 and N/A Broome Street, Manhattan
October 11, 2019

LR Item 3: Project Description

1. Introduction

GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. (the "Applicants") seek approval of the following actions (the "Proposed Actions"): (1) a zoning map amendment to change an R8 district to an R9-1 district with a C2-5 overlay; (2) a zoning text amendment to Appendix F of the Zoning Resolution (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to designate a Mandatory Inclusionary Housing Area, and to ZR Sections 23-011 (Quality Housing Program), 28-01 (Applicability of this Chapter), and 78-03 (Applicability of this Chapter) to allow the use of the Quality Housing Program; (3) an authorization pursuant to ZR Section 13-443 (Reduction in the number of required existing parking spaces) to eliminate 33 spaces of required accessory off-street parking on Block 346, Lot 75; and (4) a modification of the Seward Park Extension West Large-Scale Residential Development (the "LSRD") to reflect changes to the zoning lots and to update the site plan and zoning calculations of the LSRD, which includes the addition of Block 346, Lot 37 and an authorization and special permits pursuant to ZR Section 78-311 (Authorizations by the City Planning Commission) and 78-312 (Special permits by the City Planning Commission).

The LSRD, as modified by the Proposed Actions, would comprise the two blocks bounded by Broome Street to the north, Grand Street to the south, Suffolk Street to the east, and Essex Street to the west (the "Project Area") in the Lower East Side neighborhood of Manhattan Community District 3. The LSRD would comprise the following parcels: "Parcel 1" (Block 351, Lot 1), "Parcel 2A-1" (Block 346, Lots 1, 37, and 75) and "Parcel 2A-2" (Block 346, Lot 95).

The Proposed Actions would facilitate the development of two new buildings (the "Proposed Development") on the portion of Parcel 2A-1 consisting of Block 346, Lots 37 and 75 (the "Development Site"). One building would consist of Affordable Independent Residences for Seniors ("AIRS") fronting on Norfolk and Broome Streets (the "Norfolk Building"), and the other would consist of a mixed-use, mixed-income contextual high-rise building fronting on Suffolk and Broome Streets (the "Suffolk Building"). (The AIRS are subject to City financing. If financing

is unavailable, the Norfolk Building would be developed pursuant to MIH and include a set-aside of non-AIRS permanently affordable housing units.)

In addition to the Proposed Actions, GO Broome LLC anticipates seeking approvals from (1) the New York City Landmarks Preservation Commission ("LPC") with respect to Block 346, Lot 37, which contains the remnants of the landmarked Beth Hamedrash Hagodol ("BHH") Synagogue, and (2) the New York City Department of Housing Preservation and Development ("HPD") to remove Block 346, Lot 75 from the regulatory agreement governing the Article XI tax exemption on Block 346, Lot 1. GO Broome LLC also anticipates receiving funding from HPD for the affordable housing to be included within the Proposed Development.

This application is in the same large-scale residential development as another separate application. As an independent application, HPD seeks approval of a corrective action that would remove the overlapping portion (Block 346) of the Seward Park Extension Large-Scale Residential Development and the Essex Crossing Large-Scale General Development by subdividing the Seward Park Extension Large-Scale Residential Development into two non-contiguous large-scale residential developments as follows:

- Seward Park Extension West Large Scale Residential Development (which is the LSRD that is the subject of the Proposed Actions in this application), consisting of Block 351, Lot 1 and Block 346, Lots 1, 75, and 95; and

- Seward Park Extension East Large-Scale Residential Development, consisting of Block 341, Lots 1, 58, and 70; Block 347, Lot 80; Block 336, Lots 1, 5, 35, and a portion of 28.

2. Background

By the mid-19th century, the Lower East Side had become a densely populated neighborhood characterized by four- to six-story tenement buildings. In 1955, the Mayor's Committee on Slum Clearance designated the triangular area bounded by Essex Street, Grand Street, and East Broadway as the Seward Park Urban Renewal Area. The existing buildings were demolished and four tower-in-the-park style cooperative apartment buildings were constructed, along with a small amount of retail and community facility space.

The Seward Park Extension Urban Renewal Area ("SPEURA") was approved by the City Planning Commission on June 2, 1965 (CP-18915) and the Board of Estimate on July 22, 1965. The SPEURA plan covered 14 blocks between Delancey, Essex, Grand, and Willet Streets consisting primarily of low-rise tenement buildings with ground floor commercial uses. The plan called for the development of 1,800 dwelling units along with community facility and commercial uses.

The SPEURA plan proposed combining a number of the blocks that it covered into superblocks. The property comprising what is now Block 346, Lots 1, 75, and 95 in the Project Area was included as a portion of a superblock site to be created by the elimination of Suffolk Street between Broome and Grand Streets, and designated as Parcel 2. Although this portion of Suffolk Street was demapped as part of the SPEURA plan, it was never decommissioned and continues to function as a regular City Street. Seven parcels, including the site of the former BHH Synagogue on Block 346, Lot 37, were not acquired as part of the SPEURA plan.

An application by the New York City Housing Authority ("NYCHA") to create the Seward Park Extension Large Scale Residential Development (the "Original LSRD") within the SPEURA was approved by the City Planning Commission on May 11, 1966 (CP-19323) and the Board of Estimate on May 20, 1966. Among other things, the Original LSRD facilitated the development of the 23-story NYCHA building on Block 351, Lot 1.

The former BHH synagogue was designated as an individual landmark by LPC on February 28, 1967 (LP-0637) and reviewed by the City Planning Commission on March 29, 1967 (CP-19758). It was severely damaged by a fire in May of 2017 and only its remnants exist today.

An application by the Housing and Development Administration to rezone the property bounded by Essex Street, Broome Street, the northerly prolongation of Norfolk Street, Delancey Street, Clinton Street, an Unnamed Street, Willet Street and Grand Street from R7-2, C1-5 and C6-1 districts to R8 and C6-2 districts to permit development in accordance with the SPEURA plan was approved by the City Planning Commission on March 13, 1968 (CP-20171) and the Board of Estimate on March 21, 1968.

In furtherance of the development of the NYCHA building on Block 351, Lot 1, an application by the Housing and Development Administration for (1) an authorization under ZR Section 78-311(e) (Authorization by Commission) for the location of the building without regard to the height and setback regulations; (2) a special permit under ZR Section 78-312(d) (Special permits by the City Planning Commission) for minor variations in the front height and setback regulations; and (3) an authorization for the building's accessory off-street parking spaces to be located on what is now Block 347, Lot 80, was approved by the City Planning Commission on December 23, 1969 to the Board of Estimate's approval on January 8, 1970. Block 351, Lot 1 and Block 347, Lot 80 are owned by NYCHA under a single deed, which requires the owner of Lot 80 to provide parking for Lot 1 in perpetuity. The NYCHA building was completed in 1972.

A change to the City Map eliminating Broome Street between Norfolk and Clinton Streets, and Suffolk Street between Grand and Delancey Streets to create a superblock in connection with the development of the SPEURA plan, and widening Norfolk Street between Broome Street and Grand Street from 50 feet to 64 feet, was approved by the City Planning Commission on November 13, 1969 (CP-20853 and CP-20854) and the Board of Estimate on February 9, 1970.

The first amendment to the SPEURA plan was approved by the City Planning Commission on February 25, 1980 (C 790719 HUM) and the Board of Estimate on April 24, 1980. The amendment, among other things, split Parcel 2 in the SPEURA plan into "Parcel 2A" (consisting of what is now Block 346, Lots 1, 75 and 95) and "Parcel 2B" (consisting of what is now Block 346, Lots 39 and 1001-1005).

Applications by HPD to facilitate the development of the 14-story Hong Ning senior housing building on Block 346, Lot 1, including (1) the disposition of Parcel 2A to The Chinatown Planning Council Housing Development Fund Company, Inc., and (2) an authorization under ZR Section 78-311(e) (Authorization by Commission) for the location of the building without regard to the height and setback regulations and a special permit under ZR Section 78-312(d) (Special permits by the City Planning Commission) for minor variations in the front height and setback regulations were approved by the City Planning Commission on March 12, 1980 (C 790720

HDM and N 790721 ZSM) and the Board of Estimate on April 24, 1980. The Hong Ning building was completed in 1982.

Block 346, Lot 95 is improved with the five-story building, which was constructed in the early 1920s and includes ground-floor commercial use with residential use on the upper floors. The property was originally identified as a development parcel in the SPEURA plan. However, in the early 1980s, the New York City Planning Commission approved two related applications to exclude the property from the SPEURA plan and the Original LSRD (N 830306 ZAM and N 830269 HCM). These approvals were never effectuated and Block 346, Lot 95 remains a part of the LSRD today. The SPEURA plan expired on July 22, 2005, forty years after it was adopted.

The Seward Park Mixed-Use Development Project, a large-scale general development commonly known as Essex Crossing, was approved by the City Planning Commission on August 22, 2012 (C 120226 ZMM, N 120227 ZRM, C 120228 ZSM, C 120229 ZSM, N120230 ZAM, C 120231 ZSM, C 120233 ZSM, C 120234 ZSM, C 120235 ZSM, N 120236 HAM, C 120237 PQM, C 120245 PPM, and C 120156 MMM) and the City Council on October 11, 2012.

3. Description of the Surrounding Area

The Project Area is located in the Lower East Side of Manhattan in Community District 3, just south of the approach to the Williamsburg Bridge. It covers two blocks bounded by Broome Street to the north, Grand Street to the south, Suffolk Street to the east, and Essex Street to the west.

The surrounding area is divided into three areas that each have a distinct built character: (1) the "tower-in-the-park" style area generally bounded by Essex and Rutgers Street and Pitt Street to the west, Delancey Street and Houston Street to the north, and the FDR Drive to the south and east, which was largely developed under Urban Renewal in the middle of the 20th century; (2) the mixed-use lower-scale area west of Essex Street and north of Delancey Street, which consists predominantly of four- to six-story tenement style residential buildings with ground-floor retail developed in the late 19th and early 20th centuries; and (3) Essex Crossing, which includes nine separate parcels characterized by contextual mid-rise and high-rise new construction directly to the east, north, and northwest of the Project Area (located in portions of both the tower-in-the-park style area and the tenement style area).

Developments in the tower-in-the-park area within the immediate vicinity of the Project Area include the approximately 1,773-unit Seward Park Cooperative, a private cooperative consisting of four buildings located immediately south of the Project Area in the triangular area bounded by Essex Street, Grand Street, and East Broadway. This area is zoned R8, a medium-density district that allows buildings to be developed under height factor zoning at a residential FAR of up to 6.02 and an overall FAR of 6.5 for sites that contain community facility uses.

The tower-in-the-park area located east of Bialystoker Place and southeast of East Broadway is zoned R7-2, a district that permits buildings to be developed under height factor zoning up to an FAR of 6.5 for developments that contain community facility uses, but limits residential FAR to 3.44. This area consists principally of superblock residential developments, including three NYCHA developments: LaGuardia Houses containing approximately 1,092 units in nine 16-story buildings, Vladeck Houses containing approximately 1,510 units in 20 six-story buildings, and Rutgers Houses containing approximately 721 units in five, 20-story buildings. While the majority of this area is developed with tower-in-the-park style developments, there is a stretch of buildings located between Madison Street and East Broadway that were built to the street line prior to the mid-20th century and contrast with tower-in-the-park typology of this area.

The area east of Pitt Street is also zoned R7-2 and characterized by tower-in-the-park style developments. Developments in the area include a trio of private cooperatives that form the community known as "Cooperative Village," and include Amalgamated Dwellings containing approximately 240 units in a six-story complex, the Hillman Housing Corporation containing approximately 807 units in three 12-story buildings, and the East River Housing Corporation containing approximately 842 units in four 20-story buildings. Other developments in this area include the Samuel Gompers Houses, an approximately 1,473-unit development in two 20-story buildings, Masaryk Towers, an approximately 806-unit development with four 21-story buildings, and Baruch Houses, an approximately 2,194-unit development with 17 buildings that vary between seven and 14 stories in height.

The tower-in-the-park area contains local retail uses along East Broadway and Grand, Essex, and Clinton Streets. C1-5 and C2-5 overlays are mapped in areas along Grand, Clinton, and Delancey

Streets, East Broadway, and a portion of the block bounded by Montgomery Place and Henry, Jackson, and Madison Streets. The area also contains several public and private institutions including the Henry Street Settlement on Henry Street, the Abrons Art Center on Grand Street, a library and the Educational Alliance on East Broadway, a combined police/fire station on Pitt and Delancey Streets, and several schools throughout the area.

The area to the west of Essex Street and north of Delancey Street (west of Pitt Street) is characterized by a mix of residential, community facility, and commercial uses, and is typified by four- to six-story tenement buildings with ground floor retail. Commercial uses in this area are mostly local retail uses. The area is home to a number of large public schools such as P.S. 20, P.S. 140, P.S. 142, as well as an assortment of retail stores including restaurants, bars and nightclubs, local convenience retail, and specialty apparel stores.

The lower-rise tenement style area has seen a trend toward the development of taller buildings starting in the early 2000s, including the 15-story Blue condominium at 105 Norfolk Street, the 23-story Ludlow rental building at 188 Ludlow Street, and the 20-story Hotel Rivington at 107 Rivington Street. In 2008, the Lower East Side/East Village Rezoning changed the existing R7-2 and C6-1 non-contextual districts to C4-4A and R7A contextual districts. This zoning requires buildings to be built to the street line with a base height between 40 and 65 feet and a maximum building height of 80 feet. The C4-4A district, mapped on the blocks south of Delancey Street and west of Ludlow Street, as well as on the blocks north of Delancey and west of the midpoint between Norfolk and Essex Streets, allows residential, commercial, and community facility uses at an FAR of 4.0. The R7A district, mapped north of Delancey Street and east of the midpoint between Norfolk and Essex Streets, similarly allows residential and community facility uses at an FAR of 4.0, but commercial uses are limited to the C1-5 commercial overlay area only, which runs along Clinton Street.

The Lower East Side/East Village Rezoning also rezoned an area along Delancey Street to C6-2A and mapped it as an Inclusionary Housing Designated Area. This zoning designation allows buildings to be developed with commercial, community facility, and/or residential uses at an FAR of up to 7.2 if affordable housing is provided. The district requires buildings to be built to the street line with a base height of 60 to 85 feet and a maximum building height of 120 feet. The

Delancey Street corridor is developed with a number of taller buildings that pre-date the rezoning, including a 16-story residential building at the corner of Forsyth Street and a 19-story dormitory at the corner of Ludlow Street.

Essex Crossing is currently under construction on nine parcels located to the north and east of the Project Area. Four of the parcels are located in an R8/C2-5 district, two are located in a C6-1 district, and the remaining three are located in C6-4A and C6-2A districts. Upon completion, Essex Crossing will be an approximately 1.65 million square foot mixed-use, mixed-income development with more than 1,000 residences, 400,000 square feet of office space, and 450,000 square feet of retail space, linked by open space above ground and a marketplace below ground.

Delancey Street is a major Manhattan thoroughfare, serving as the primary east-west route through the surrounding area and providing direct access to and from the Williamsburg Bridge. Other significant east-west routes include Houston Street, Grand Street and, to a lesser extent, Broome Street. Important north-south routes in the surrounding area include Essex Street/Avenue A, Allen Street/First Avenue, and Chrystie Street/Second Avenue. The surrounding area is well served by public transportation. The F, M, J, and Z subway lines stop at the Delancey Street/Essex Street subway station, which has a number of entrances along Delancey and Essex Streets. The surrounding area is also served by the M9, M14A, M14D, M15, M21, M22, and B39 bus lines.

4. Description of the Project Area

The Project Area consists of Parcels 1, 2A-1, and 2A-2. As noted above, Block 346, Lot 37 would be added to the LSRD (as part of Parcel 2A-1) in connection with the Proposed Actions. The Project Area comprises the two blocks bounded by Broome Street to the north, Grand Street to the south, Suffolk Street to the east, and Essex Street to the west in the Lower East Side neighborhood of Manhattan Community District 3. The Project Area is zoned R8.

Block 346, Lot 1 has a lot area of approximately 19,483 square feet and is improved with the 14-story Hong Ning building owned and operated by The Chinatown Planning Council Housing Development Fund Company, Inc., an affiliate of Chinese-American Planning Council, Inc. ("CPC"). The senior housing building contains approximately 132,142 square feet of floor area

and has a building height of approximately 126'-2". It was constructed in 1982 pursuant to height and setback modifications of the height factor regulations, which modifications were approved under the Original LSRD.

Block 346, Lot 37 is approximately 7,443 square feet and is the site of the former BHH Synagogue. The remnants of the synagogue would be incorporated into the Norfolk Building, and a portion of the Norfolk Building would be constructed on this parcel and contain space for the BHH Synagogue. As the BHH Synagogue was designated an individual landmark, Lot 37 remains subject to LPC jurisdiction and any changes would require LPC approval.

Block 346, Lot 75 is approximately 24,957 square feet and consists of a 33-space parking lot designated as accessory parking for the Hong Ning building on Block 346, Lot 1, but it has been underutilized by occupants since it was first provided in connection with the construction of the senior housing building in 1982. The parking lot is accessed by a curb cut on Norfolk Street, located just south of the southeast corner of Norfolk Street and Broome Street.

Block 346, Lot 95 has a lot area of approximately 8,637 square feet and is improved with a five-story building constructed in the 1920s. The building contains ground floor commercial uses (which were in existence prior to the enactment of the current Zoning Resolution and are thus non-conforming uses) and 26 residential apartments above, and approximately 22,366 square feet of floor area. The height of the building is approximately 55 feet.

Block 351, Lot 1 is a full-block site with a lot area of approximately 47,056 square feet, and is improved with a 23-story tower-in-the-park residential building at the north end of the block and a low-rise community facility building at the south end of the block. The buildings are linked by a substantial amount of open space. The site is owned by NYCHA, and the residential building was constructed in 1972 pursuant to height and setback and parking modifications under the Original LSRD. No changes are proposed to this parcel as part of the Proposed Actions.

Based on the foregoing, four existing buildings are located within the LSRD. The five-story building on Block 346, Lot 95 existed before the Original LSRD was approved in 1969. The

Hong Ning building on Block 346, Lot 1, and the two NYCHA buildings on Block 351, Lot 1, were all constructed as new developments pursuant to the Original LSRD.

5. Description of the Development Site

The Development Site comprises the portion of Parcel 2A-1 consisting of Block 346, Lots 37 and 75. The Development Site has approximately 201 feet of frontage on Broome Street, 125 feet of frontage on Norfolk Street, and 196 feet of frontage on Suffolk Street (all of which are narrow streets, as defined in the Zoning Resolution). The lot area of the Development Site is approximately 32,401 square feet.

Block 346, Lots 1, 75 and 95 currently comprise a single zoning lot. This zoning lot would be reconfigured by subdividing Block 346, Lot 95 and merging in Block 346, Lot 37 in connection with the Proposed Development. Lot 95 would remain a part of the LSRD as a separate and independent zoning lot, and Lot 37 would be added to the LSRD in connection with the Proposed Actions. The area of the zoning lot consisting of Block 346, Lots 1, 37 and 75 would be approximately 51,884 square feet.

6. Description of the Proposed Development

The Proposed Development would be located on Block 346, Lots 37 and 75 and consist of the Suffolk Building and the Norfolk Building. The project would include mixed-income housing, affordable senior housing, program and office space for CPC, space for the BHH Synagogue, and retail uses. The Suffolk Building and the Norfolk Building would be independent buildings; but the base of the Suffolk Building would abut the northern portion of the Norfolk Building at the southeast corner of Norfolk and Broome Streets. A landscaped courtyard would be located behind the two buildings. The Proposed Development would contain a total of 401,054 square feet of zoning floor area. The drawings submitted with this application show a maximum building envelope for each new building as well as an illustrative envelope for each new building that represents an example of what could be built under the Proposed Actions.

The Suffolk Building would be a 30-story, approximately 310-foot tall (excluding bulkhead) mixed-use, contextual high-rise building containing a total of approximately 324,831 square feet of zoning floor area. It would include approximately 276,880 square feet of residential zoning

floor area, of which 25 percent would be reserved for permanently affordable housing at an average of 60 percent Area Median Income ("AMI") under Mandatory Inclusionary Housing ("MIH") Option 1; approximately 39,019 square feet of community facility zoning floor area that would be owned by CPC; and approximately 8,932 zoning square feet of retail space on Broome Street. The drawings submitted with this application show an illustrative building that would include a 15-foot setback at a height of 85 feet along Broome Street, and a 10-foot setback at a height of 85 feet along Suffolk Street within a distance of approximately 67 feet from Broome Street, which would then step down to 48 feet along the remainder of Suffolk Street. The high-rise portion of the illustrative building would rise to a maximum building height of 306 feet (30 stories), without bulkhead, and then step down to 295 feet (29 stories), 246 feet (24 stories), and 189 feet (18 stories) along Suffolk Street toward Grand Street. The bulkhead zone extends to a height of 340 feet, and may include a screen wall at the maximum building envelope line. To provide articulation as the illustrative building rises, the high-rise portion would include a northward cantilever of ten feet at the 19th through 30th story, and a westward protrusion of ten feet at the 13th through 18th story.

The Norfolk Building would be a 16-story, approximately 165-foot tall (excluding mechanical bulkhead) AIRS building containing a total of approximately 76,224 square feet, including approximately 72,530 square feet of residential space and an approximately 4,000 square feet of community facility floor area that would be owned by the BHH Synagogue for use as a worship space and a Jewish cultural heritage space. BHH may elect to convert the space to a commercial use in the future. This building would front only on Norfolk Street. The drawings submitted with this application show an illustrative building that would include a base height of 122 feet (12 stories), before setting back 15 feet from Norfolk Street and then rising to a height of 163 feet (16 stories), without bulkhead.

The Proposed Development would include approximately 488 residential units inclusive of 208 permanently affordable residences (composed of approximately 93 MIH and 115 AIRS residences in the Suffolk Building and the Norfolk Building, respectively), representing overall affordability of approximately 43 percent across the Proposed Development. The community facility space provided to CPC would allow it to consolidate the location of more than ten different programs currently at disparate locations (workforce development, education, and numerous other services for clients with special needs), and it would have an independent entrance to its facilities on Suffolk

Street. This would allow the organization to maintain and strengthen its presence and identity in the Lower East Side. Additionally, space at the ground floor of the Norfolk Building would be occupied by the BHH Synagogue in the same location as its former home for use as a cultural heritage center. The BHH Synagogue would also have a separate entrance to its facilities on Norfolk Street.

Separate from the Proposed Development, in the future with the Proposed Actions, the owner of Block 346, Lot 95 would increase the commercial space on its property by approximately 4,759 square feet of zoning floor area. The owner contemplates constructing this floor area within a separate building that wraps around the existing building.

The Proposed Development, inclusive of the Hong Ning building on Block 346, Lot 1, would have a lot coverage of 69.4 percent. The zoning lot would contain a total of 533,196 square feet for an FAR of 10.28, inclusive of the 15,000 square feet transferred from Lot 95 pursuant to the Proposed Actions. No parking is required for new developments, and no parking is proposed for the Proposed Development.

7. Actions Necessary to Facilitate the Project

To facilitate the project, the Applicants seek approval of four actions: a zoning map amendment, a zoning text amendment, a zoning authorization, and a modification of the Seward Park Extension West LSRD. The zoning map amendment would rezone Block 346 in the Project Area from R8 to R9-1 with a C2-5 commercial overlay which, together with the increased floor area available under the Mandatory Inclusionary Housing program, would provide the density and uses necessary to support the amount of affordable housing, senior housing, and community facility use to be included in the Proposed Development. The zoning text amendment would amend ZR Sections 23-011 (Quality Housing Program), 28-01 (Applicability of this Chapter), and 78-03 (Applicability of this Chapter) to allow the Zoning Resolution's Quality Housing Program, which is currently inapplicable in large-scale residential developments, to apply to the Proposed Development. The authorization pursuant to ZR Section 13-443 (Reduction in the number of required existing parking spaces) would eliminate required parking spaces with respect to Block 346, Lot 75 to allow the Proposed Development to be constructed on that parcel. Finally, the modification of the LSRD to update the site plan and zoning calculations would include the addition of Block 346, Lot 37 into the LSRD; an authorization to modify the regulations governing height and setback with respect to the Hong Ning building, which modification would replace prior height and setback waivers granted for the building under the Original LSRD; and special permits to (i) allow 15,000 square feet of floor area to be distributed without regard for zoning lot lines for the purpose of maximizing the amount of affordable housing in the Proposed Development, (ii) modify the regulations governing height and setback and minimum distance between buildings on the same zoning lot in connection with the Proposed Development, and (iii) modify the regulations governing height and setback and street wall requirements in connection with the Hong Ning building, which modifications would replace prior height and setback waivers granted for the building under the Original LSRD.

In addition to the Proposed Actions, GO Broome LLC anticipates seeking approvals from LPC with respect to the portion of the Proposed Development on Block 346, Lot 37, and HPD to remove Block 346, Lot 75 (the parking lot) from the regulatory agreement governing the Article XI tax exemption on Block 346, Lot 1. GO Broome LLC also anticipates receiving funding from HPD for the affordable housing to be included within the Proposed Development.

Action 1: Rezoning (R8 to R9-1 with a C2-5 overlay)

The proposed zoning map amendment would rezone Block 346, Lots 1, 37, 75, and 95 in the Project Area from R8 to R9-1 with a C2-5 commercial overlay.

The R9-1 district would permit a residential FAR of 9.0 (with MIH) and a maximum building height of 285 feet. In all other respects, the district would follow the regulations of an R9 district. Compared to the existing R8 district, the rezoning would increase the permitted FAR as follows: residential would increase from 6.02 to 9.00; AIRS from 7.20 to 9.00; and community facility from 6.50 to 10.00. The maximum building height would increase from 120 feet in the R8 district for a Quality Housing building, to 285 feet.

The additional height and density allowed by the R9-1 district would help alleviate the relatively constrained footprint of the Development Site's zoning lot (owing to the presence of the Hong Ning building on Block 346, Lot 1), thereby facilitating the density necessary to provide the amount of affordable housing, senior housing, and community facility uses to be included in the Proposed Development. This would promote the creation of a mixed-use, mixed-income community anchored by affordable housing, consistent with the *Housing New York* plan.

The proposed C2-5 commercial overlay would allow for up to 2.0 FAR of commercial uses to be located in the Proposed Development, where no commercial use is currently permitted under the existing R8 zoning. The inclusion of commercial uses would allow the Proposed Development to contribute to, and serve as an extension of, the Broome Street retail corridor that is expected to be created by Essex Crossing. The active ground-floor retail uses will contribute substantially to the vibrant mixed-use neighborhood, consistent with *Housing New York*'s goal of pursuing zoning changes to support mixed-income communities in which housing, quality jobs, and retail sustain neighborhood vitality. The commercial overlay would also legalize the existing non-conforming commercial uses located at the ground floor of the building on Block 346, Lot 95 and facilitate the owner's contemplated increase of the commercial space on its property, thereby enhancing the existing Grand Street retail corridor.

A commercial overlay is appropriate because the Development Site is surrounded by existing commercial districts. C2-5 overlays are located directly across Broome Street to the north of

Development Site, and also directly across Suffolk Street to the east of the Development Site. A C6-1 district is located one block to the north and west of the Development Site, and a C6-2 district is located one block the southwest. Furthermore, all of the principal streets in the area are zoned for commercial use. Delancey Street is mapped with C1-5 and C2-5 commercial overlays to the east and C6-1, C6-2A and C6-3A districts to the west. Broome Street is mapped with C6-1, C6-2 C4-4A and C6-2G districts. Grand Street is mapped with C1-5 overlays to the east, and C6-1, C6-2, C4-4A, C6-1G, C6-2G, and C2-5 overlays to the west.

Action 2: Zoning Text Amendment

Mandatory Inclusionary Housing Area: Appendix F

The proposed zoning text amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) would designate Block 346, Lots 1, 37, 75, and 95 as a Mandatory Inclusionary Housing Area. This action is being sought because it is consistent with City policy in connection with the rezoning from an R8 district to an R9-1 district, and would provide for 208 permanently affordable homes (including approximately 115 units for seniors) within the portion of the Project Area that is being rezoned.

Quality Housing Program: ZR Sections 23-011, 28-01, and 78-03

ZR Sections 23-011 (Quality Housing Program), 28-01 (Applicability of this Chapter), and 78-03 (Applicability of this Chapter), which relate to the applicability of the Zoning Resolution's Quality Housing Program, currently prevent the use of the Quality Housing Program bulk regulations within large-scale residential developments. These sections would be amended to allow the Quality Housing bulk regulations to be applied to the Proposed Development within the LSRD. Absent this text amendment, the Proposed Development would not be able to utilize the Quality Housing Program bulk regulations, and instead would need to comply with the standard height factor bulk regulations applicable to non-Quality Housing buildings in the R9-1 district. This would inhibit the planning efficiency and density necessary to support the amount of affordable housing, senior housing, and community facility use to be included in the Proposed Development. The amendment of ZR Sections 28-01 (Applicability of this Chapter) and 78-03 (Applicability of this Chapter) would remove the general prohibition contained in those sections on the use of the Quality Housing Program in large-scale residential developments. ZR Section 23-011 (Quality Housing Program), which prohibits the use of the Quality Housing bulk regulations in large-scale residential developments, would be amended to specify that the Quality Housing bulk regulations may be applied to large-scale residential developments in C2-5 districts mapped within R9-1 districts in Manhattan Community District 3. The Proposed Actions would create the first instance of an R9-1 district with a C2-5 overlay in Manhattan Community District 3. Therefore, these amendments would not have any impact beyond the Proposed Development.

Action 3: Authorization (ZR Section 13-443)

The proposed authorization pursuant to ZR Section 13-443 (Reduction in the number of required existing parking spaces) would modify ZR Section 25-23 (Requirements Where Group Parking Facilities Are Provided) to allow for the elimination of the 33-space parking lot on Block 346, Lot 75. The parking lot provides required accessory parking for the Hong Ning building on Block 346, Lot 1.

The City Planning Commission may authorize a reduction in the number of required parking spaces where it finds that such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area. The requested authorization would not have any adverse effects on residents of the Hong Ning building because the majority of the senior residents do not drive or own a vehicle, as evidenced by the fact that the parking lot has been underutilized since the construction of the building in 1982. Furthermore, the loss of the parking lot would not have an adverse impact on residents, businesses, or community facilities in the surrounding area because the parking lot has never been available for public parking.

Without the authorization, the existing parking on Lot 75 would be required to be maintained and the Proposed Development could not be constructed on Block 346, Lot 75.

Action 4: Modification of the LSRD

The requested modification of the LSRD to update the site plan and zoning calculations would include the addition of Block 346, Lot 37 into the LSRD, an authorization in connection with the Hong Ning building to modify the height and setback regulations along a street located wholly within the LSRD, and special permits to allow: (1) with respect to the Proposed Development, distribution of floor area without regard to zoning lot lines; modifications of the regulations governing height and setback along streets located at the periphery of the LSRD; and modifications of minimum distance between buildings on the same zoning lot; and (2) with respect to the existing Hong Ning building, modifications of the regulations governing height and setback along a street located at the periphery of the LSRD.

Modifications of Height and Setback: ZR Section 78-311(e) Authorization

The standard Quality Housing height and setback regulations require, in an R9-1 district, that along wide streets and along narrow streets within 50 feet of a wide street, a street wall must extend along the entire street frontage of the zoning lot, and at least 70 percent of the aggregate width of street walls must be located within eight feet of the street line and extend to at least the minimum base height or the height of the building, whichever is less, per ZR 23-661(c) (Street wall location). Along narrow streets located beyond 50 feet of a wide street, at least 70 percent of the street wall must be located within 15 feet of the street line, per ZR 23-661(c) (Street wall location). The standard Quality Housing height and setback regulations permit, in an R9-1 district, a maximum base height of 105 feet along wide streets and narrow streets located within 100 feet of a wide street, and a maximum base height of 95 feet on narrow streets located beyond 100 feet of a wide street, per ZR 23-662(a) (Maximum height of buildings and setback regulations). Above the maximum base height, a setback with a depth of at least 10 feet is required from the street line of a wide street, and a setback with a depth of at least 15 feet is required from the street line of a narrow street per ZR 23-662(c) (Maximum height of buildings and setback regulations). ZR 23-662(c) also provides that the depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but a setback of less than seven feet in depth is generally prohibited. The maximum permitted building height is 145 feet along wide streets or along narrow streets within 100 feet of a wide street, and 135 feet along narrow streets located beyond 100 feet of a wide street.

The Hong Ning building was constructed pursuant to height factor zoning regulations, and received an authorization under ZR 78-311(e) to modify height and setback regulations along Norfolk Street (a street located wholly within the Original LSRD) and a special permit under ZR 78-312(d) to modify height and setback regulations along Grand Street (a street located at the periphery of Original LSRD). Now that the zoning lot will be subject to the Quality Housing regulations by virtue of the Proposed Development, these waivers are no longer applicable. Therefore, to avoid the Hong Ning building becoming a non-complying building with respect to the Quality Housing bulk regulations, new waivers are requested, which would replace the prior waivers and ensure the continued compliance of the Hong Ning building.

Along its Norfolk Street frontage, the Hong Ning building is located 15.03 feet from the street line at its closest point. It rises without setback to an overall building height of 126.13 feet. Therefore, an authorization is requested pursuant to ZR 78-311(e) (Authorizations by the City Planning Commission) to modify (i) the street wall location requirements of ZR 23-661(c) (Street wall location) along the entire Norfolk Street frontage, except for the portion of the frontage adjacent to the Norfolk Building that qualifies as an outer court, and (ii) the setback requirements of ZR 23-662(a) and (c) for an area comprising 7 feet by 100 feet above the maximum base height of 105 feet along the portion of Norfolk Street frontage located within 100 feet of Grand Street, and for an area comprising 7 feet by 63.34 feet above the maximum base height of 95 feet along the portion of Norfolk Street frontage located beyond 100 feet of Grand Street.

Distribution of floor area: ZR Section 78-312(a) Special Permit

The Applicants request a special permit pursuant to ZR Section 78-312(a) (Special permits by the City Planning Commission) for the distribution of 15,000 square feet of floor area from Block 346, Lot 95 to Block 346, Lot 37 without regard for zoning lot lines. This would maximize the amount of affordable housing provided in the Norfolk Building.

Modifications of Height and Setback: ZR Section 78-312(d) Special Permit

A. Proposed Development (Suffolk Building)

Quality Housing height and setback regulations permit a base height of up to 125 feet in an R9-1 district for MIH developments under ZR 23-664(c)(1) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors). The maximum permitted building envelope for the Suffolk Building would limit the base height to 85 feet along Broome Street and along Suffolk Street within approximately 67 feet of Broome Street, in order to match the datum established along Broome Street by the adjacent Essex Crossing buildings. The maximum permitted building envelope would further reduce the base height to 48 feet along the remainder of Suffolk Street heading toward the low-rise 384 Grand building.

Above the base height, a setback of 15 feet is required from the street line of a narrow street under ZR 23-662(a) and (c) (Height and Setback Requirements for Quality Housing Buildings). However, the Suffolk Building would be set back only 10 feet on Suffolk Street, which is a narrow street. Therefore, a modification is requested pursuant to ZR Section 78-312(d) (Special permits by the City Planning Commission) for an area comprising five feet by 181'-4" above the maximum base height of 125 feet. The setback waiver would extend the full height of the building, as well as through the bulkhead zone to permit a screen wall at the maximum permitted building envelope line within the bulkhead zone.

The reduction of the required setback is needed to provide a viable building depth on a site that has an existing building (the Hong Ning building on Block 346, Lot 1) which is significantly recessed from the street line, and to maintain an acceptable distance between legally required windows.

Above the base height, the maximum permitted building envelope for the Suffolk Building would rise to a height of 310 feet (340 feet including bulkheads). This height is above the 285 feet maximum height permitted in the R9-1 district under ZR 23-664(c)(1) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors). Therefore, a modification is requested pursuant to ZR Section 78-312(d) (Special permits by the City Planning Commission). The modification is a function of the site

constraints and is also needed to support the amount of affordable housing, senior housing, and community facility use to be included in the Proposed Development. Furthermore, adding bulk and height to the contextual high-rise portion of the Suffolk Building allows bulk to be reduced in the podium in order to match the 85-foot datum set by the adjacent Essex Crossing buildings.

B. Hong Ning Building

As stated above, the standard Quality Housing height and setback regulations under ZR 23-662 (Maximum height of buildings and setback regulations) permit in an R9-1 district a maximum base height of 105 feet along wide streets. Along wide streets, a street wall must extend along the entire street frontage of the zoning lot, and at least 70 percent of the aggregate width of street walls must be located within eight feet of the street line and extend to at least the minimum base height or the height of the building, whichever is less, per ZR 23-661(c) (Street wall location). Above the maximum base height, a setback with a depth of at least 10 feet is required from the street line of a wide street per ZR 23-662(a) and (c). ZR 23-662(a) and (c) also provide that the depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but a setback of less than seven feet in depth is generally prohibited. The maximum permitted building height is 145 feet along wide streets.

As explained above, the Hong Ning building was constructed pursuant to height factor zoning regulations, and received an authorization under ZR 78-311(e) to modify height and setback regulations along Norfolk Street (a street located wholly within the Original LSRD) and a special permit under ZR 78-312(d) to modify height and setback regulations along Grand Street (a street located at the periphery of Original LSRD). Now that the zoning lot will be subject to the Quality Housing regulations by virtue of the Proposed Development, these waivers are no longer applicable. Therefore, to avoid the Hong Ning building becoming a non-complying building with respect to the Quality Housing bulk regulations, new waivers are requested, which would replace the prior waivers and ensure the continued compliance of the Hong Ning building.

The Hong Ning building is located along the street line of Grand Street, except for three "notches" of varying depth along its frontage. It rises without setback to an overall building height of 126.13 feet. Therefore, a modification is requested pursuant to ZR Section 78-312(d) (Special permits

by the City Planning Commission) to waive (i) the street wall location requirements of ZR 23-661(c) (Street wall location) along the Grand Street frontage of the zoning lot, except for those portions of the frontage that qualify as permitted recesses, and (ii) the required setback above the maximum base height of 105 feet along the Grand Street frontage, generally comprising an area of 10 feet by 48 feet and 10.27 feet by 7 feet.

Modification of Minimum Distance Between Buildings: ZR Section 78-312(f) Special Permit

Under ZR Section 23-711 (Standard minimum distances between buildings), the Suffolk Building must be located at least 60 feet (window to window condition) and at least 50 feet (window to wall condition) from the Hong Ning building on Block 346, Lot 1. The proposed distance is 46.83 feet away for both window to window and wall to window conditions between the two buildings (including if the first three floors of the building were converted to residential use to create a window to window condition). Therefore, a special permit is requested pursuant to ZR 78-312(f) (Special permits by the City Planning Commission) to modify the standard minimum distance between the buildings for an area comprising 13.17 feet by 47.25 feet. In addition, the minimum distance between buildings regulation requires the Norfolk Building to be located at least 40 feet (wall to wall condition) from the northern side of the Hong Ning building on Block 346, Lot 1. The proposed distance is 11.75 feet away. Therefore, a special permit is requested pursuant to ZR 78-312(f) (Special permits by the City Planning Commission) to modify the standard minimum distance between the two buildings for an area comprising approximately 28.25 feet by 39.33 feet.

Under ZR Section 23-711(e), portions of buildings above 125 feet that exceed, in aggregate, a lot coverage of 40 percent must be spaced at least 80 feet apart. The Suffolk Building, the Norfolk Building, and the Hong Ning building on Block 346, Lot 1 would exceed, in the aggregate, a lot coverage of 40 percent above 125 feet up to a height of 126.13 feet (the height of the roof of the Hong Ning building). Above a height of 126.13, the lot coverage on the zoning lot would be less than 40 percent. Thus, for the 1.13 feet between the heights of 125 feet and 126.13 feet, (a) the Suffolk Building must be located at least 80 feet from the Hong Ning building, (b) the Norfolk Building must be located at least 80 feet from the Hong Ning Building, and (c) the Suffolk Building and the Norfolk Building must be located at least 80 feet from each other. (The 80-foot minimum distance between the Suffolk Building and the Norfolk Building does not apply to the portions of

these buildings that are connected by the seven-story base of the Suffolk Building, located at the northern end of the block; the heights of these portions are measured from the roof of the connecting portion pursuant to ZR Section 23-82, resulting in a height of less than 125 feet for the Norfolk Building.) For the 1.13 feet between 125 feet and 126.13 feet, the proposed distance between the Suffolk Building and the Hong Ning building is 46.83 feet, the proposed distance between the Norfolk Building and the Hong Ning building is 11.75 feet, and the proposed distance the Norfolk Building and the Suffolk Building is 60.00 feet. Therefore, a special permit is requested pursuant to ZR 78-312(f) (Special permits by the City Planning Commission) to modify the minimum distance requirement of ZR Section 23-711(e).

The reduction of the minimum distance between buildings is needed to provide a viable building depth on a site that has an existing building (the Hong Ning building) which is significantly recessed from the street line.

8. Conclusion

Approval of the Proposed Actions would facilitate the development of a new, intergenerational mixed-use and mixed-income contextual high-rise building and an AIRS building in Manhattan's Lower East Side neighborhood.

The Proposed Development would be consistent with City policy by unlocking the development potential of long underutilized private property to introduce new, permanently affordable housing within the neighborhood, including critical affordable housing for seniors. Specifically, the Proposed Development would include approximately 488 residential units inclusive of approximately 208 affordable residences (composed of approximately 93 MIH and 115 AIRS residences in the Suffolk Building and the Norfolk Building, respectively), representing overall affordability of approximately 43 percent across the Proposed Development. According to the City's affordable housing plan, *Housing New York* (as supplemented by *Housing New York 2.0*), the population of City residents who are at least 65 years old is projected to increase by 40 percent between 2010 and 2040, and there is an anticipated housing need for more than 400,000 additional seniors in the coming years. According to *Housing New York 2.0* "seniors are more likely to be low-income, rent-burdened, and to live on a fixed income than other City residents." The approximately 208 affordable units that will be built as part of the Proposed Development would

create permanently affordable homes for those earning on average less than 60 percent of the Area Median Income, including approximately 115 units for seniors.

Community facility space provided to CPC in the Suffolk Building would allow it to consolidate the location of more than ten different programs currently at disparate locations and establish a permanent and highly visible presence in the neighborhood that it serves and beyond. Additionally, space at the ground floor of the Norfolk Building provided to the BHH Synagogue for use as a cultural heritage center would allow it to maintain its long-standing presence in the community.

The Proposed Development would significantly enhance the vibrant mixed-use character of the neighborhood. The provision of mixed-income housing, senior housing, community facility uses and commercial uses in the Proposed Development would be consistent with existing and projected land uses and zoning within the surrounding area, and the City's public policy of encouraging the development of new affordable housing.

LR Item 7: Related Actions by City Planning

Application No.	Description	Cal No.	Date
CP-18915	Seward Park Extension Urban Renewal Area	8	6/2/1965
CP-19323	Seward Park Extension Large-Scale Residential Development	2	5/11/1966
CP-19758	Landmarks Preservation: Beth Hamedrash Hagodol Synagogue	10	3/29/1967
CP-20171	Rezoning from R7-2, C1-5 and C6-1 districts to R8 and C6-2 districts the property bounded by Essex Street, Broome Street, the northerly prolongation of Norfolk Street, Delancey Street, Clinton Street, an Unnamed Street, Willet Street and Grand Street	10	3/13/1968
CP-20853	Change to City Map eliminating Broome Street between Norfolk and Clinton Streets, and Suffolk Street between Grand and Delancey Streets	59	11/13/1969
CP-20854	Change to City Map widening Norfolk Street between Broome and Grand Streets	60	11/13/1969
CP-20871	Authorization and special permits related to height and setback, off-site parking	22	12/23/1969
C 790719 HUM	First amendment to Seward Park Extension Urban Renewal Area	6	2/25/1980
C 790720 HDM	Disposition of City-owned property	46	3/12/1980
N 790721 ZSM	Authorization and special permit related to height and setback	47	3/12/1980
N 830306 ZAM	Revision to Seward Park Extension Large-Scale Residential Development plan	N/A	11/8/1982
N 830269 HCM	Minor change to Seward Park Extension Urban Renewal Area	N/A	2/14/1983
C 120226 ZMM, N 120227 ZRM, C 120228 ZSM,	Zoning map amendment, zoning text amendment, special permits, authorization, Urban Development Action Area Project designation and project	7-18	8/22/2012

C 120229 ZSM, N120230 ZAM, C 120231 ZSM, C 120233 ZSM, C 120234 ZSM, C 120235 ZSM, N 120236 HAM, C 120237 PQM, C 120245 PPM, C 120156 MMM	approval, acquisition of property by the City, disposition of City-owned property, and an amendment to the City Map (including the establishment of Suffolk Street between Grand and Delancey Streets) in connection with the Seward Park Mixed-Use Development Project LSGD (Essex Crossing)		
[TBD]	Minor modification of LSRD	Pending	Pending

LR Item 8: Related Actions by Other Agencies

Application No.	Description	Cal No.	Date
LP-0637	Designation of Beth Hamedrash Hagodol Synagogue (Block 346, Lot 37) as an individual City landmark	5	2/28/1967

LR Item 9: Future Actions Required

GO Broome LLC anticipates seeking approvals from (1) the New York City Landmarks Preservation Commission with respect to the development of Block 346, Lot 37, and (2) the New York City Department of Housing Preservation and Development ("HPD") to remove Block 346, Lot 75 from the regulatory agreement governing the Article XI tax exemption on Block 346, Lot 1. GO Broome LLC also anticipates receiving funding from HPD for the affordable housing to be included within the development.

GO Broome Development
60 and N/A Broome Street, Manhattan

Authorization Pursuant to ZR Section 78-311
and
Special Permit Pursuant to ZR Section 78-312

Applicant's Discussion of Conditions

ZR Section 12-10 defines a Large-Scale Residential Development as follows:

A "large-scale residential 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, used predominantly for #residential uses# and:

In an independent application, the New York City Department of Housing Preservation and Development proposes a modification of the boundary of the Seward Park Extension Large-Scale Residential Development (the "Original LSRD"), which would create the Seward Park Extension West Large-Scale Residential Development (the "LSRD").

The LSRD, as modified by the Proposed Actions sought pursuant to this application, would include three separate zoning lots on two blocks as follows: Lots 1, 37 and 75 in Block 346; Lot 95 in Block 346; and Lot 1 in Block 351. These zoning lots would be contiguous but for their separation by Norfolk Street.

The buildings in the LSRD would be used predominantly for residential use. Block 346, Lot 1 is improved with the 14-story Hong Ning senior housing building, which is entirely residential. Block 346, Lots 37 and 75, comprising the Development Site for the Proposed Development, would be improved with two buildings: a 16-story senior housing building with commercial and community facility uses on the ground floor, and a 30-story residential building with commercial and community facility uses on the ground floor. Block 346, Lot 95 is improved with a five-story building containing ground-floor commercial use with residential dwelling units above. Block 351, Lot 1 is improved with a 23-story residential building, and a separate one-story community facility building, each owned by the New York City Housing Authority ("NYCHA").

(a) has or will have an area of at least 1.5 acres and a total of at least three principal #buildings#, or an area of at least three acres and a total of at least 500 #dwelling units#;

The LSRD, as modified by the Proposed Actions, would have an area of approximately 2.47 acres, and would have a total of four principal buildings upon completion of the Proposed Development: the Hong Ning senior housing building on Block 346, Lot 1, the NYCHA buildings on Block 351, Lot 1, and the two proposed buildings comprising the Proposed Development on Blocks 346, Lots 37 and 75.

(b) has been or is to be #developed# 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 residential 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;***

The tax lots in the LSRD are under separate ownership. Thus, the LSRD has been (and, in connection with the Proposed Actions and the Proposed Development, would continue to be) developed as a unit under alternate ownership arrangements, as set forth in the zoning lot definition in ZR 12-10, for all of the zoning lots comprising the LSRD.

(c) shall be located entirely in a #Residence District# or in a C1, C2, C3 or C4-1 District; and

Upon approval of the Proposed Actions, Block 346, Lots 1, 37, 75 and 95 (Parcel 2A) would be located in an R9-1/C2-5 district, and Block 351, Lot 1 (Parcel 1) would be located in an R8 district. Therefore, the LSRD would be located entirely in a residence district or in a C2 district.

(d) shall not include any #zoning lots# occupied by existing #buildings# to remain; and in staged developments, existing #buildings# proposed for demolition shall not be permitted to create a temporary #non-compliance#.

Not applicable.

GO Broome Development
60 and N/A Broome Street, Manhattan

Authorization Pursuant to ZR Section 13-443

Attachment #11
Applicant's Statement of Findings

13-443
Reduction in the number of required existing parking spaces

For off-street parking facilities built prior to May 8, 2013, the City Planning Commission may authorize a reduction in the number of required #accessory# off-street parking spaces where the Commission finds that such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area, as applicable.

The Applicants request an authorization pursuant to ZR 13-443 (Reduction in the number of required existing parking spaces) to modify ZR 25-23 (Requirements Where Group Parking Facilities Are Provided) and allow for the elimination of the 33-space parking lot on Block 346, Lot 75. The parking lot provides required accessory parking for the Hong Ning building on Block 346, Lot 1.

The City Planning Commission may authorize a reduction in the number of required parking spaces where it finds that such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area. The requested authorization would not have any adverse effects on residents of the Hong Ning building because the majority of the senior residents do not drive or own a vehicle, as evidenced by the fact that the parking lot has been underutilized since the construction of the building in 1982. Furthermore, the loss of the parking lot would not have an adverse impact on residents, businesses, or community facilities in the surrounding area because the parking lot has never been available for public parking.

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

GO Broome Development
60 and N/A Broome Street, Manhattan

Authorization Pursuant to ZR Section 78-311

Attachment #11
Applicant's Statement of Findings

78-311
Authorizations by the City Planning Commission

When a #large-scale residential development# includes, or will include after subdivision, two or more #zoning lots#, the City Planning Commission may authorize:

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(e) the location of #buildings# without regard for the height and setback regulations which would otherwise apply along portions of #streets# "wholly within" the #large-scale residential development# or along #side# or #rear lot lines abutting# other #zoning lots# within the #large-scale residential development#, provided that any #building# for which required rear or side setbacks are reduced shall be separated from all other #buildings# with which it does not share a party wall, on the same or adjacent #zoning lots#, by a distance consistent with the provisions of Section 23-71;

The Applicants request an authorization pursuant to ZR 78-311(e) to modify (i) the street wall location requirements of ZR 23-661(c) (Street wall location) along the entire Norfolk Street frontage, except for the portion of the frontage adjacent to the Norfolk Building that qualifies as an outer court, and (ii) the setback requirements of ZR 23-662(a) and (c) for an area comprising 7 feet by 100 feet above the maximum base height of 105 feet along the portion of Norfolk Street frontage located within 100 feet of Grand Street, and for an area comprising 7 feet by 63.34 feet above the maximum base height of 95 feet along the portion of Norfolk Street frontage located beyond 100 feet of Grand Street.

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78-313
Findings

As a condition precedent to the granting of authorizations under the provisions of Section 78-311 (Authorizations by the City Planning Commission) or a special permit under the provisions of Section 78-312 (Special permits by the City Planning Commission), the Commission shall make the following findings:

(a) that such modifications will aid in achieving the general purposes and intent of this Chapter as set forth in Section 78-01 (General Purposes);

The Hong Ning building was constructed pursuant to height factor zoning regulations, and received an authorization under ZR 78-311(e) to modify height and setback regulations along Norfolk Street (a street located wholly within the Original LSRD). Now that the zoning lot will be subject to the Quality Housing regulations by virtue of the Proposed Development, these waivers are no longer applicable. Therefore, to avoid the Hong Ning building becoming a non-complying building with respect to the Quality Housing bulk regulations, new waivers are requested, which would replace the prior waivers and ensure the continued compliance of the Hong Ning building. Although the regulations that are being waived have changed, the Hong Ning building has not, and it will not change pursuant to the Proposed Actions. The City Planning Commission previously made this finding for the prior authorization on the basis that it would aid in achieving the general purposes and intent of Article VII, Chapter 8, and it is appropriate for the Commission to do so again here.

(b) that such distribution of #floor area#, #dwelling units#, #rooming units#, #open spaces#, locations of #buildings#, or location of primary business entrances, #show windows# or #signs# will permit better site planning and will thus benefit both the residents of the #large-scale residential development# and the City as a whole;

In granting the prior authorization for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building permitted better site planning and thus benefitted both the residents of the Original LSRD and the City as whole. It is appropriate to make that finding again here. The Hong Ning building is an integral component of the LSRD site plan, and the design of the Proposed Development has been driven in large part by the existence of the Hong Ning Building on the zoning lot. Approval of the requested authorization for the Hong Ning building would ensure the continued compliance of the Hong Ning building with the underlying bulk regulations and, importantly, would allow the Hong Ning building to be rebuilt in its current form in the event of a casualty.

(c) that such distribution or location will not unduly increase the #bulk# of #buildings#, density of population, or intensity of #use# in any #block#, to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#;

In granting the prior authorization for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building would not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of the occupants of buildings in the block or nearby blocks. The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make that finding again here. The density and use of the Hong Ning building is permitted as-of-right, and the modest height and setback waivers will merely ensure the building's continued existence in its current form.

(d) that such distribution or location will not affect adversely any other #zoning lots# outside the #large-scale residential development# by restricting access to light and air or by creating traffic congestion;

In granting the prior authorization for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building would not adversely affect other zoning lots outside of the development by restricting access to light and air or by creating traffic congestion. The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make that finding again here. With respect to light and air, the Hong Ning building is bounded to the west (across Norfolk Street) by the NYCHA buildings, which have ample open space, to the south (across Grand Street) by a tower-in-the park development, and to the east by the 384 Grand Building. All of these buildings have existed harmoniously with the Hong Ning building since its construction. With respect to traffic impacts, the majority of senior residents of the Hong Ning building do not drive or own cars, and therefore their impact on traffic is negligible.

(e) where portions of the total required #open space# are pooled in common #open space# areas or common parking areas, that such common areas will, by location, size, shape and other physical characteristics, and by their relationship to surrounding development and the circulation system, permit realization of the full community service of advantages for which such pooled areas are designed;

Not applicable.

(f) where one or more #zoning lots# in the #large-scale residential development# do not #abut# mapped #streets#, that suitable private access to mapped #streets# will be provided conforming to standards which will ensure adequate circulation and make adequate provision for public services; and

Not applicable.

(g) the modification of height and setback will not impair the essential character of the surrounding area and will not have adverse effects upon the access to light, air and privacy of adjacent properties.

The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make this finding again here. With respect to light and air, the Hong Ning building is bounded to the west (across Norfolk Street) by the NYCHA buildings, which have ample open space, to the south (across Grand Street) by a tower-in-the park development, and to the east by the 384 Grand Building. All of these buildings have existed harmoniously with the Hong Ning building since its construction. Furthermore, the Proposed Development (and the waivers requested for it) has been designed to ensure the privacy of occupants in the Hong Ning building and the Proposed Development.

GO Broome Development
60 and N/A Broome Street, Manhattan

Special Permit Pursuant to ZR Section 78-312

Attachment #11
Applicant's Statement of Findings

78-312
Special permits by the City Planning Commission

For any #large-scale residential development#, the City Planning Commission may permit:

(a) the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations or by Sections 78-32 (Bonus for Good Site Plan)or 78-33 (Bonus for Common Open Space) for all #zoning lots# within the #large-scale residential development# to be distributed without regard for #zoning lot lines#;

The Applicants request the distribution of 15,000 square feet of excess floor area from a zoning lot consisting of Block 346, Lot 95 to a zoning lot consisting of Block 346, Lots 1, 37 and 75 for the purpose of maximizing the amount of affordable housing in the Norfolk Building.

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(d) in R1, R2, R6, R7, R8, R9 or R10 Districts, minor variations in the front height and setback regulations on the periphery of such #large-scale residential development# for the purpose of introducing variety, preserving natural features, or providing for improved access of light and air, but within the general purpose and intent of the height and setback regulations. In R3, R4 or R5 Districts, the Commission may modify the height and setback regulations set forth in Section 23-631 and paragraph (b) of Section 78-31, on the periphery of such #large-scale residential development#, for the purposes of introducing variety, providing a transition in neighborhood scale between the #large-scale residential development# and surrounding #buildings#, preserving natural features or view corridors, or improving the access of light and air;

The Applicants request the following waivers for the Proposed Development:

- Waiver of the height and setback regulations to allow a portion of the Suffolk Building along Suffolk Street, located on the periphery of the LSRD, to penetrate the required setback set forth in ZR Section 23-662(a) and (c) (Maximum height of buildings and setback regulations).

- Waiver of the height and setback regulations to allow the Suffolk Building, located on the periphery of the LSRD, to exceed the maximum building height set forth in ZR Section 23-664(c)(1) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors).

The Applicants also request the following waiver for the existing Hong Ning building:

- Waiver of the height and setback regulations to allow a portion of the Hong Ning building along Grand Street, located on the periphery of the LSRD, to modify (i) the street wall location requirements of ZR 23-661(c), and (ii) the setback requirements of ZR Section 23-662(a) and (c) (Maximum height of buildings and setback regulations).

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(f) modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot) and may authorize modifications of the spacing required by paragraphs (c), (d), (e) and (h) of Section 78-311 (Authorizations by the City Planning Commission); and

The Applicants request a special permit pursuant to ZR 78-312(f) to modify ZR Section 23-711 (Standard minimum distance between buildings) with respect to the minimum distances required between (i) the Suffolk Building and the Hong Ning building, (ii) the Norfolk Building and the Hong Ning building, and (iii) the Norfolk Building and the Suffolk Building.

78-313
Findings

As a condition precedent to the granting of authorizations under the provisions of Section 78-311 (Authorizations by the City Planning Commission) or a special permit under the provisions of Section 78-312 (Special permits by the City Planning Commission), the Commission shall make the following findings:

(a) that such modifications will aid in achieving the general purposes and intent of this Chapter as set forth in Section 78-01 (General Purposes);

Approval of the requested special permits for the Proposed Development would aid in achieving the general purposes and intent of the special regulations applying to large-scale residential developments. As described in ZR Section 78-01, for large-scale residential developments involving several zoning lots but planned as a unit, "the district regulations may impose

unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and bulk controls." The massing and design of the Proposed Development were developed to create a better overall site plan and a better relationship among buildings and open areas, both within the LSRD and the surrounding area, than would be possible without the use of the regulations governing large-scale residential developments.

The Proposed Development would be facilitated by the redistribution of floor area without regard to zoning lot lines, and the waiver of regulations governing height and setback and minimum distance between buildings on the same zoning lot. As explained below, the requested special permits would facilitate better site planning for the development of vacant and underutilized land, namely the underutilized parking lot located on Block 346, Lot 75 and the remnants of the BHH Synagogue on Block 346, Lot 37. The requested special permits would also maximize the open space located in the center of Block 346 between the existing buildings and the Proposed Development; specifically, a landscaped area at the rear of the new buildings would enhance the sense of openness and connectivity within the LSRD in a manner that best serves the active and passive recreation needs of residents within the LSRD. The mixed-use, mixed-income Proposed Development would foster a more stable community by providing approximately 208 permanently affordable homes (including approximately 115 units for seniors). Finally, the massing and placement of the new buildings in the Proposed Development have been designed to incorporate a variety of building forms that are integrated with each other and the surrounding area. Based on the foregoing factors, the LSRD would promote and protect public health, safety and general welfare.

The Hong Ning building was constructed pursuant to height factor zoning regulations and received a special permit under ZR 78-312(d) to modify height and setback regulations along Grand Street (a street located at the periphery of Original LSRD). Now that the zoning lot will be subject to the Quality Housing regulations by virtue of the Proposed Development, these waivers are no longer applicable. Therefore, to avoid the Hong Ning building becoming a non-complying building with respect to the Quality Housing bulk regulations, new waivers are requested, which would replace the prior waivers and ensure the continued compliance of the Hong Ning building. Although the regulations that are being waived have changed, the Hong Ning building has not, and it will not change pursuant to the Proposed Actions. The City Planning Commission previously made this finding for the prior waivers on the basis that they would aid in achieving the general purposes and intent of Article VII, Chapter 8, and it is appropriate for the Commission to do so again here.

(b) that such distribution of #floor area#, #dwelling units#, #rooming units#, #open spaces#, locations of #buildings#, or location of primary business entrances, #show windows# or #signs# will permit better site planning and will thus benefit both the residents of the #large-scale residential development# and the City as a whole;

The massing of the proposed buildings has been developed in relation to the existing buildings within the LSRD to create a better site plan and a better relationship among buildings and open areas both within the LSRD and within the surrounding area than would otherwise be possible without the redistribution of floor area and the requested bulk waivers.

The LSRD would be located at the juncture of two unique and well-established building typologies. Tower-in-the-park style residential buildings are generally located to the south and east of the proposed LSRD, and three- to eight-story tenement style residential buildings with ground floor retail are generally located to the north and west of the proposed LSRD. In addition, mixed-use large-scale buildings are currently under construction in the Seward Park Mixed-Use Development Project, a large-scale general development commonly known as Essex Crossing, located directly adjacent to the north and east of the proposed LSRD. The Essex Crossing buildings represent a third typology, that of the tower-on-a-base.

The LSRD would be a microcosm of these various typologies. The Hong Ning senior housing building on Block 346, Lot 1 and the NYCHA building on Block 351, Lot 1 are both tower-in-the-park style buildings, and the 384 Grand Street building on Block 346, Lot 95 is a tenement-style building. The massing for the proposed buildings has been designed to respect and complement these existing building typologies, and to respond to the newly introduced Essex Crossing forms – particularly the established street wall on Broome Street. The mixed typology proposed for the Proposed Development would have the benefits of the light and air available in the tower-in-the-park style area to the east and south and the urban vitality of the tenement style area to the north and west.

The massing of the proposed buildings in the LSRD is intended to combine the most beneficial elements of the tower-in-the-park typology and the contextual street wall typology of the tenement style. Similar to the tower-in-the-park typology, the LSRD would concentrate the floor area built above the building bases into contextual high-rise components, leaving the majority of

the lot area above the bases open to the sky. The openness, as facilitated by the requested bulk waivers, would allow light and air to reach the streets and the surrounding area and would provide the contextual high-rise portions of the buildings with abundant light, air, and views.

On the other hand, the bases of the proposed building have been designed with contextual street walls, which are generally absent in the tower-in-the-park typology. The contextual street walls and proposed ground floor uses would promote active street life. The street walls, which are the defining element of the contextual building typology, would frame each street and provide "eyes on the street" to promote safety through passive surveillance. Active ground floor frontages would be introduced along the Broome Street frontages of the proposed buildings, thereby continuing the retail corridor expected to be introduced by Essex Crossing. Additionally, approximately 4,759 square feet of commercial space would be added along Grand Street on Block 346, Lot 95, which already includes ground-floor commercial uses.

Similar to Essex Crossing, the proposed massing would serve as a transition between the more contextual character of the neighborhood to the north and west, and the tower-in-the-park character of the neighborhood to the south and east. The mix of uses proposed would also serve as a transition between these areas, which are more residential to the east and south and more mixed-use to the north and west. This mix would add to the vitality of the neighborhood, and would help foster a diverse and lively street life.

The variety of heights of the proposed and existing buildings in the LSRD would provide visual interest and enhance and continue the varied neighborhood skyline created by Essex Crossing. The contextual high-rise building in the Proposed Development would have a height generally in line with heights of the tallest Essex Crossing buildings being constructed to the north and east. Orienting the tower portions of the proposed buildings along a general north-south axis would avoid overwhelming Broome Street, and ensure that the upper levels of the buildings read as slender and thoughtful additions to the neighborhood rather than bulky extrusions.

The proposed buildings would adhere to an established street wall height along Broome Street, mirroring the Essex Crossing buildings on the north side of the street, and enhancing the

contextual character along this evolving thoroughfare. The street wall steps up along Norfolk Street, in keeping with the existing building height of the Hong Ning senior housing building on Block 346, Lot 1 and it steps down on Suffolk Street, to the scale of the 384 Grand Street building on Block 346, Lot 95.

Although the zoning lot of the Proposed Development would occupy nearly a full block, the buildable footprint is an irregular L-shaped area. This footprint is further constrained by the presence of the Hong Ning senior housing building on Block 346, Lot 1, which is recessed between 15 to 20 feet from Norfolk Street and occupies an area with a depth of approximately 175 feet from Grand Street (nearly 60 percent of the block's depth). As noted above, a key planning goal was to respect the existing buildings in the LSRD which, in addition to the Hong Ning senior housing building, includes the remnants of the BHH Synagogue on Block 346, Lot 37 and the five-story 384 Grand Street building on Block 346, Lot 95.

The increase in floor area generated by the proposed zoning map amendment and the Mandatory Inclusionary Housing program is necessary to provide the density to support the amount of affordable housing, senior housing, and community facility use to be included in the Proposed Development. However, the configuration of the Development Site makes it difficult to accommodate this density in an optimal site plan that is contextual with the built character of the existing buildings in the proposed LSRD and the surrounding area. Therefore, the Proposed Development has been designed to accommodate the required amount of floor area while retaining a maximum base height of 85 feet along Suffolk and Broome Streets to match the design principles of Essex Crossing, and a maximum base height of 125 feet along Norfolk Street to reflect the existing height of the Hong Ning senior housing building. This design necessitates a height waiver to allow the Suffolk Building to rise to a maximum height of 310 feet (where a height of 285 feet would otherwise be permitted), and a setback waiver to allow the Suffolk Building to setback 10 feet from Suffolk Street (where a 15-foot setback would otherwise be required).

To the greatest extent practicable, the bulk of the Suffolk Building has been massed below a base height of 85 feet to match the design of the adjacent Essex Crossing buildings and preserve light

and air reaching Broome Street. To effectuate this strategy, the presence of the Hong Ning senior housing building creates the need for a waiver of minimum distance regulations between that building and the Suffolk Building. The minimum distance between buildings regulation requires that the Suffolk Building be located the following distances from the eastern side of the Hong Ning senior housing building: 60 feet (window to window condition) and 50 feet (wall to window condition). In order to accommodate the base of the Suffolk Building, a distance of 46 feet, 10 inches is proposed. The use of the minimum distance waiver in conjunction with the setback waiver strikes a thoughtful balance between preservation of light and air to Suffolk Street, on the one hand, and light and air to the interior courtyard and privacy of residents, on the other hand, while allowing the proposed amount of floor area to be accommodated in the Proposed Development.

Additionally, the minimum distance between buildings regulations require the Norfolk Building to be located at least 40 feet from the northern side of the Hong Ning senior housing building. The proposed distance is 11 feet, nine inches away. Therefore, an area measuring 27 feet, 11 inches in depth must be waived. This waiver is necessary to allow the Norfolk Building to occupy Block 346, Lot 37 and incorporate the remnants of the BHH Synagogue at its historic location. There are no legally required windows on the northern side of the Hong Ning senior housing building, and there are no legally required windows proposed on the southern side of the Proposed Development at this location. This wall-to-wall condition would not create any negative impact to the residents in either building.

The minimum distance between buildings regulations also require a minimum distance of 80 feet between any portions of the Hong Ning building, the Suffolk Building, and the Norfolk Building above 125 feet that exceed, in the aggregate, a lot coverage of 40 percent. The aggregate lot coverage of these buildings is 51.5 percent between 125 feet and 126.13 feet (the height of the roof of the Hong Ning building), such that, for these 1.13 feet, the (a) the Suffolk Building must be located at least 80 feet from the Hong Ning building, (b) the Norfolk Building must be located at least 80 feet from the Hong Ning Building, and (c) the Suffolk Building and the Norfolk Building must be located at least 80 feet from each other. Above 126.13 feet, the aggregate lot coverage of the buildings is 32.7 percent, which is less than 40 percent, such that the Norfolk

Building and Suffolk Building are required to be located only 60 feet apart (window to window condition) above this height. The proposed distance between the Suffolk Building and the Hong Ning building is 46.83 feet, the proposed distance between the Norfolk Building and the Hong Ning building is 11.75 feet, and the proposed distance between the Norfolk Building and the Suffolk Building is 60.00 feet, requiring a waiver of the 80-foot minimum distance requirement. This waiver allows the proposed floor area to be massed as contextual high-rise building components above the maximum base height along Norfolk Street and Suffolk Street, as discussed above, and, given that it applies to only 1.13 feet in height, may be characterized as minimal.

For the reasons set forth above, the waivers requested by this Application would result in a site plan that, when compared to what could be built pursuant to the existing land use controls, would have a better relationship among buildings and open areas to adjacent streets, surrounding development and adjacent open areas, which would benefit the occupants of the LSRD as well as the neighborhood and the City as a whole.

In granting the prior special permit for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building permitted better site planning and thus benefitted both the residents of the Original LSRD and the City as whole. It is appropriate to make that finding again here. The Hong Ning building is an integral component of the LSRD site plan, and the design of the Proposed Development has been driven in large part by the existence of the Hong Ning Building on the zoning lot. Approval of the requested special permit for the Hong Ning building would ensure the continued compliance of the Hong Ning building with the underlying bulk regulations and, importantly, would allow the Hong Ning building to be rebuilt in its current form in the event of a casualty.

(c) that such distribution or location will not unduly increase the #bulk# of #buildings#, density of population, or intensity of #use# in any #block#, to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#;

The requested bulk waivers would facilitate a site plan that is sensitive to the surrounding built context in terms of scale, and would not unduly increase the bulk of buildings to the detriment of occupants in the proposed buildings or the surrounding area. No bulk is proposed to be distributed between blocks, and the number of dwelling units in the Proposed Development would be permitted on an as-of-right basis, independent of the requested special permit.

The plan for the LSRD recognizes the varied scale of the surrounding streets, and attempts to mass the Proposed Development in a manner that is sensitive to the impact on adjacent buildings and minimizes the impact on light and air. In particular, the majority of the bulk has been massed to the eastern portion of the site to reduce its impact on views from the 23-story NYCHA building to the west. On the block to the east of the Proposed Development, across Suffolk Street, a publicly accessible open space is under construction along Broome Street and a future school is anticipated on the southern portion of the block.

The Development Site is constrained by the existence of the Hong Ning senior housing building on Block 346, Lot 1 which limits the ability to provide a functional building depth under the applicable zoning regulations. The waivers of minimum distance between buildings regulations would provide for an adequate and efficient floor plate while allowing a distance of 46 feet, ten inches clear between residential windows in the existing Hong Ning senior housing building and the Suffolk Building. The requested waivers would not only allow the buildings to be efficient, providing good layouts, but would improve the quality of the housing that can be achieved throughout the building. In particular, the waivers would ensure that adequate light and air would reach the rear yard open space. The reduction of the setback along Suffolk Street would further allow for the floorplates necessary for the construction of residential buildings with double-loaded corridors, and also ensure that adequate light and air would reach the rear yard area of the LSRD and the surrounding streets.

The areas to the east and south are already developed with tower-in-the-park style developments and therefore allow a large amount of light and air to reach the site. The tower configuration of the Proposed Development is intended to allow for ample light and air to reach the buildings in the LSRD, the surrounding neighborhood and the streets. Further, the available floor area has

been designed to be packed into the base of the Proposed Development to the greatest extent practicable up to a base height of 85 feet – consistent with the design of the nearby Essex Crossing developments. The portions of the Proposed Development to be located above the 85-foot base height have been designed with an efficient double-loaded corridor along a general north-south axis to allow for natural light in the courtyard created in the block interior, as well as onto Broome Street due to the lower podium height on that frontage.

Based on the path of the sun through the sky, the Proposed Development would only cast early morning shadows during the summer months. According to the environmental analysis prepared in connection with this application, no significant adverse shadow impacts would result from the Proposed Development. While the Proposed Development would cast incremental shadows on the publicly accessible open space to be constructed on the north side of the block immediately to the east of the Development Site, the analysis concluded that the impact of the shadows cast by the buildings is limited by duration, time of day and/or season of the year, and the publicly accessible open space was identified as a "shady oasis" in the environmental studies for the Essex Crossing project. Furthermore, any mid-rise or larger development on Block 346 would have the same effect on the publicly accessible open space. The incremental shadows resulting from the Proposed Development would not negatively impact the use of this publicly accessible open space.

Therefore, the LSRD would not unduly increase the bulk of buildings, density of population, or intensity of uses in any one block to the detriment of the occupants of buildings in the block or nearby blocks.

In granting the prior special permit for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building would not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of the occupants of buildings in the block or nearby blocks. The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make that finding again here. The density and use of the Hong Ning

building is permitted as-of-right, and the modest height and setback waivers will merely ensure the building's continued existence in its current form.

(d) that such distribution or location will not affect adversely any other #zoning lots# outside the #large-scale residential development# by restricting access to light and air or by creating traffic congestion;

As noted above in the Applicant's response to the finding under ZR Section 78-313(c), the Proposed Development would not adversely affect zoning lots outside the proposed LSRD by restricting access to light and air. To the contrary, the design of the Proposed Development is intended to maximize the amount of light and air available to the surrounding area in a manner that would not be possible if the Proposed Development was constructed pursuant to the underlying bulk controls.

The Proposed Development also would not adversely affect zoning lots outside the proposed LSRD by creating traffic congestion. The Proposed Development would be served by Broome, Norfolk, Suffolk, and Grand Streets. Grand Street and, to a lesser extent, Broome Street, are important east-west corridors, while Norfolk and Suffolk Streets are more local. The proposed buildings are not expected to generate a significant amount of traffic, and this traffic would be distributed among several arrival and departure routes along the streets, minimizing the concentration of new traffic on any one intersection or street. The Proposed Development is not expected to generate more than 50 new vehicular trips through any intersection during peak hours. The Development Site has frontage on three streets, which will help to disperse pedestrian trips generated by the Proposed Development along the surrounding streets.

In addition, the majority of residents and visitors to the proposed buildings are expected to travel on foot or by public transportation. Automobile trips (including taxi trips) are predicted to account for up to just 12.5 percent of trips taken by residents and retail patrons (residential and retail uses account for 90.5 percent of the Proposed Development program by gross floor area), and no more than six percent of trips for community facility uses. The low automobile usage reflects the pedestrian orientation of the surrounding area and the fact that the area is well served by public transportation. The Delancey/Essex Street stop on the F/J/M/Z subway lines is located one block north of the Project Area, and the surrounding area is served by five bus lines. In

addition, bicycle storage would be provided onsite within the Proposed Development and bicycle use would be encouraged in lieu of automobile use through a private bicycle share program.

In granting the prior special permit for the Hong Ning building under the Original LSRD, the City Planning Commission previously determined that the proposed location of the Hong Ning building would not adversely affect other zoning lots outside of the development by restricting access to light and air or by creating traffic congestion. The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make that finding again here. With respect to light and air, the Hong Ning building is bounded to the west (across Norfolk Street) by the NYCHA buildings, which have ample open space, to the south (across Grand Street) by a tower-in-the park development, and to the east by the 384 Grand Building. All of these buildings have existed harmoniously with the Hong Ning building since its construction. With respect to traffic impacts, the majority of senior residents of the Hong Ning building do not drive or own cars, and therefore their impact on traffic is negligible.

(e) where portions of the total required #open space# are pooled in common #open space# areas or common parking areas, that such common areas will, by location, size, shape and other physical characteristics, and by their relationship to surrounding development and the circulation system, permit realization of the full community service of advantages for which such pooled areas are designed;

Not applicable.

(f) where one or more #zoning lots# in the #large-scale residential development# do not #abut# mapped #streets#, that suitable private access to mapped #streets# will be provided conforming to standards which will ensure adequate circulation and make adequate provision for public services; and

Not applicable.

(g) the modification of height and setback will not impair the essential character of the surrounding area and will not have adverse effects upon the access to light, air and privacy of adjacent properties.

The requested height and setback waivers would not impair the character of the surrounding area. As explained above, the massing of the Proposed Development has been designed to respect and complement these existing building typologies in the surrounding area. Similar to Essex Crossing, the proposed massing would serve as a transition between the more contextual

character of the neighborhood to the north and west, and the tower-in-the-park character of the neighborhood to the south and east.

Furthermore, the requested height and setback waivers are specifically intended to minimize adverse effects upon access to light, air and privacy of adjacent properties. The Quality Housing height and setback regulations permit a base height of up to 125 feet in an R9-1 district. Above the base height, a setback of 15 feet is required from the street line of a narrow street under ZR 23-662(a) and (c). The Suffolk Building would set back 10 feet on Suffolk Street, which is a narrow street. Therefore, a waiver is requested for an area comprising five feet by 181'-4" above the maximum base height of 125 feet. The reduction of the required setback is needed to provide a viable building depth on a site that has an existing building (the Hong Ning senior housing building on Block 346, Lot 1) which is significantly recessed from the street line, and to maintain an acceptable distance between legally required windows in the Hong Ning senior housing building and the Suffolk Building. Without this waiver, the minimum distance between the two buildings would be reduced by five feet, from 46.83 feet to 41.83 feet, creating a crowded atmosphere within the proposed LSRD and diminishing the privacy of residents in both buildings.

Above the base height, the Suffolk Building would rise to a height of 310 feet (340 feet with bulkheads). This height is above the 285 feet maximum height permitted in the R9-1 district under ZR Section 23-664(c)(1). Therefore a waiver is requested. The waiver is a function of the site constraints (as described above) and is also needed to support the amount of affordable housing, senior housing, community facility use, and commercial use to be included in the Proposed Development. The Suffolk Building would have a height generally in line with heights of the tallest Essex Crossing buildings being constructed to the north and east. Furthermore, the orientation of the tower portions of the proposed buildings along a general north-south axis would avoid overwhelming Broome Street, and ensure that the upper levels of the buildings read as slender and thoughtful additions to the neighborhood rather than bulky extrusions. Finally, an 85-foot base height would be maintained along Broome and Suffolk Streets to match the datum established along Broome Street by the Essex Crossing buildings; adding bulk and height to the contextual high-rise portion of the Suffolk Building allows bulk to be reduced in the podium, to match this datum.

The existence of the Hong Ning building for nearly 40 years without any such adverse impacts makes it appropriate to make this finding again here. With respect to light and air, the Hong Ning building is bounded to the west (across Norfolk Street) by the NYCHA buildings, which have ample open space, to the south (across Grand Street) by a tower-in-the park development, and to the east by the 384 Grand Building. All of these buildings have existed harmoniously with the Hong Ning building since its construction. Furthermore, as described above, the Proposed Development (and the waivers requested for it) has been designed to ensure the privacy of occupants in the Hong Ning building and the Proposed Development.

50 NORFOLK TEXT AMENDMENT

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

Article II – Residence District Regulations

* * *

Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

23-011
Quality Housing Program

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

(a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #building or other structure# shall comply with the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter and any #building# containing #residences# shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). However, the provisions of Article II, Chapter 8, shall not apply to #buildings converted# pursuant to Article I, Chapter 5.

In R5D Districts, only certain requirements of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of This Chapter).

R6 R7 R8 R9 R10

(b) In the districts indicated without a letter suffix, the #bulk# regulations applicable to #Quality Housing buildings# may, as an alternative, be applied to #zoning lots# where #buildings# are #developed# or #enlarged# pursuant to all of the requirements of the Quality Housing Program. Such #buildings# may be subsequently #enlarged# only pursuant to the Quality Housing Program. In these districts, the Quality Housing #bulk# regulations may apply to #developments# or #enlargements# on #zoning lots# with existing #buildings# to remain, if:

(1) the existing #buildings# contain no #residences# and the entire #zoning lot# will comply with the #floor area ratio# and density standards applicable to #Quality Housing buildings#; or

(2) the existing #buildings# contain #residences#, and:

(i) such #buildings# comply with the maximum base heights and maximum #building# heights listed in the tables in Section 23-662 for the applicable district, and the entire #zoning lot# will comply with the #floor area ratio# and #lot coverage# standards applicable to #Quality Housing buildings#; or

(ii) for #developments# or #enlargements# on #zoning lots# meeting the criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors):

(a) the entire #zoning lot# will comply with the #floor area ratio# set forth in Sections 23-154 (Inclusionary Housing) or 23-155 (Affordable independent residences for seniors), as applicable;

(b) the entire #zoning lot# will comply with the #lot coverage# regulations for the applicable zoning district set forth in Section 23-153 (For Quality Housing buildings); and the #development# or #enlargement#:

(1) will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 1 of paragraph (b) of Section 23-664;

(2) in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(3) of Section 23-664 will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section 23-664; or

(3) in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(4) of Section 23-664 and is located within 150 feet of the types of transportation infrastructure listed in paragraphs (c)(2)(i) through (c)(2)(iv) of Section 23-664, will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section 23-664. Such 150-foot measurement shall be measured perpendicular to the edge of such infrastructure.

All #Quality Housing buildings# shall also comply with additional provisions set forth in Article II, Chapter 8.

R6 R7 R8 R9 R10

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

(1) Article VII, Chapter 8 (Special Regulations applying to Large Scale Residential Developments)~~;~~, except that they may be permitted as an alternative to apply within #Large Scale Residential Developments# located:

(i) in C2-5 Districts mapped within R9-1 Districts in Community District 3 in the Borough of Manhattan.

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

#Special 125th Street District#;

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

#Special East Harlem Corridors District#;

#Special Grand Concourse Preservation District#;

#Special Harlem River Waterfront District#;

#Special Limited Commercial District#;

#Special Long Island City Mixed Use District#;

#Special Lower Manhattan District#, as modified in Section 91-05;

#Special Ocean Parkway District#;

#Special Transit Land Use District#; or

#Special Tribeca Mixed Use District#.

R6 R7 R8 R9 R10

(d) In the districts indicated, for #Quality Housing buildings# in which at least 50 percent of the #dwelling units# are #income-restricted housing units#, or at least 50 percent of the total #floor area# is a #long-term care facility# or philanthropic or non-profit institution with sleeping accommodation, the applicable #bulk# regulations of this Chapter may be modified for #zoning lots# with irregular site conditions or site planning constraints by special permit of the Board of Standards and Appeals, pursuant to Section 73-623 (Bulk modifications for certain Quality Housing buildings on irregular sites).

R6 R7 R8 R9 R10

(e) In the districts indicated, where a Special Purpose District modifies the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter, the additional provisions for #Quality Housing buildings# set forth in Article II, Chapter 8 shall continue to apply. In addition, where any Special Purpose District that requires elements of Article II, Chapter 8 to apply to non-#Quality Housing buildings#, all associated #floor area# exemptions shall apply.

* * *

Chapter 8
The Quality Housing Program

28-00
GENERAL PURPOSES

The Quality Housing Program is established to foster the provision of multifamily housing and certain #community facilities# that:

(a) are compatible with existing neighborhood scale and character;

(b) provide on-site amenity spaces to meet the needs of its residents; and

(c) are designed to promote the security and safety of its residents.

28-01
Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements that, in conjunction with the #bulk# provisions for #Quality Housing buildings# set forth in Article II, Chapter 3, and Article III, Chapter 5, as applicable, apply to #buildings# containing #residences#, #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or some combination thereof as follows:

(a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X

Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all such #buildings# shall comply with the Quality Housing Program standards and requirements as set forth in this Chapter.

(b) In other R6, R7, R8, R9 or R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all #developments# and #enlargements# of such #buildings# utilizing the Quality Housing #bulk# regulations in Article II, Chapter 3, shall comply with the Quality Housing Program standards and requirements set forth in this Chapter.

(c) In R5D Districts, only the requirements set forth in Sections 28-12 (Refuse Storage and Disposal), 28-23 (Planting Areas) and 28-43 (Location of Accessory Parking) shall apply.

(d) In R6 through R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, for #developments# and #enlargements# of #community facility buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or portions of #buildings# containing such #uses#, where such #buildings# utilize the #bulk# regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts with a letter suffix, or the height and setback regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts without a letter suffix, the Quality Housing Program standards and requirements of this Chapter shall apply, except that the provisions of Section 28-12 shall be optional.

~~(e) The provisions of Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments), are not applicable to #Quality Housing buildings#.~~

(~~f~~e) The provisions of this Chapter shall not apply to #dwelling units converted# pursuant to Article I, Chapter 5, unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).

* * *

Article VII - Administration

Chapter 8
Special Regulations Applying to Large-Scale Residential Developments

78-00
GENERAL PURPOSES, DEFINITIONS AND GENERAL PROVISIONS

78-01
General Purposes

The regulations set forth in this Chapter are designed to deal with certain types of problems which arise only in connection with large-scale residential developments and to promote and facilitate better site

planning and community planning through modified application of the district regulations in such developments.

For large-scale residential developments involving several zoning lots but planned as a unit, the district regulations may impose unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and bulk controls. For such developments, the regulations of this Chapter are designed to allow greater flexibility for the purpose of securing better site planning for development of vacant land and to provide incentives toward that end while safeguarding the present or future use and development of surrounding areas and, specifically, to achieve more efficient use of increasingly scarce land within the framework of the overall bulk controls, to enable open space in large-scale residential developments to be arranged in such a way as best to serve active and passive recreation needs of the residents, to protect and preserve scenic assets and natural features such as trees, streams and topographic features, to foster a more stable community by providing for a population of balanced family sizes, to encourage harmonious designs incorporating a variety of building types and variations in the siting of buildings, and thus to promote and protect public health, safety and general welfare.

* * *

78-03
Applicability of This Chapter

#Large-scale residential developments# are governed by all the #use#, #bulk#, off-street parking and loading, and other applicable regulations of this Resolution, except for such special provisions as are specifically set forth in this Chapter and apply only to such #large-scale residential developments#. ~~However, the Quality Housing Program is inapplicable in #large-scale residential development#.~~

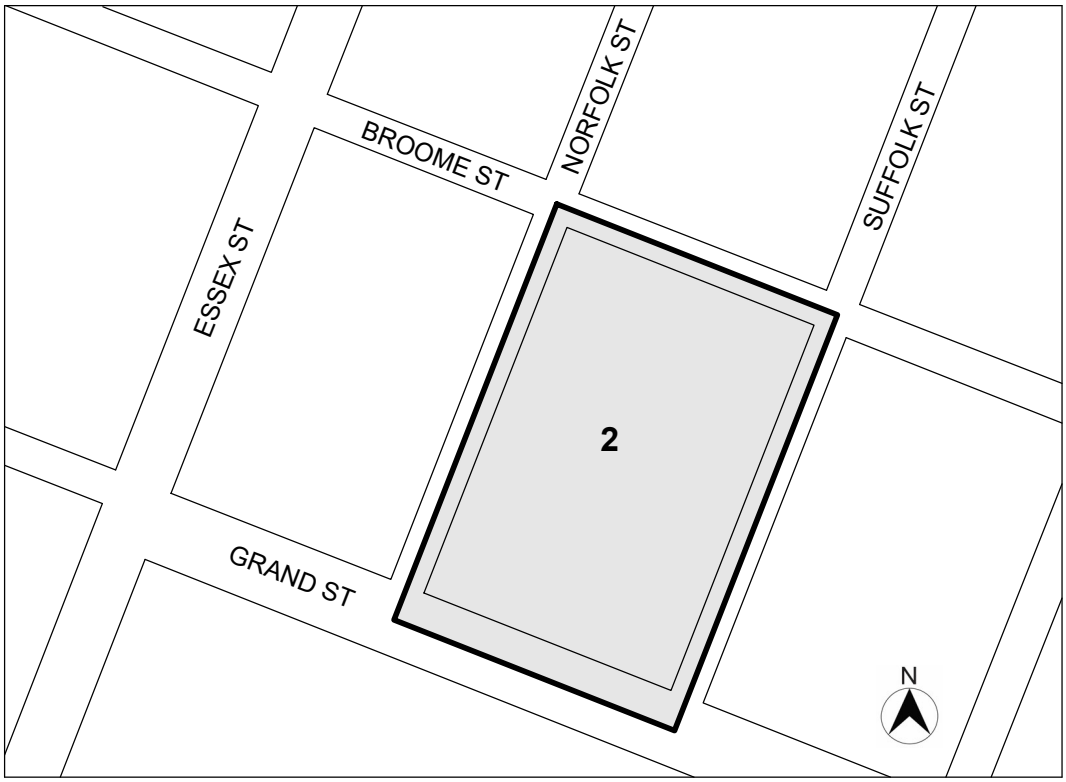
Any #large-scale residential development# having a total of at least 500 #dwelling units# shall be subject to the provisions of Section 78-11 (General Provisions), relating to Provision of Public Facilities in Connection with Large-Scale Residential Developments.

#Large-scale residential developments# within the #waterfront area# shall be subject to the provisions of Section 62-132 (Applicability of Article VII, Chapters 4, 8 and 9).

* * *

END

Map 3 - (X/X/20XX)



Inclusionary Housing Designated Area

Mandatory Inclusionary Housing Program Area (see Section 23-154(d)(3)

Area 2 - mm/dd/yy, MIH Program Option 1

Portion of Community District 3, Borough of Manhattan

Zoning Change Map



CURRENT ZONING MAP



PROPOSED ZONING MAP

(Area being rezoned is outlined with dotted lines)

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.

Changing an R8 district to an R9-1/C2-5 district

GO Broome Development

Zoning Comparison Table

	Permitted/Required			
	Existing R8		Proposed R9-1/C2-5 (MIH)	
	Zoning Section(s)	R8	Zoning Section(s)	R9-1/C2-5
USE GROUPS	22-10	1,2,3,4	22-10, 32-10	1,2,3,4, 5-9, 14
Maximum FAR				
Residential	23-153	6.02	23-154(d)(2)	9.0
AIRS	23-155	7.20	23-155	9.0
Community Facility	24-11	6.5	35-31,24-11,33-121	10.0
Commercial	Not Permitted	0.0	35-31, 33-121	2.0
YARDS				
Front Yard	N/A	None	N/A	None
Side Yard	23-462 (c)	None; 8' min if provided	35-52	None; 8' min if provided
Rear Yard (Residential)	23-53	30' for int & thru lots	23-53	30' for int & thru lots
Rear Yard (Community Facility)	24-36	30'	24-36	30'
Rear Yard (Commercial)	N/A	N/A	33-26	20' beyond 100' of corner
LOT COVERAGE				
Lot Coverage - Residential	23-153	Corner Lot: 100% Interior Lot: 70%	23-153	Corner Lot: 100% Interior Lot: 70%
Lot Coverage - Comm. Facility	24-11	Corner Lot:75% Interior Lot: 65%	24-11	Corner Lot:75% Interior Lot: 65%
STANDARD HEIGHT AND SETBACKS				
Quality Housing				
Minimum Base Height	23-662(a)	60 ft	23-664(b)	N/A
Maximum Base Height	23-662(a)	85 ft	23-664(b)	125 ft
Maximum Building Height	23-662(a)	120 ft	23-664(b)	285 ft, 28 stories
Setbacks from Narrow Streets	23-662	20'	23-662	15'
Setbacks from Wide Streets	23-662	15'	23-662	10'
Height Factor				
Maximum Height Front Wall	23-641	85 ft	23-641	125 ft
Maximum Building Height	23-641	No Limit (a)	23-641	No Limit (a)
Sky Exposure Plane Narrow Streets	23-641	2.7:1	23-641	2.7:1
Sky Exposure Plane Wide Streets	23-641	5.6:1	23-641	5.6:1
Setbacks from Narrow Streets	23-641	20'	23-641	15'
Setbacks from Wide Streets	23-641	15'	23-641	10'
Open Space	23-151	Varies by HF	23-151	Varies by HF
DENSITY				
Maximum number of DUs	23-22	680 sf/DU	23-22	680 sf/DU
PARKING AND LOADING				
Parking	13-10	None (within Manh Core)	13-10	None (within Manh Core)
Loading	N/A	N/A	36-62	First 25,000 sf - none; Next 15,000 sf - 1 berth Next 60,000 sf - 1 berth Ea add'l 150,000 sf - 1 berth

[a] Governed by Sky Exposure Plane.



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.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

08–08–2018 C 180201 ZMM

Special Requirements:

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

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

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

MAP KEY

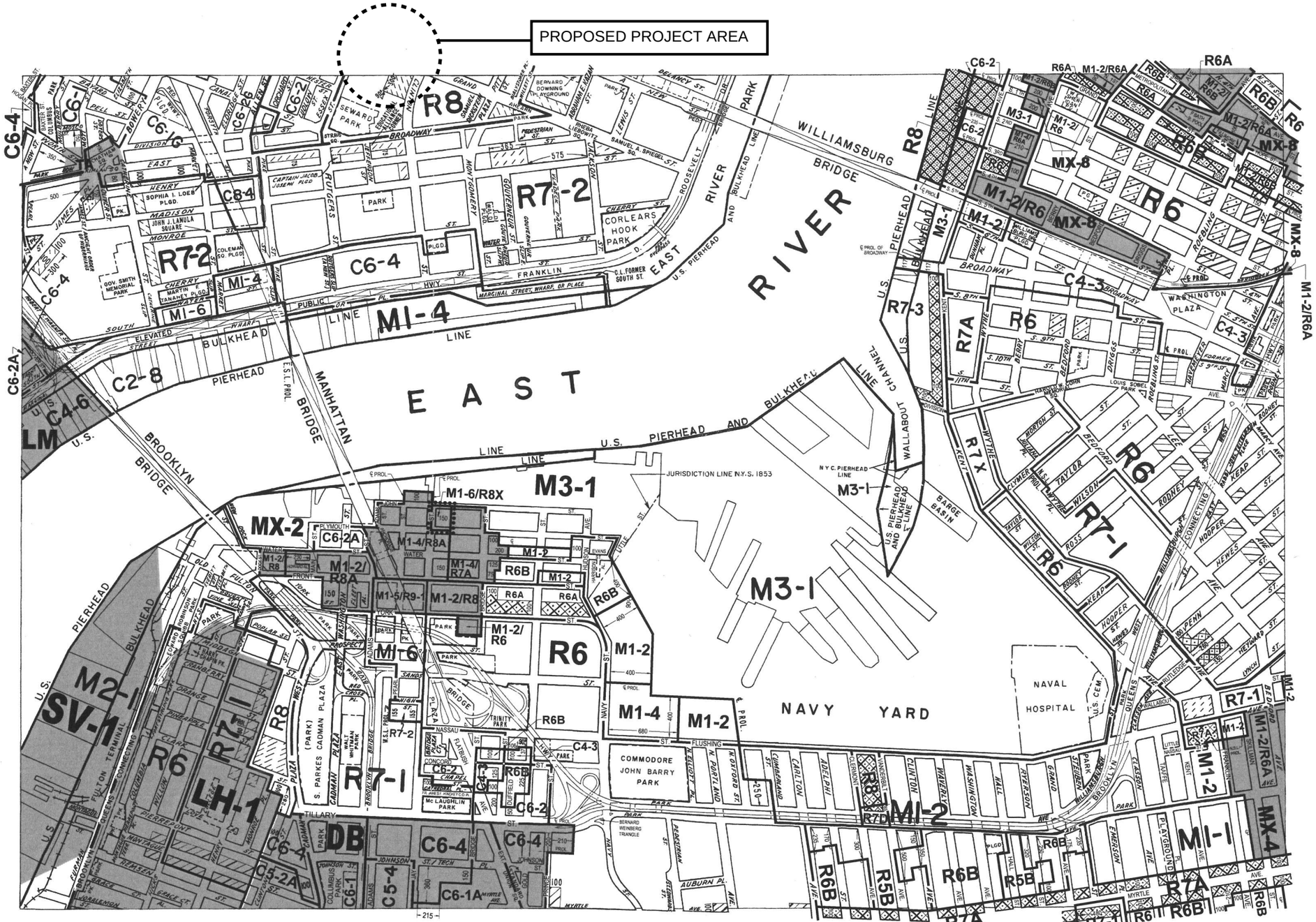
8b	8d	9b
12a	**12c**	13a
12b	12d	13b

N

© Copyrighted by the City of New York

ZONING MAP **12c**

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



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.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

12–20–2018 C 180344 ZMK

Special Requirements:

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

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

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

N

MAP KEY

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

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ZONING MAP **12d**

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

NYC Finance

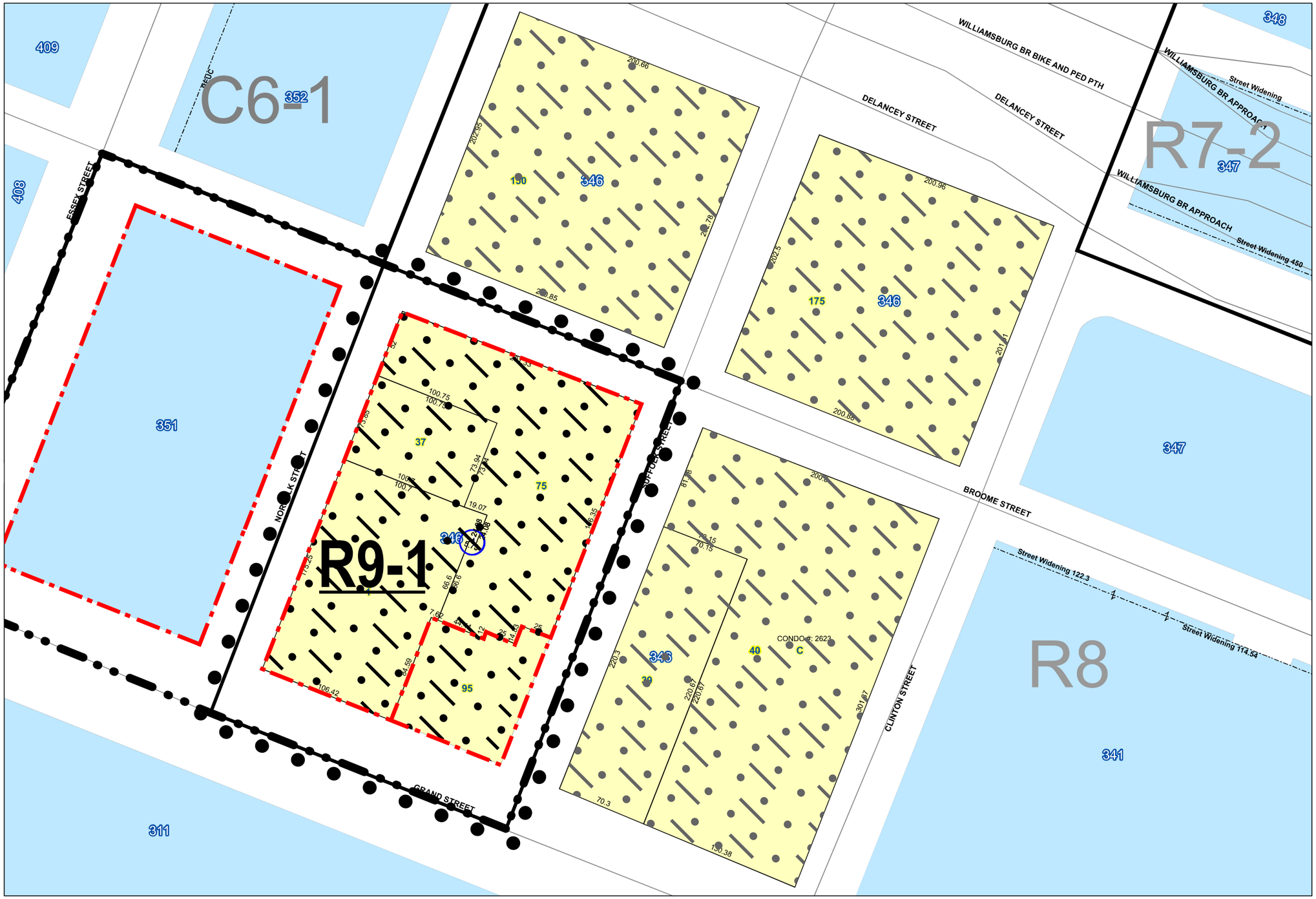
NYC Digital Tax Map

Effective Date : 09-23-2015 08:48:28
End Date : Current

Manhattan Block: 346

LEGEND

- ZONING DISTRICT LINE
- AREA OF REZONING
- ZONING LOT
- LSRD BOUNDARY
- **R9-1** PROPOSED ZONING DISTRICT
- C6-1 EXISTING ZONING DISTRICT
- EXISTING C2-5 DISTRICT
- PROPOSED C2-5 DISTRICT
- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

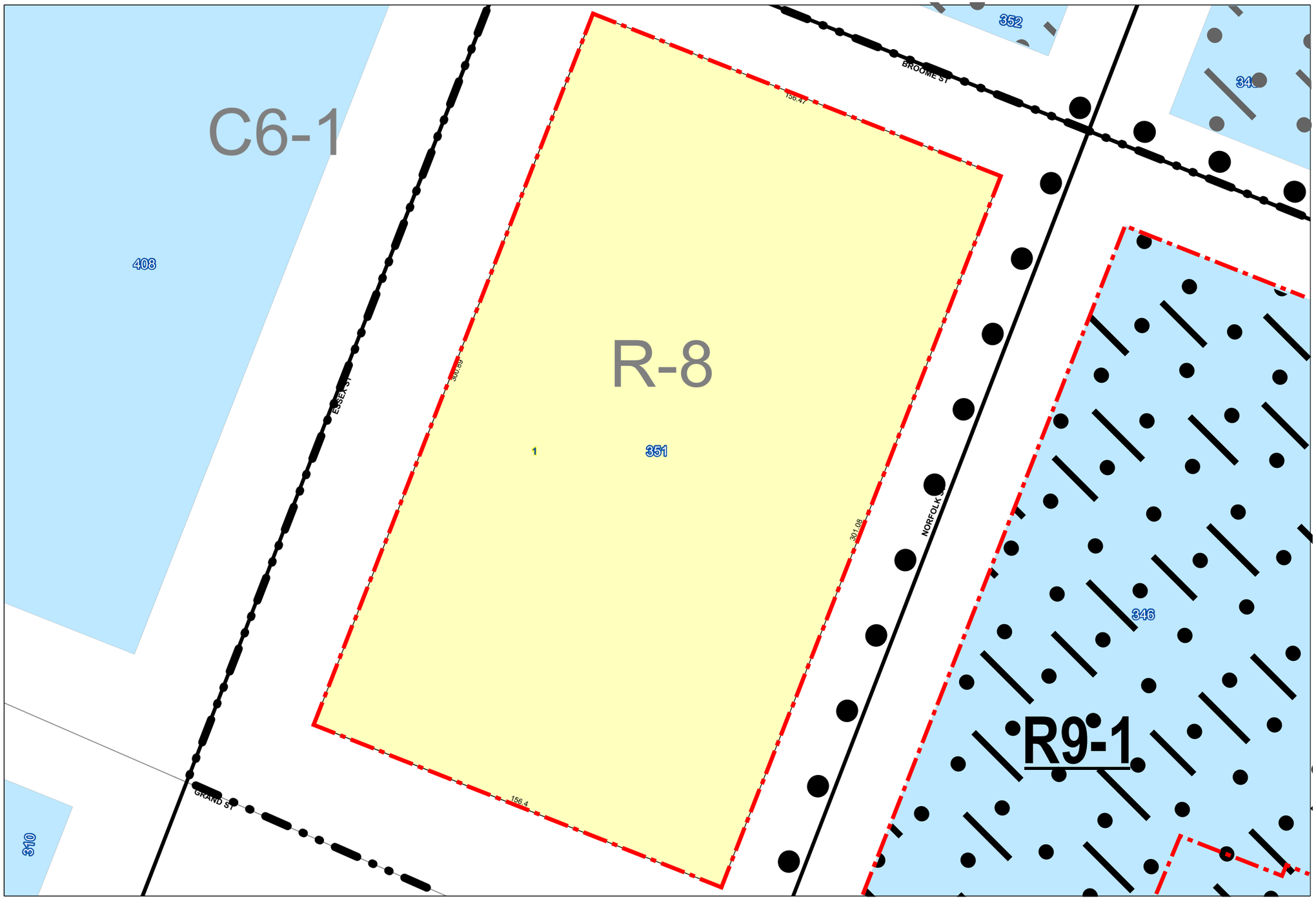
Effective Date : 12-09-2008 12:09:17
End Date : Current

Manhattan Block: 351

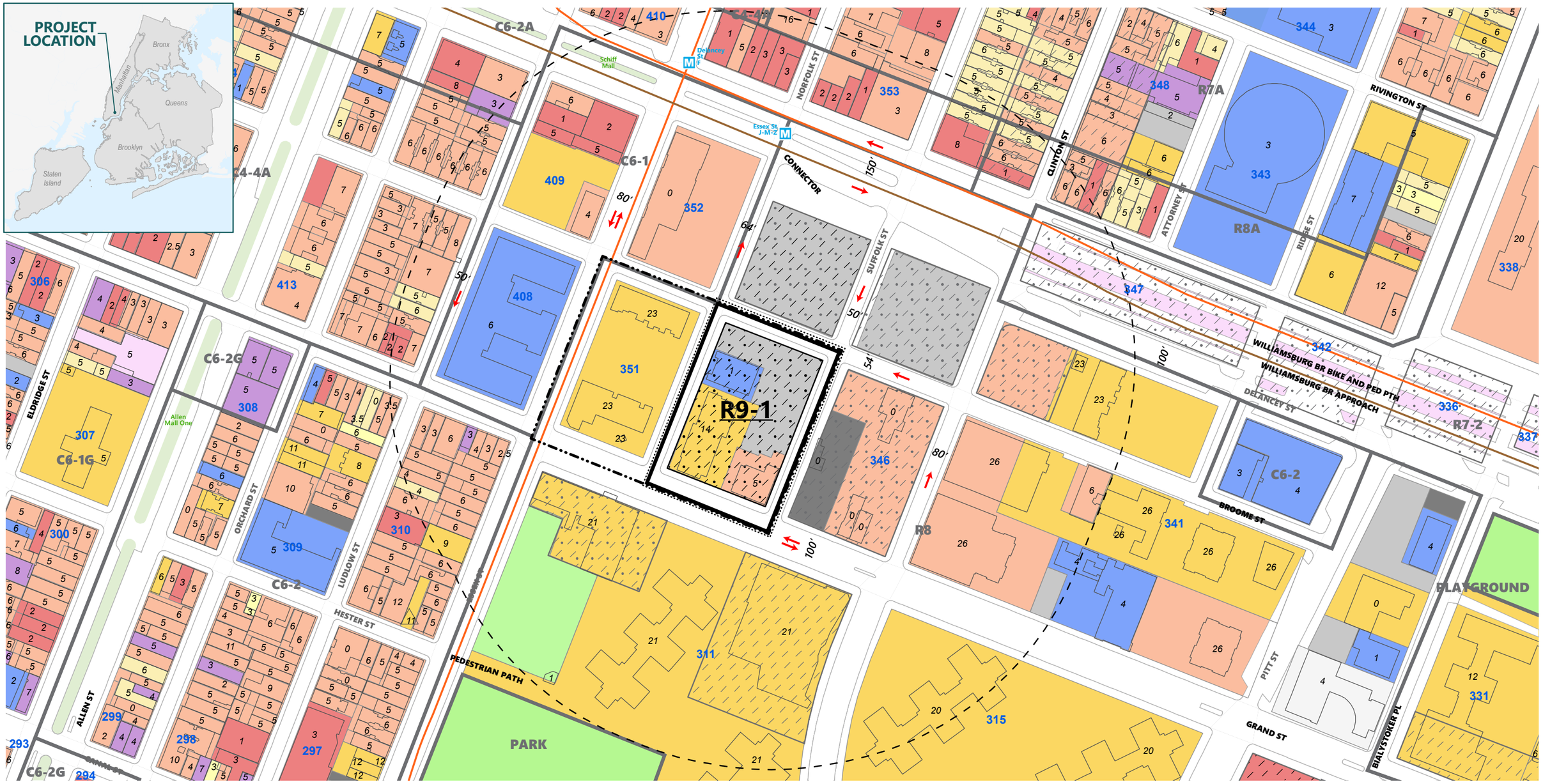
LEGEND

- ZONING DISTRICT LINE
- AREA OF REZONING
- ZONING LOT
- LSRD BOUNDARY
- **R9-1** PROPOSED ZONING DISTRICT
- C6-1 EXISTING ZONING DISTRICT
- EXISTING C2-5 DISTRICT
- PROPOSED C2-5 DISTRICT

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



Feet
0 3 6 12 18 24



0 100 200 400 Feet

GO Broome Street Development | Lower East Side, Manhattan, NY

Project Information and Context

- Zoning Lot
- Area of Rezoning
- 600-Feet Radius
- LSRD Boundary
- ## Tax Block Number
- ## Number of Floors
- Tax Lot
- Building Footprints

Transportation

- MTA Subway Stations
- Street Direction
- ##' Road Width

Zoning

- Existing C1-5 Commercial Overlay
- Existing C2-5 Commercial Overlay
- C6-2G Existing Zoning District Boundary
- Proposed C2-5 Commercial Overlay
- R9-1 Proposed R9-1 Zoning District

Land Use

- One & Two-Family
- Multi-Family
- Mixed Commercial/Residential
- Commercial/Office
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land

Project Area: Block 346, Lots 1, 37, 75, 90; Block 351, Lot 1
Development Site: Block 346, Lots 37 and 75

Sources:
MapPLUTO 18v1
NYC Planimetric Database



1. INTERSECTION OF NORFOLK & GRAND - LOOKING NORTHEAST
(HONG NING BUILDING)



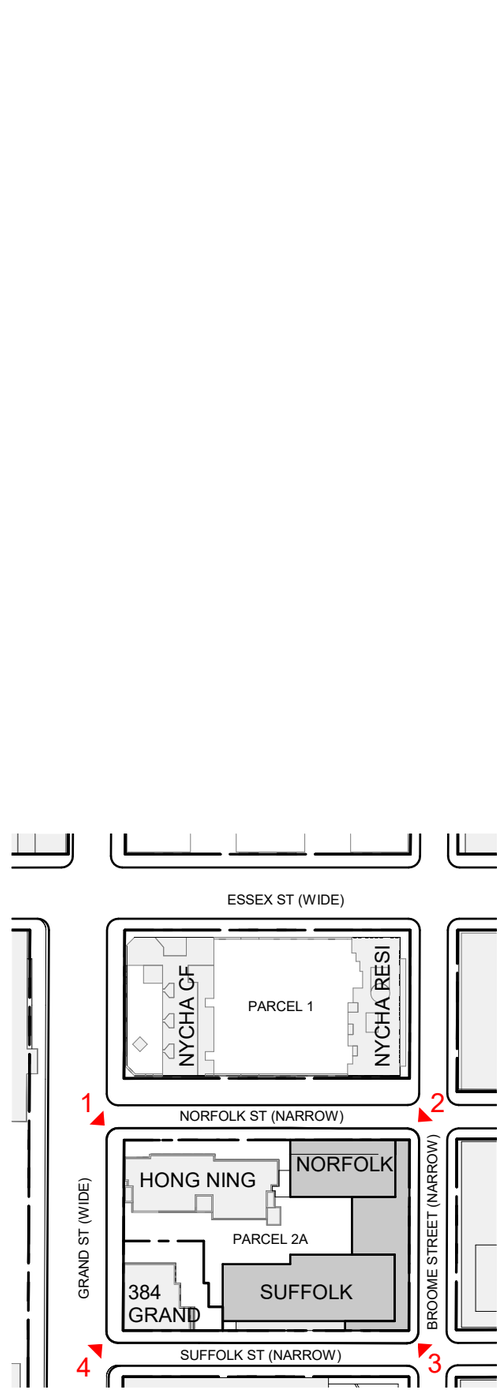
2. INTERSECTION OF NORFOLK & BROOME - LOOKING SOUTHEAST
(DEVELOPMENT SITE WITH HONG NING BUILDING IN BACKGROUND)



3. INTERSECTION OF SUFFOLK & BROOME - LOOKING SOUTHWEST
(DEVELOPMENT SITE WITH HONG NING BUILDING IN BACKGROUND)



4. INTERSECTION OF SUFFOLK & GRAND - LOOKING NORTHWEST
(384 GRAND ST BUILDING)



KEY PLAN

N

ALL PHOTOS TAKEN 4 / 30 / 2019



1. INTERSECTION OF NORFOLK & GRAND - LOOKING SOUTHWEST
(SURROUNDING CONTEXT)



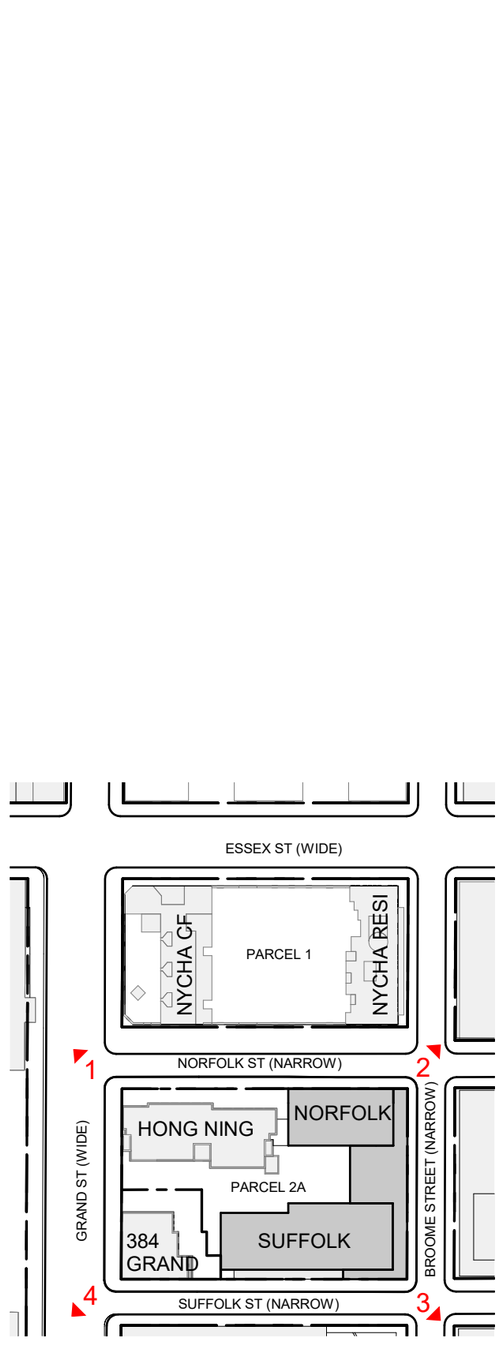
2. INTERSECTION OF NORFOLK & BROOME - LOOKING NORTHWEST
(SURROUNDING CONTEXT)



3. INTERSECTION OF SUFFOLK & BROOME - LOOKING NORTHEAST
(SURROUNDING CONTEXT)



4. INTERSECTION OF SUFFOLK & GRAND - LOOKING SOUTHEAST
(SURROUNDING CONTEXT)



KEY PLAN

N

ALL PHOTOS TAKEN 4 / 30 / 2019



1. INTERSECTION OF ESSEX & GRAND - LOOKING NORTHEAST
(NYCHA BUILDINGS WITH HONG NING BUILDING IN THE BACKGROUND, TO THE RIGHT)



2. INTERSECTION OF ESSEX & BROOME - LOOKING SOUTHEAST
(NYCHA RESIDENTIAL BUILDING)



3. INTERSECTION OF NORFOLK & BROOME - LOOKING SOUTHWEST
(NYCHA RESIDENTIAL BUILDING)



4. INTERSECTION OF NORFOLK & GRAND - LOOKING NORTHWEST
(NYCHA BUILDINGS; COMMUNITY FACILITY BUILDING IN FOREGROUND)

KEY PLAN

N

ALL PHOTOS TAKEN 4 / 30 / 2019



1. INTERSECTION OF ESSEX & GRAND - LOOKING SOUTHWEST
(SURROUNDING CONTEXT)



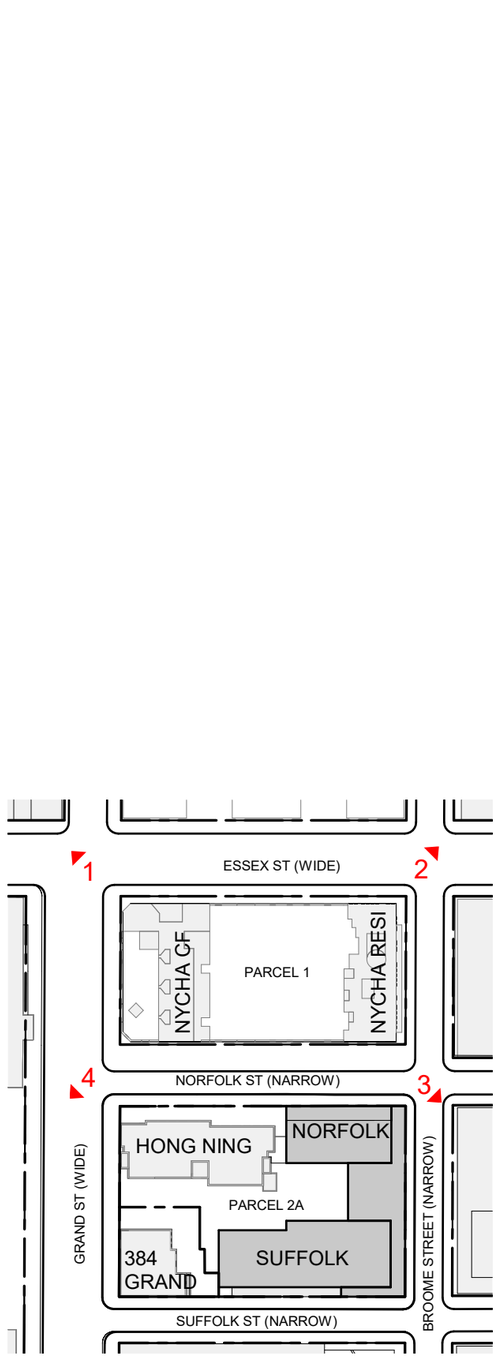
2. INTERSECTION OF ESSEX & BROOME - LOOKING NORTHWEST
(SURROUNDING CONTEXT)



3. INTERSECTION OF NORFOLK & BROOME - LOOKING NORTHEAST
(SURROUNDING CONTEXT)



4. INTERSECTION OF NORFOLK & GRAND - LOOKING SOUTHEAST
(SURROUNDING CONTEXT)



KEY PLAN

N

ALL PHOTOS TAKEN 4 / 30 / 2019



1. INTERSECTION OF SUFFOLK & GRAND - LOOKING NORTH
(SURROUNDING CONTEXT)



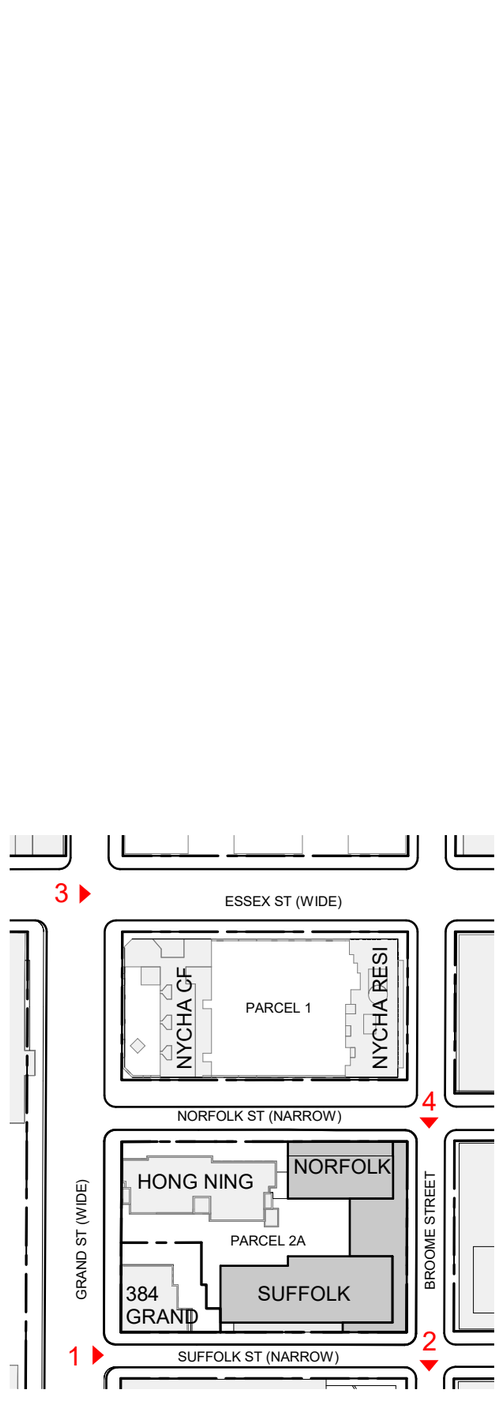
2. INTERSECTION OF SUFFOLK & BROOME - LOOKING EAST
(SURROUNDING CONTEXT)



3. INTERSECTION OF ESSEX & GRAND - LOOKING NORTH
(SURROUNDING CONTEXT)



4. INTERSECTION OF NORFOLK & BROOME - LOOKING EAST
(SURROUNDING CONTEXT)



KEY PLAN

ALL PHOTOS TAKEN 4 / 30 / 2019



Drawing List	
Z-100	Cover, Sheet List & Aerial Perspective
Z-101	Survey
Z-102	Seward Park Extension West LSRD Site Plan (Existing)
Z-103	Seward Park Extension West LSRD Site Plan (Proposed)
Z-104	Seward Park Extension West LSRD Zoning Analysis (1 of 2)
Z-105	Seward Park Extension West LSRD Zoning Analysis (2 of 2)
Z-201	Parcel 2A - Zoning Analysis (1of 2), Curb Level & Base Plane (Development Site)
Z-202	Parcel 2A - Zoning Analysis (2 of 2), Curb Level & Base Plane (Development Site)
Z-203	Parcel 2A - Zoning Lot Site Plan (Development Site)
Z-204	Parcel 2A - Development Ground Floor Plan (Illustrative)
Z-205	Parcel 2A - Development Waiver Plan
Z-206	Parcel 2A - Waiver Sections
Z-207	Parcel 2A - Waiver Sections
Z-208	Parcel 2A - Waiver Sections
Z-209	Parcel 2A - Waiver Sections
Z-210	Parcel 2A - Waiver Sections
Z-211	Parcel 2A - Waiver Sections
Z-212	Parcel 2A - Waiver Sections
Z-213	Parcel 2A - Waiver Sections
Z-214	Parcel 2A - Elevations (Illustrative)
Z-215	Parcel 2A - Elevations (Illustrative)
Z-216	Parcel 2A - Elevations (Illustrative)
Z-217	Parcel 2A - Elevations (Illustrative)
Z-401	Neighborhood Character Diagrams
Z-402	Neighborhood Character Diagrams
Z-403	Neighborhood Character Diagrams
Z-404	Neighborhood Character Diagrams
Z-405	Neighborhood Character Diagrams
Z-406	Neighborhood Character Diagrams

PROPOSED DEVELOPMENT (ILLUSTRATIVE)

EX'G BLDGS

0 40' 80' 160' 320'

N

BROOME ST MIXED-USE LARGE-SCALE RESIDENTIAL DEVELOPMENT PROJECT

ULURP SUBMISSION

MANHATTAN COMMUNITY BOARD 3

Broome Street Development

New York, NY

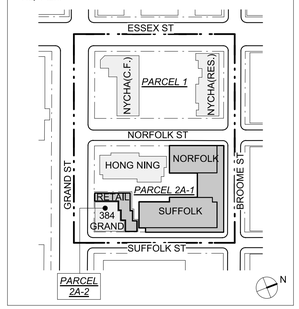
GO Broome LLC
432 Park Avenue South
Second Floor
New York, NY 10016

DattnerArchitects
1385 Broadway, 15th Floor
New York, NY 10018
tel 212 247 2660
www.dattner.com

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Cover, Sheet List & Aerial Perspective

Date	08/16/2019
Scale	1/4" = 1'-0"
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713

Seal

REGISTERED ARCHITECT DANIEL HEUBERGER No. 025414 STATE OF NEW YORK

Sheet No.:

Z-100.00

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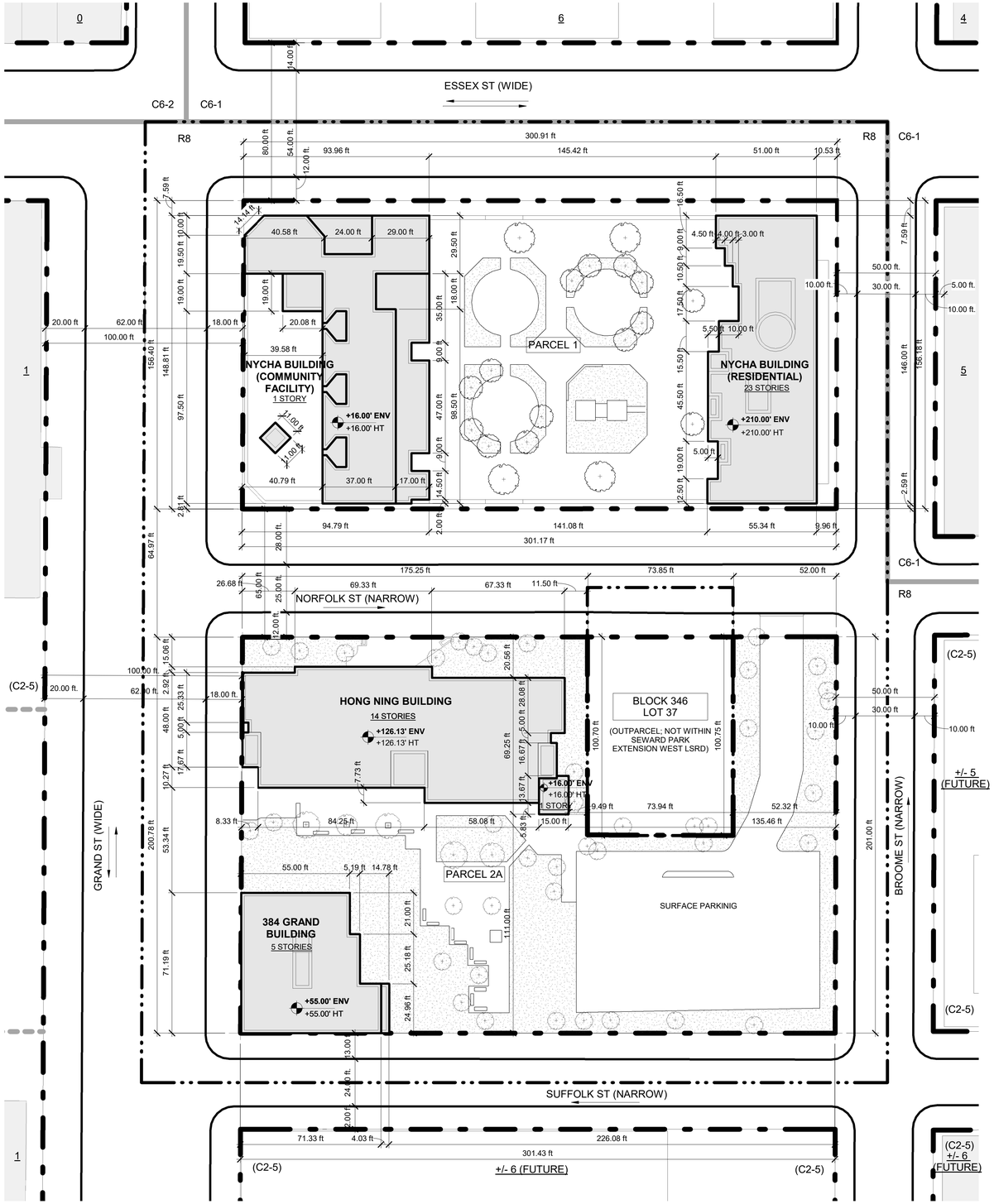


1 Large Scale Residential Development Site Plan (Existing)
1" = 30'-0"

LEGEND

R9/C2	ZONING DISTRICT
7	# STORIES
1S	# STORIES W/ STORE
60'	BUILDING HEIGHT
←	STREET DIRECTION
PARCEL 2A	LSRD PARCEL
+10.00' ENV / +9.33' HT	DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
	LSRD BOUNDARY
	ZONING LOT LINE
	ZONING DISTRICT BOUNDARY
	ILLUSTRATIVE BUILDING LINE
	PROPOSED MAX BLDG ENVELOPE
	EXISTING BLDG FOOTPRINT
	PROPOSED BLDG FOOTPRINT (ILLUSTRATIVE)
	EXISTING STREET TREE

NOTE: ALL NYCHA BUILDING DIMENSIONS ARE ESTIMATES.

0 15' 30' 60' 120'

Broome Street Development

New York, NY

GO Broome LLC
432 Park Avenue South
Second Floor
New York, NY 10016

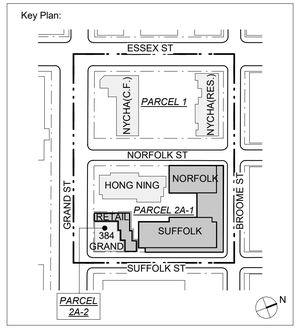
DattnerArchitects
1385 Broadway, 15th Floor
New York, NY 10018
tel 212 247 2660
www.dattner.com

1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

© 2018 Dattner Architects D.P.C.

Seward Park Extension West LSRD Site Plan (Existing)

Date	08/16/2019
Scale	As indicated
Drawn By	Author
Checked By	Checker
Project No.	1713
Sheet No.:	Z-102.00

Seal: REGISTERED ARCHITECT DANIEL HEUBERGER NO. 025143 STATE OF NEW YORK

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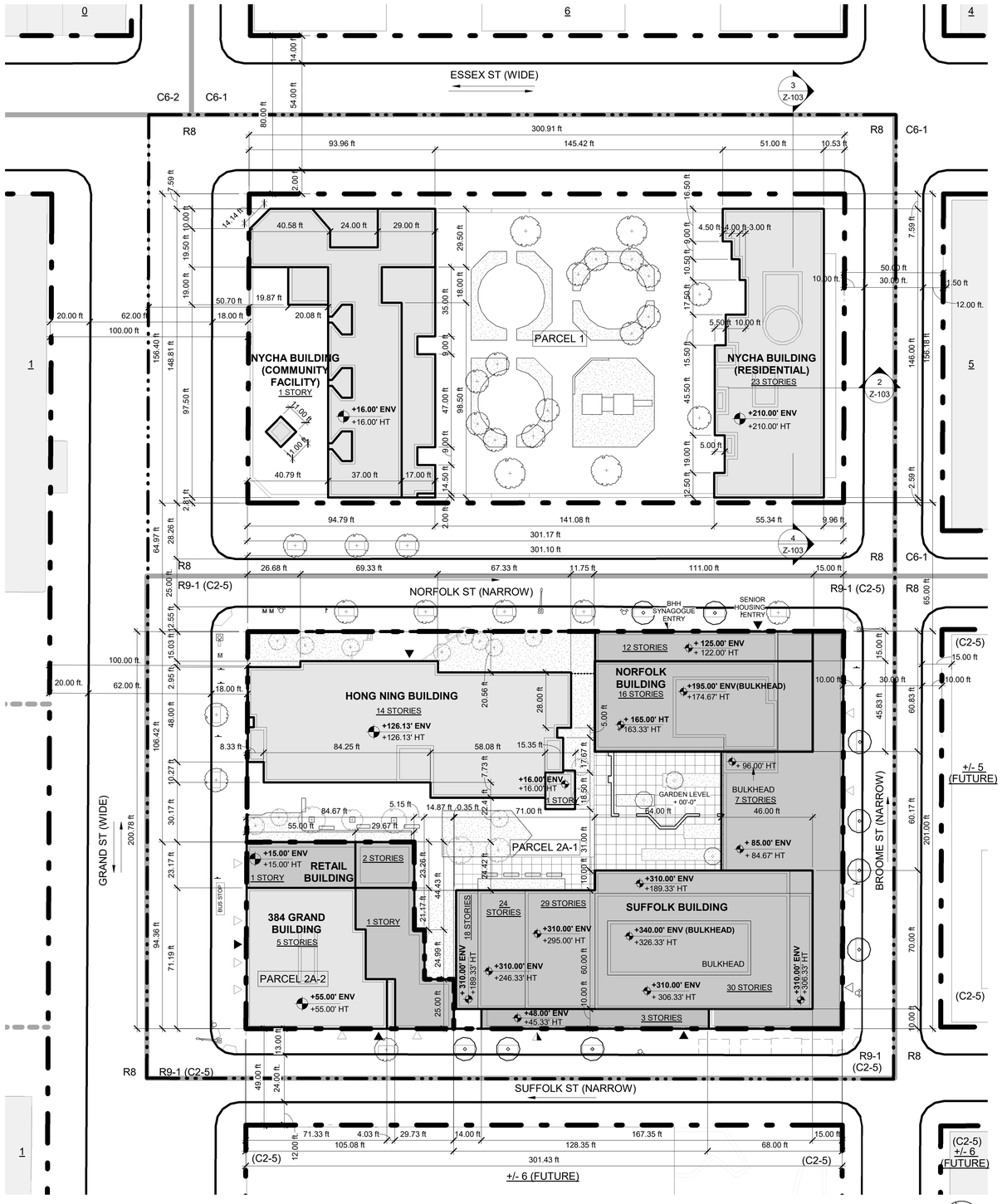
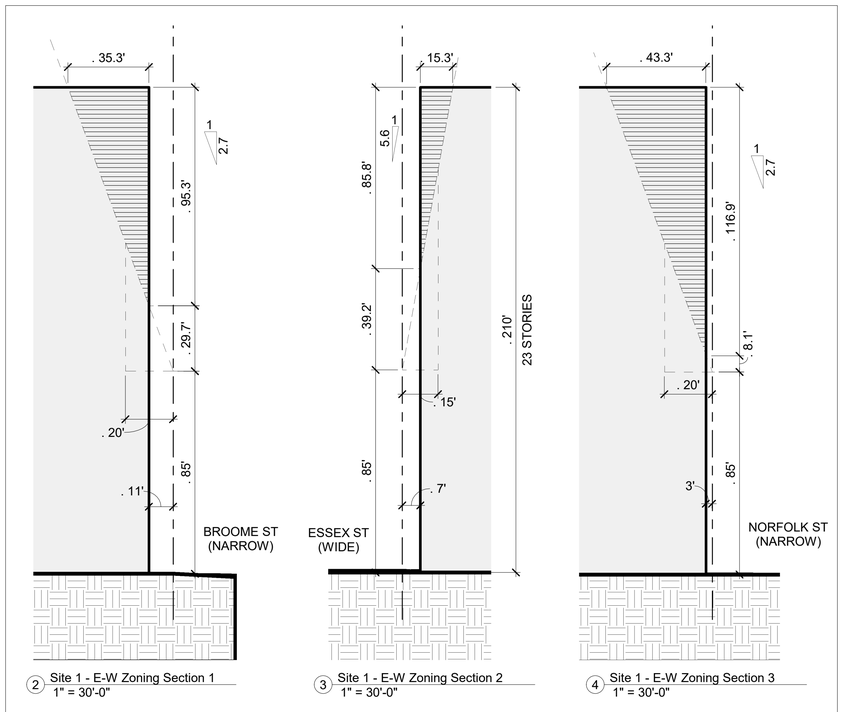


1 Large Scale Residential Development Site Plan (Proposed)
1" = 30'-0"

LEGEND

- COMMERCIAL ENTRY
- COMM. FACILITY ENTRY
- RESIDENTIAL ENTRY
- R9/C2 — ZONING DISTRICT
- 7 — # STORIES
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- STREET DIRECTION
- PARCEL 2A — LSRD PARCEL
- +10.00' ENV / +9.33' HT — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- ILLUSTRATIVE FENCE
- EXISTING HYDRANT
- EXISTING SIGN
- MAILBOX
- STREET LAMP
- TRAFFIC LIGHT
- PEDESTRIAN WALK SIGNAL
- LSRD BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAX BLDG ENVELOPE
- EXISTING BLDG FOOTPRINT
- PROPOSED BLDG FOOTPRINT (ILLUSTRATIVE)



2 Site 1 - E-W Zoning Section 1
1" = 30'-0"

3 Site 1 - E-W Zoning Section 2
1" = 30'-0"

4 Site 1 - E-W Zoning Section 3
1" = 30'-0"

PREVIOUSLY GRANTED WAIVERS FOR THE NYCHA RESIDENTIAL BUILDING

GENERAL NOTE

BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING LANDSCAPING, ENTRY LOCATION/QUANTITIES, AND OTHER PROPOSED SITE FEATURES

NOTE: ALL NYCHA BUILDING DIMENSIONS ARE ESTIMATES.

0 15' 30' 60' 120'

Broome Street Development

New York, NY

GO Broome LLC
432 Park Avenue South
Second Floor
New York, NY 10016

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New York, NY 10018
tel 212 247 2660
www.dattner.com

CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

M 790721(B) ZSM
MODIFICATION
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

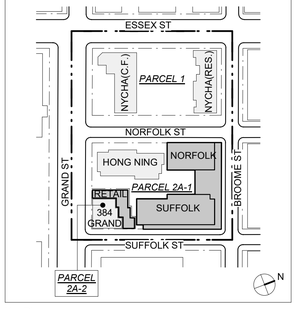
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

2	Revised ULURP Submission	2020-01-17
1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Seward Park Extension West LSRD Site Plan (Proposed)

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713

REGISTERED ARCHITECT DANIEL HEURERGER 026134 STATE OF NEW YORK

Seal

Sheet No.: **Z-103.00**

FLOOR AREA

ZONING FLOOR AREA

Zoning lot	Building	Res.		Comm.		C.F.		Total	Parking	Loading Req'd
		Existing	Proposed	Existing	Proposed	Existing	Proposed			
Parcel 1	NYCHA bldg (Res.)	168,300	0	0	0	0	0	168,300	Not Req'd	0
	NYCHA bldg (C.F)	0	0	0	0	9,000	0	9,000		
Parcel 2A-1	Hong Ning bldg	132,142	0	0	0	0	0	132,142	Not Req'd	0
	Suffolk Bldg	0	276,607	0	8,716	0	39,843	325,166		
	Norfolk Bldg	0	72,531	0	0	0	4,000	76,531		
Parcel 2A-2	384 Grand bldg	18,248	0	4,118	0	0	0	22,366	Not Req'd	0
	Retail bldg	0	0	0	4,759	0	0	4,759		
Sub total		**318,690**	**349,138**	**4,118**	**13,475**	**9,000**	**43,843**			
Total		**667,828**		**17,593**		**52,843**		**738,264**	Not Req'd	0

Prior Actions

A. Authorization under ZR Section 78-311(e) to allow the location of the building without regard for the height and setback regulations (CP-20871)
B. Special permit under ZR Section 78-312(d) to allow minor variations in the front height and setback regulations (CP-20871)
C. Authorization under ZR 78-41 to allow accessory off-street parking spaces for the building to be located off-site on Block 347, Lot 80 (CP-20871)

Required Actions

1 Zoning Map Amendment requested to rezone Parcel 2A from R8 to R9-1/C2-5
2 Zoning Text Amendment requested to designate Parcel 2A as a Mandatory Inclusionary Housing Area
3 Zoning Text Amendment requested to allow Quality Housing Program in Seward Park Extension West LSRD
4 Authorization requested under ZR 13-443 to eliminate required parking spaces on Block 346, Lot 75
5(a) Special permit requested pursuant to ZR 78-312(a) to allow the distribution of floor area without regard for zoning lot lines
5(b) Special permit requested pursuant to ZR 78-312(d) to modify height and setback regulations as per ZR-23-66
5(c) Special permit requested pursuant to ZR 78-312(f) to modify minimum distance between buildings as per ZR 23-711
5(d) Authorization requested pursuant to ZR 78-311(e) to modify height and setback regulations as per ZR-23-66

ZONING ANALYSIS

Large Scale Residential Development Zoning Lot	Parcel 2A-1	Parcel 2A-2	Parcel 1
Block	346	346	351
Lot	1, 37, & 75	95	1
Zoning Lot Area	51,884 SF	8,637 SF	45,706 FT
Zoning District	R9-1 / C2-5	R9-1 / C2-5	R8

8/16/2019 : FA DATA SOURCE: FA CALCS V37 (18-0726)

ZR Section	No.		Parcel 2A-1	Compliance / Notes	Parcel 2A-2	Compliance / Notes	Parcel 1	Compliance / Notes	LSRD Total
	1	**Zoning District**	**R9-1 / C2-5**	***See req'd action #1***	**R9-1 / C2-5**	***See req'd action #1***	**R8**		
	2	**Zoning Lot Area**	**51,884 SF**		**8,637 SF**		**45,706 SF ***	*** Original LSRD Zoning Data #7907212SM**	**106,227 SF**
	3	**Use**							
ZR 22-10, ZR 32-10		**Permitted Uses**	UG 1, 2, 3, 4, 5,6,7,8,9, 14		UG 1, 2, 3, 4, 5,6,7,8,9, 14		UG 1,2,3,4		UG 1, 2, 3, 4, 5-9, 14
		Existing to Remain Uses	UG 2 & 4		UG 2 & 6		UG 2 & 3		UG 2, 3, & 6
		Proposed New Uses	UG 2, 4, & 6		UG 2 & 6		N/A		UG 2, 4, & 6
		Proposed Total	**UG 2, 4, & 6**	*Complies*	**UG 2 & 6**	*Complies*	**UG 2 & 3**	*Complies*	**UG 2, 3, 4, & 6**
	4	**FAR**							
		Permitted (Entire Zoning Lot)							
ZR23-154(d)(2)		Residential	9 (Quality Housing)		6.13 (Height Factor)	*Height Factor for Residential*	6.02		
ZR23-155		AIRS	9		9	*= Total generated floor area / Lot Coverage*	7.20		
ZR35-31 & ZR24-11 & ZR33-121		Community Facility	10		10	*Area = 42,125 SF / 5,269 SF = 8*	6.50		
ZR35-31 & ZR33-121		Commercial	2		2	*Open Space Req'd = 3.8% x 42,125 SF*	0.00		
ZR35-31		Maximum All uses	10		10	*= 1,601 SF*	7.20		
		Existing to Remain							
		Residential	2.55		2.11		3.68		
		Community Facility	0.00		0.00		0.20		
		Commercial	0.00		0.48		0.00		
		Total All uses	**2.55**		**2.59**		**3.88**		
		Proposed New							
		Residential	6.73		0.00		0.00		
		Community Facility	0.85		0.00		0.00		
		Commercial	0.17		0.55		0.00		
		Total All uses	**7.74**		**0.55**		**0.00**		
		Proposed Total (Existing to Remain + Proposed New)							
		Residential	9.28	***See req'd action #5(a)***	2.11	***See req'd action 5(d)***	3.68		
		Community Facility	0.85		0.00		0.20		
		Commercial	0.17		1.03		0.00		
		Total All uses	**10.29**		**3.14**		**3.88**		
	5	**Floor Area**							
		Permitted							
		Residential	466,956 SF		52,945 SF		275,150 SF		795,051 SF
		Community Facility	518,840 SF		86,370 SF		297,089 SF		902,299 SF
		Commercial	103,768 SF		17,274 SF		0 SF		121,042 SF
		Maximum All uses	**518,840 SF**		**86,370 SF**		**329,083 SF**		**934,293 SF**
		Existing to Remain							
		Residential	132,142 SF		18,248 SF		168,300 SF	Original LSRD Zoning Data #790721ZSM	318,690 SF
		Commercial	0,000 SF		4,118 SF		0,000 SF	Original LSRD Zoning Data #790721ZSM	4,118 SF
		Community Facility	0,000 SF		0,000 SF		9,000 SF	Original LSRD Zoning Data #790721ZSM	9,000 SF
		Total All uses	**132,142 SF**		**22,366 SF**		**177,300 SF**	Original LSRD Zoning Data #790721ZSM	**331,808 SF**
		Proposed New							
		Residential	349,138 SF		0,000 SF		0 SF		349,138 SF
		Community Facility	43,843 SF		0,000 SF		0 SF		43,843 SF
		Commercial	8,716 SF		4,759 SF		0 SF		13,475 SF
		Total	**401,697 SF**		**4,759 SF**		**0 SF**		**406,456 SF**
		Proposed Total (Existing to Remain + Proposed New)* **		*** The commercial zoning floor area may increase by up to 4,000 square feet provided that the total non-residential zoning floor area within the LSRD shall remain unchanged					
		Residential	481,280 SF	***See req'd action #5(a)***	*18,248 SF*	*Complies*	168,300 SF	*Complies*	667,828 SF
		Community Facility	43,843 SF ***	*Complies*	*0,000 SF*	*Complies*	9000 SF	*Complies*	52,843 SF
		Commercial	8,716 SF ***	*Complies*	*8,877 SF*	*Complies*	0 SF	*Complies*	17,593 SF
		Total	**533,839 SF**	***See req'd action #5(a)*** *(15,000 SF is transferred from Parcel 2A-2 to Parcel 2A-1)*	**27,125 SF**	*Complies (15,000 SF is transferred from Parcel 2A-2 to Parcel 2A-1)*	**177,300 SF**	*Complies*	**738,264 SF**
	6	**Lot Coverage (Entire Zoning Lot)**							
ZR 12-10 & ZR 24-11			Lot / Permitted / Existing to Remain / Proposed New / Proposed Total	Lot Contains Both Residential & Comm Facility => Residential Coverage applies; 70% for interior & thru lot, 100% for corner lot (100% coverage permitted for commercial in corner, interior, and thru lots)		Existing & Proposed buildings follow Height Factor requirements; see Open Space calculation below		Existing building follows height factor requirements; See open space calculation below	
			Corner Lot 2A: 100% / 60% / 60% / 0% / 60%	*Complies*					
			Corner Lot 2C: 100% / 0% / 84% / 84% / 84%	*Complies*					
			Corner Lot 2D: 100% / 0% / 92% / 92% / 92%	*Complies*					
			Interior Lot 2A: 70% / 0% / 0% / 0% / 0%	*Complies*					
			Interior Lot 2B: 70% / 0% / 60% / 60% / 60%	*Complies*					
			Interior Lot 2C: 70% / 0% / 17% / 17% / 17%	*Complies*					
			Thru Lot 2A+2B: 70% / 19% / 43% / 62% / 62%	*Complies*					
	7	**Open Space**							
ZR23-151 & ZR 35-33		**Required**	New Buildings on this zoning lot are being developed pursuant to the Quality Housing Program. Existing Building on this Zoning Lot is also calculated following Lot Coverage requirements, above		Height Factor: 8 / Open Space Ratio: 3.8% / Open Space Req'd: 1,601 SF; (Open space is provided above 1-story commercial)	Height Factor for Residential = Total generated floor area / Lot Coverage Area = 42,125 SF / 5,269 SF = 8 Open Space Req'd = 3.8% x 42,125 SF = 1,601 SF (Total generated floor area = 42,125 SF= 27,125 SF + 15,000 SF)	Height Factor: 23 / Open Space Ratio: 12.50% / Open Space Req'd: 21,038 SF		
		Proposed	N/A	(See Lot Coverage analysis above)	**3,368 SF**	*Complies*	**29,664 SF**	*Complies*	

Broome Street Development

New York, NY

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CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

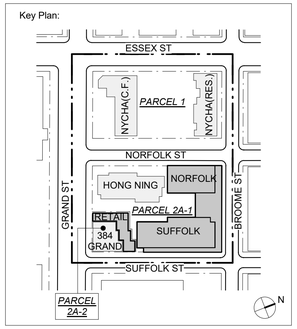
M 790721(B) ZSM MODIFICATION
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Seward Park Extension West LSRD Zoning Analysis (1 of 2)

Date	08/16/2019
Scale	
Drawn By	DK / RGB
Checked By	JW / DH
Project No.	1713
Sheet No.:	Z-104.00

Seal: REGISTERED ARCHITECT DANIEL HEUBERGER No. 026414 STATE OF NEW YORK

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Plotted: 8/16/2019 10:43:09 AM

ZR Section	No.		Parcel 2A-1		Compliance / Note	Parcel 2A-2		Compliance / Note	Parcel 1		Compliance / Note	LSRD Total
	8	**Yards**										
		Required	Zoning Lot Contains Corner/Thru/Int Lots			Zoning Lot Contains Corner/Int Lots						
ZR 23-45			Front Yards	Not Required		Front Yards	Not Required		Front Yard	Not Required		
ZR 23-462 (c)			Side Yards	Not Required (min. 8 feet if provided)		Side Yards	Not Required (min. 8 feet if provided)		Side Yard	Not Required		
ZR 23-47			Rear Yards	Required @ Int Lot (30'deep @ 23' above ACL)		Rear Yards (Residential)	Required @ Int Lot (30' @ 23' above ACL)		Rear Yard	Not Required		
ZR 23-532 & ZR 23-533 & ZR 23-531(b)			Rear Yard Equiv. Rear Yard	Required @ Thru Lot : 30' deep Not Req'd For ZL with Thru Lot adjacent to 2 corner lots		Rear Yards (Commercial)	Required @ Int Lot: 30' deep					
		Proposed	Rear yard @Int Lot 2A & 2B	Not Required per ZR 23-542 (along short dimension of block <230')	*Complies*	Rear yard @ Int Lot 2D	Provided (above commercial) : 25' (full depth of shallow lot)	*Complies*	None provided		Site 1 is the entire block, so no Side Yards or Rear Yards is required or existing (ZR 23-53); no development is proposed on this zoning lot ;*Complies*	
			Rear yard @Int Lot 2C	Provided: 91.75'	*Complies*	(1-story commercial is a permitted obstruction per ZR 33-23)						
			Rear yard equiv. @Thru Lot 2A+2B	Not Req'd per ZR 23-531(b)	*Complies*							
	9	**Height & Setback: Height Factor Analysis**										
						Ex'g 384 Grand Bldg & Proposed Retail Bldg:			Ex'g NYCHA bldg (Residential)			
						Narrow Streets	Wide Streets		Narrow Streets	Wide Streets		
ZR 23-641		Initial Setback Required				20 FT	15 FT		20 FT	15 FT		
		Initial Setback Proposed			*N/A*	**384 Grand Bldg: 0 Retail Bldg: NA**	**384 Grand Bldg: 0 Retail Bldg: 54.83 FT**	*Complies*	**0 FT**	**0 FT**		
		Max Street Wall Height Required				85 FT	85 FT		85 FT	85 FT		
		Max Street Wall Height Proposed			*N/A*	**384 Grand Bldg: 55 FT Retail Bldg: NA**	**384 Grand Bldg: 55 FT Retail Bldg: 15 FT**	*Complies*	**NYCHA Bldg (C.F.): 16 FT NYCHA Bldg (Res.): 210 FT ***	**NYCHA Bldg (C.F.): 16 FT NYCHA Bldg (Res.): 210 FT ***		
		Sky Exposure Plane Required				2.7 : 1	5.6 : 1		2.7 : 1	5.6 : 1		
		Sky Exposure Plane Proposed			*N/A*			*Buildings do not reach sky exposure plane; Complies*			*Building 1-2 penetrates plane along Essex street, Broome street, and Norfolk street; waiver in effect from original SPURA LSRD;* ***Does not comply; See prior action #A &#B***	
	10	**Height & Setback: Quality Housing Analysis**										
			Proposed Suffolk Bldg & Proposed Norfolk Bldg		***See req'd action #5(d)***	N/A		*(Ex'g 384 Grand Bldg & Proposed Retail Bldg comply with height factor req'ts) ; Complies*			*(Ex'g NYCHA bldg (Residential) and Ex'g NYCHA bldg (Community Facility comply with Height Factor req'ts)*	
ZR23-664(c)(1)		Required Setback	Narrow Streets: 15 FT and Wide Street: 10 FT									
		Proposed Setback	**Norfolk (Narrow Street):**	15FT								
			Broome (Narrow Street):	15 FT								
			Suffolk(Narrow Street):	10FT	***Does not comply; 'See req'd action #5(b)***							
			Ex'g Hong Ning Bldg									
		Required Setback	Narrow Streets: 15 FT and Wide Street: 10 FT (min. 7 ft if not on street line)									
		Proposed Setback	**Norfolk (Narrow Street):**	0 FT	***Does not comply; 'See req'd action #5(b) & #5(d)***							
			Grand Street(Wide Street) :	0 FT (<10 FT)	***Does not comply; 'See req'd action #5(b) & #5(d)***							
ZR23-664(b)		Maximum Height Permitted	Max Base Height: 125 FT	Max Building Height: 285 FT								
		Maximum Height Proposed	**Proposed Suffolk Bldg: 125 FT**	**310 FT**	***Does not comply; 'See req'd action #5(b)***							
			Proposed Norfolk Bldg: 125 FT	**165 FT**	*Complies*							
ZR23-664(b) Applies To Proposed development (meets ZR 23-664(a) eligibility)		Permitted Max Base Height	125 FT									
		Proposed Base Height (Norfolk Bldg)	**125 FT**		*Complies*							
		Proposed Base Height (Suffolk Bldg)	**85 FT**		*Complies*							
		Permitted Max Building Height	285 FT									
		Proposed Max Bldg Height (Norfolk Bldg)	**165 FT**		*Complies*							
		Proposed Max Bldg Height (Suffolk Bldg)	**310 FT**		***Does not comply; 'See req'd action #5(b)***							
ZR23-662 Applies To Existing Hong Ning Bldg			< 100' From Wide St	> 100' From Wide St								
		Permitted Max Base Height	105 FT	95 FT	***Does not comply; 'See req'd action #5(b) & #5(d)***							
		Proposed Base Height	**126.13'**	**126.13'**								
		Permitted Max Building Height	145 FT	135 FT								
		Proposed Max Bldg Height	**126.13'**	**126.13'**	*Complies*							
	11	**Street Wall Location: Quality Housing Buildings**										
ZR23-664(b): Applies To Proposed development (meets ZR 23-664(a) eligibility)		Required Street Wall Location	None, per ZR-664(c) compliance									
		Proposed Street Wall (Norfolk, Broome, Suffolk)	**0 FT (from street line)**		*Complies*	*N/A*		*See Height Factor Regulations*	N/A		*See Height Factor Regulations*	
ZR23-661 Applies To Existing Hong Ning		Required Street Wall (Wide St & < 50' From Wide St)	70% Within 8 FT of street line, 30% within 10 FT of street line									
		Proposed Street Wall (Grand St & Corner Of Norfolk)	**0 FT, < 70% of Zoning Lot Frontage**		***Does not comply; 'See req'd action #5(b) & #5(d)***							
		Required Street Wall (Narrow St > 50' From Wide St)	70% within 15 FT of street line									
		Proposed Street Wall (Norfolk St > 50' From Grand St)	**Varies (15.03 FT to 20.56 FT from street line)**		***Does not comply; 'See req'd action #5(b) & #5(d)***							
	12	**Minimum Distance Between Buildings**										
ZR23-711		Required (For bldgs over 50 FT in height)	Wall to wall	40 FT					Wall to wall	40 FT		
			Wall to window	50 FT					Wall to window	50 FT		
			Window to window	60 FT					Window to window	60 FT		
			Above 125 FT @ Lot Coverage > 40%	80 FT								
		Proposed	**Wall to Wall between Hong Ning & Suffolk Bldg**	**41.00 FT**	*Complies*			*Existing and proposed buildings are abutting; may be treated as a single building ; Complies*	141 FT between Ex'g NYCHA bldg (Residential) and Ex'g NYCHA bldg (Community Facility)		*Complies*	
			Wall to Wall between Hong Ning & Norfolk Bldg	**11.75 FT**	***Does not comply; See req'd action #5(c)***							
			Wall to Window between Hong Ning & Suffolk Bldg	**46.83 FT**	***Does not comply; See req'd action #5(c)***							
			Window to Window between Hong Ning & Suffolk Bldg	**46.83 FT**	***Does not comply; See req'd action #5(c)***							
			Window to Window between Norfolk & Suffolk Bldg	**60.00 FT**	*Complies*							
		Proposed (Above 125 FT)	**Lot Coverage Above 125 FT (Max Envelope)**	**51.5%**	*80-ft space b/w bldgs required at this elev.*							
			Lot Coverage Above 125.75 FT (Max Envelope)	**32.7%**	*No 80-ft space b/w bldgs required at this elev. & above*							
			Distance Between Hong Ning & Suffolk Bldg	**46.83 FT**	***Does not comply (125-126.13 ft); See req'd action #5(c)***							
			Distance Between Hong Ning & Norfolk Bldg	**11.75 FT**	***Does not comply (125-126.13 ft); See req'd action #5(c)***							
			Distance Between Norfolk & Suffolk Bldg	**60.00 FT**	***Does not comply (125-126.13 ft); See req'd action #5(c)***							
	13	**Loading**										
ZR36-62		In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth.	Proposed Commercial FA (including cellar)	8716		Proposed Commercial FA (including cellar)	8,877 SF (< 25,000)					
ZR12-10			Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use	8,716 SF + 4,000 SF =12716 SF (<25,000)	** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered)							
		Required	0			0			0			
		Proposed	**0**		*Complies*	**0**		*Complies*	**0**		*Complies*	0
	14	**Street Trees**										
ZR 26-41		1 per 25 ft of curb										
		Total Frontage	106.42+301.10+201.00+196.35 = 805 FT			94.36 + 105.08 = 199 FT			300.91 + 156.18 + 301.10 + 156.40 = 915 FT			1,719 FT
		Street Trees Req'd	805 FT / 25 FT = 32 street trees			199FT / 25 FT = 8			915 FT / 25 FT = 37 Req'd			56
		Street Trees Proposed	Trees Or Fund Contrib. will be provided as required		*Complies*	Trees Or Fund Contrib. will be provided as required		*Complies*	16 Existing trees; No development proposed on this zoning lot		*Complies (No development proposed)*	
	15	**Parking**										
ZR13-10		Required	No off-street parking shall be required in the Manhattan Core			No off-street parking shall be required in the Manhattan Core			No off-street parking shall be required in the Manhattan Core			
ZR13-443		**Proposed**	The existing 33 spaces provided for the Hong Ning bldg will be eliminated		***Complies; See req'd action #4***							
			No off-street parking is proposed			*No off-street parking is proposed*		N/A	No change ; off-street parking provided on Block 347, Lot 80		***See prior action #C***	0

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Broome Street Development

New York, NY

GO Broome LLC
432 Park Avenue South
Second Floor
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CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

M 790721(B) ZSM MODIFICATION
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

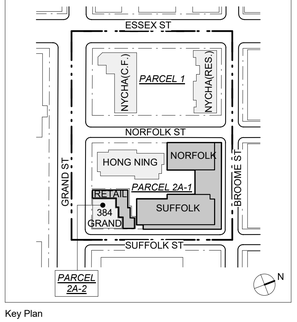
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Seward Park Extension West LSRD Zoning Analysis (2 of 2)

Date	08/16/2019
Scale	
Drawn By	Author
Checked By	Checker
Project No.	1713

REGISTERED ARCHITECT DANIEL HEUBERGER NO. 025143 STATE OF NEW YORK

Seal

Sheet No.: 0 of **Z-105.00**

CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

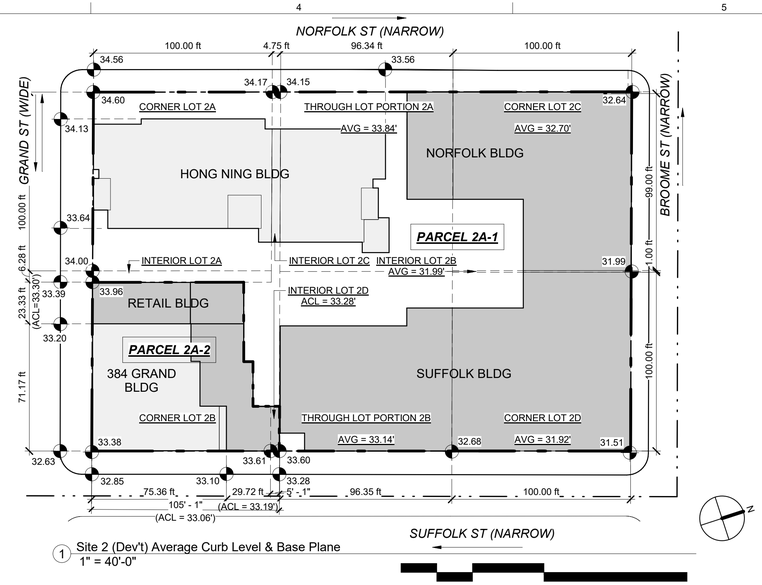
C 200061(A) ZSM
SPECIAL PERMIT
ZR 78-312
CPC APPROVED: 01/21/2020 (CAL. Nos. 2)
CC APPROVED: 02/27/2020 (RES. Nos. 1265)
EFFECTIVE DATE: 02/27/2020

N 200066 ZAM
AUTHORIZATION
ZR 78-311
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

BASE PLANE FOR DEVELOPMENT (SUFFOLK BLDG AND NORFOLK BLDG)									
AVERAGE GRADE (AVG) CALCULATIONS FOR BASE PLANE									
CORNER LOT 2C	(	33.51' +	32.64' +	32.64' +	31.99') /	4 =	**AVG** =		32.70'
CORNER LOT 2D	(	31.99' +	31.51' +	31.51' +	32.68') /	4 =	**AVG** =		31.92'
INTERIOR LOT 2B	(		31.99' +	31.99') /	2 =	**AVG** =			31.99'
THRU LOT PORTION 2A	(		34.17' +	33.51') /	2 =	**AVG** =			33.84'
THRU LOT PORTION 2B	(		33.60' +	32.68') /	2 =	**AVG** =			33.14'
BASE PLANE CALCULATION (BY AVG)									
Total Development Lot Coverage SF:		26,050 sf							
BASE PLANE = AVG x (BLDG PORTION LOT COVERAGE SF / TOTAL DEV'T LOT COVERAGE SF) %									
CORNER LOT 2C		32.70' x (	8,400 sf /	26,050 sf) % =		10.54'			
CORNER LOT 2D		31.92' x (	9,204 sf /	26,050 sf) % =		11.28'			
INTERIOR LOT 2B		31.99' x (	60 sf /	26,050 sf) % =		0.07'			
THRU LOT PORTION 2A		33.84' x (	1,540 sf /	26,050 sf) % =		2.00'			
THRU LOT PORTION 2B		33.14' x (	6,847 sf /	26,050 sf) % =		8.71'			
BASE PLANE:									**32.61'**

AVERAGE CURB LEVEL FOR RETAIL BLDG	
ACL = [[ACL ON FRONTAGE 1] + [ACL FRONTAGE 2)]] / 2	
ACL =	(33.30 + 33.19) /2 = **33.25'**



1 Site 2 (Dev't) Average Curb Level & Base Plane
1" = 40'-0"

NOTE: THIS ZONING ANALYSIS PERTAINS TO PARCEL 2A-1 AND PARCEL 2A-2; SEE Z-104 FOR COMPILED LSRD ZONING ANALYSIS

FLOOR AREA

ZONING FLOOR AREA									
Zoning lot	Building	Res.		Comm.		C.F.		**Total**	Parking	Loading Req'd
		Existing	Proposed	Existing	Proposed	Existing	Proposed			
Parcel 2A-1	Hong Ning bldg	132,142	0	0	0	0	0	132,142	Not Req'd	0
	Suffolk Bldg	0	276,607	0	8,716	0	39,843	325,166		
	Norfolk Bldg	0	72,531	0	0	0	4,000	76,531		
Parcel 2A-2	384 Grand bldg	18,248	0	4,118	0	0	0	22,366	Not Req'd	0
	Retail bldg	0	0	0	4,759	0	0	4,759		
Sub total		**150,390**	**349,138**	**4,118**	**13,475**	**0**	**43,843**			
Total		**499,528**		**17,593**		**43,843**		**560,964**	Not Req'd	0

Required Actions

1	Zoning Map Amendment requested to rezone Parcel 2A from R8 to R9-1/C2-5
2	Zoning Text Amendment requested to designate Parcel 2A as a Mandatory Inclusionary Housing Area
3	Zoning Text Amendment requested to allow Quality Housing Program in Seward Park Extension West LSRD
4	Authorization requested under ZR 13-443 to eliminate required parking spaces on Block 346, Lot 75
5(a)	Special permit requested pursuant to ZR 78-312(a) to allow the distribution of floor area without regard for zoning lot lines
5(b)	Special permit requested pursuant to ZR 78-312(d) to modify height and setback regulations as per ZR-23-66
5(c)	Special permit requested pursuant to ZR 78-312(f) to modify minimum distance between buildings as per ZR 23-711
5(d)	Authorization requested pursuant to ZR 78-311(e) to modify height and setback regulations as per ZR-23-66

8/16/2019 : FA DATA SOURCE: FA CALCS V37 (18-0726)

ZONING ANALYSIS

Large Scale Residential Development Zoning Lot	Parcel 2A-1	Parcel 2A-2
Block	346	346
Lot	1, 37, & 75	95
Zoning Lot Area	51,884 SF	8,637 SF
Zoning District	R9-1 / C2-5	R9-1 / C2-5

			Parcel 2A-1		Parcel 2A-2	
ZR Section	**No.**			**Compliance / Notes**		**Compliance / Notes**
	1	**Zoning District**	**R9-1 / C2-5**	***See req'd action #1***	**R9-1 / C2-5**	***See req'd action #1***
	2	**Zoning Lot Area**	**51,884 SF**		**8,637 SF**	
	3	**Use**				
ZR 22-10, ZR 32-10		**Permitted Uses**	UG 1, 2, 3, 4, 5,6,7,8,9, 14		UG 1, 2, 3, 4, 5,6,7,8,9, 14	
		Existing to Remain Uses	UG 2 & 4		UG 2 & 6	
		Proposed New Uses	UG 2, 4, & 6		UG 2 & 6	
		Proposed Total	**UG 2, 4, & 6**	*Complies*	**UG 2 & 6**	*Complies*
	4	**FAR**				
		Permitted (Entire Zoning Lot)				
ZR23-154(d)(2)		Residential	9 (Quality Housing)		6.13 (Height Factor)	*Height Factor for Residential*
ZR23-155		AIRS	9		9	*= Total generated floor area / Lot Coverage Area = 42,125 SF / 5,269 SF = 8*
ZR35-31 & ZR24-11 & ZR33-121		Community Facility	10		10	
ZR35-31 & ZR33-121		Commercial	2		2	
ZR35-31		Maximum All uses	10		10	
		Existing to Remain				
		Residential	2.55		2.11	
		Community Facility	0.00		0.00	
		Commercial	0.00		0.48	
		Total All uses	**2.55**		**2.59**	
		Proposed New				
		Residential	6.73		0.00	
		Community Facility	0.85		0.00	
		Commercial	0.17		0.55	
		Total All uses	**7.74**		**0.55**	
		Proposed Total (Existing to Remain + Proposed New)				
		Residential	9.28	***See req'd action #5(a)***	2.11	***See req'd action 5(a)***
		Community Facility	0.85		0.00	
		Commercial	0.17		1.03	
		Total All uses	**10.29**		**3.14**	
	5	**Floor Area**				
		Permitted				
		Residential	466,956 SF		52,945 SF	
		Community Facility	518,840 SF		86,370 SF	
		Commercial	103,768 SF		17,274 SF	
		Maximum All uses	**518,840 SF**		**86,370 SF**	
		Existing to Remain				
		Residential	132,142 SF		18,248 SF	
		Commercial	0,000 SF		4,118 SF	
		Community Facility	0,000 SF		0,000 SF	
		Total All uses	**132,142 SF**		**22,366 SF**	
		Proposed New				
		Residential	349,138 SF		0,000 SF	
		Community Facility	43,843 SF		0,000 SF	
		Commercial	8,716 SF		4,759 SF	
		Total	**401,697 SF**		**4,759 SF**	
		Proposed Total (Existing to Remain + Proposed New)* **		*** The commercial zoning floor area may increase by up to 4,000 square feet provided that the total non-residential zoning floor area within the LSRD shall remain unchanged		
		Residential	481,280 SF	***See req'd action #5(a)***	*18,248 SF*	*Complies*
		Community Facility	43,843 SF ***	*Complies*	*0,000 SF*	*Complies*
		Commercial	8,716 SF ***	*Complies*	*8,877 SF*	*Complies*
		Total	**533,839 SF**	***See req'd action #5(a)*** *(15,000 SF is transferred from Parcel 2A-2 to Parcel 2A-1)*	**27,125 SF**	*Complies* *(15,000 SF is transferred from Parcel 2A-2 to Parcel 2A-1)*

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New York, NY

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AUTHORIZATION
N 200067 ZAM
ZR 13-443
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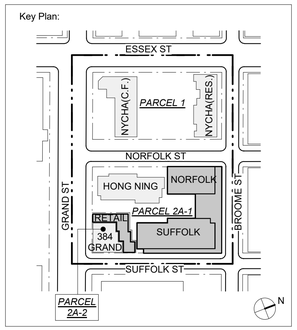

Key Plan

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Parcel 2A - Zoning Analysis (1of 2), Curb Level & Base Plane (Development Site)

Date	08/16/2019
Scale	1" = 40'-0"
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
Sheet No.:	Z-201.00

Seal: REGISTERED ARCHITECT DANIEL HEUBERGER No. 025144 STATE OF NEW YORK

ZR Section	No.		Parcel 2A-1					Compliance / Note	Parcel 2A-2		Compliance / Note
	6	**Lot Coverage (Entire Zoning Lot)**									
ZR 12-10 & ZR 24-11			Lot	Permitted	Existing to Remain	Proposed New	Proposed Total	Lot Contains Both Residential & Comm Facility => Residential Coverage applies; 70% for interior & thru lot, 100% for corner lot (100% coverage permitted for commercial in corner, interior, and thru lots)			Existing & Proposed buldings follow Height Factor requirements; see Open Space calculation below
			Corner Lot 2A	100%	60%	0%	60%	*Complies*			
			Corner Lot 2C	100%	0%	84%	84%	*Complies*			
			Corner Lot 2D	100%	0%	92%	92%	*Complies*			
			Interior Lot 2A	70%	0%	0%	0%	*Complies*			
			Interior Lot 2B	70%	0%	60%	60%	*Complies*			
			Interior Lot 2C	70%	0%	17%	17%	*Complies*			
			Thru Lot 2A+2B	70%	19%	43%	62%	*Complies*			
	7	**Open Space**									
ZR23-151 & ZR 35-33		**Required**	New Buildings on this zoning lot are being developed pursuant to the Quality Housing Program. Existing Building on this Zoning Lot is also calculated following Lot Coverage requirements, above						Height Factor: 8 Open Space Ratio: 3.8% Open Space Req'd: 1,601 SF (Open space is provided above 1-story commercial)		Height Factor for Residential = Total generated floor area / Lot Coverage Area = 42,125 SF / 5,269 SF = 8 Open Space Req'd = 3.8% x 42,125 SF = 1,601 SF (Total generated floor area = 42,125 SF= 27,125 SF + 15,000 SF)
		Proposed	N/A					(See Lot Coverage analysis above)	**3,368 SF**		*Complies*
	8	**Yards**									
		Required	Zoning Lot Contains Corner/Thru/Int Lots						Zoning Lot Contains Corner/Int Lots		
ZR 23-45			Front Yards	Not Required					Front Yards	Not Required	
ZR 23-462 (c)			Side Yards	Not Required (min. 8 feet if provided)					Side Yards	Not Required (min. 8 feet if provided)	
ZR 23-47			Rear Yards	Required @ Int Lot (30'deep @ 23' above ACL)					Rear Yards (Residential)	Required @ Int Lot (30' @ 23' above ACL)	
ZR 23-532 & ZR 23-533 & ZR 23-531(b)			Rear Yard Equiv.	Required @ Thru Lot : 30' deep					Rear Yards (Commercial)	Required @ Int Lot: 30' deep	
			Rear Yard	Not Req'd For ZL with Thru Lot adjacent to 2 corner lots							
		Proposed	Rear yard @Int Lot 2A & 2B	Not Required per ZR 23-542 (along short dimension of block <230')				*Complies*	Rear yard @ Int Lot 2D	Provided (above commercial) : 25' (full depth of shallow lot)	*Complies*
			Rear yard @Int Lot 2C	Provided: 91.75'				*Complies*	(1-story commercial is a permitted obstruction per ZR 33-23)		
			Rear yard equiv. @Thru Lot 2A+2B	Not Req'd per ZR 23-531(b)				*Complies*			
	9	**Height & Setback: Height Factor Analysis**									
									Ex'g 384 Grand Bldg & Proposed Retail Bldg:		
ZR 23-641									Narrow Streets	Wide Streets	
		Initial Setback Required							20 FT	15 FT	
		Initial Setback Proposed						*N/A*	**384 Grand Bldg: 0 Retail Bldg: NA**	**384 Grand Bldg: 0 Retail Bldg: 54.83 FT**	*Complies*
		Max Street Wall Height Required							85 FT	85 FT	
		Max Street Wall Height Proposed						*N/A*	**384 Grand Bldg: 55 FT Retail Bldg: NA**	**384 Grand Bldg: 55 FT Retail Bldg: 15 FT**	*Complies*
		Sky Exposure Plane Required							2.7 : 1	5.6 : 1	
		Sky Exposure Plane Proposed						*N/A*			*Buildings do not reach sky exposure plane; Complies*
	10	**Height & Setback: Quality Housing Analysis**									
			Proposed Suffolk Bldg & Proposed Norfolk Bldg					***See req'd action #5(d)***	N/A		*(Ex'g 384 Grand Bldg & Proposed Retail Bldg comply with height factor req'ts) ; Complies*
ZR23-664(c)(1)		Required Setback	Narrow Streets: 15 FT and Wide Street: 10 FT								
		Proposed Setback	**Norfolk (Narrow Street):**	15FT							
			Broome (Narrow Street):	15 FT							
			Suffolk((Narrow Street):	10FT				***Does not comply; 'See req'd action #5(b)***			
			Ex'g Hong Ning Bldg								
		Required Setback	Narrow Streets: 15 FT and Wide Street: 10 FT (min. 7 ft if not on street line)								
		Proposed Setback	**Norfolk (Narrow Street):**	0 FT				***Does not comply; 'See req'd action #5(b) & #5(d)***			
			Grand Street(Wide Street) :	0 FT (<10 FT)				***Does not comply; 'See req'd action #5(b) & #5(d)***			
ZR23-664(b)		Maximum Height Permitted	Max Base Height: 125 FT					Max Building Height: 285 FT			
		Maximum Height Proposed	**Proposed Suffolk Bldg: 125 FT**			**310 FT**		***Does not comply; 'See req'd action #5(b)***			
			Proposed Norfolk Bldg: 125 FT			**165 FT**		*Complies*			
ZR23-664(b) Applies To Proposed development (meets ZR 23-664(a) eligibility)		Permitted Max Base Height	125 FT								
		Proposed Base Height (Norfolk Bldg)	**125 FT**					*Complies*			
		Proposed Base Height (Suffolk Bldg)	**85 FT**					*Complies*			
		Permitted Max Building Height	285 FT								
		Proposed Max Bldg Height (Norfolk Bldg)	**165 FT**					*Complies*			
		Proposed Max Bldg Height (Suffolk Bldg)	**310 FT**					***Does not comply; 'See req'd action #5(b)***			
ZR23-662 Applies To Existing Hong Ning Bldg			< 100' From Wide St			> 100' From Wide St					
		Permitted Max Base Height	105 FT			95 FT		***Does not comply; 'See req'd action #5(b) & #5(d)***			
		Proposed Base Height	**126.13'**			**126.13'**					
		Permitted Max Building Height	145 FT			135 FT					
		Proposed Max Bldg Height	**126.13'**			**126.13'**		*Complies*			
	11	**Street Wall Location: Quality Housing Buildings**									
ZR23-664(b): Applies To Proposed development (meets ZR 23-664(a) eligibility)		Required Street Wall Location	None, per ZR-664(c) compliance								
		Proposed Street Wall (Norfolk, Broome, Suffolk)	**0 FT (from street line)**					*Complies*	*N/A*		*See Height Factor Regulations*
ZR23-661 Applies To Existing Hong Ning		Required Street Wall (Wide St & < 50' From Wide St)	70% Within 8 FT of street line, 30% within 10 FT of street line								
		Proposed Street Wall (Grand St & Corner Of Norfolk)	**0 FT, < 70% of Zoning Lot Frontage**					***Does not comply; 'See req'd action #5(b) & #5(d)***			
		Required Street Wall (Narrow St > 50' From Wide St)	70% within 15 FT of street line								
		Proposed Street Wall (Norfolk St > 50' From Grand St)	**Varies (15.03 FT to 20.56 FT from street line)**					***Does not comply; 'See req'd action #5(b) & #5(d)***			
	12	**Minimum Distance Between Buildings**									
ZR23-711		Required (For bldgs over 50 FT in height)	Wall to wall			40 FT					
			Wall to window			50 FT					
			Window to window			60 FT					
			Above 125 FT @ Lot Coverage > 40%			80 FT					
		Proposed	**Wall to Wall between Hong Ning & Suffolk Bldg**			**41.00 FT**		*Complies*			*Existing and proposed buildings are abutting; may be treated as a single building; Complies*
			Wall to Wall between Hong Ning & Norfolk Bldg			**11.75 FT**		***Does not comply; See req'd action #5(c)***			
			Wall to Window between Hong Ning & Suffolk Bldg			**46.83 FT**		***Does not comply; See req'd action #5(c)***			
			Window to Window between Hong Ning & Suffolk Bldg			**46.83 FT**		***Does not comply; See req'd action #5(c)***			
			Window to Window between Norfolk & Suffolk Bldg			**60.00 FT**		*Complies*			
		Proposed (Above 125 FT)	**Lot Coverage Above 125 FT (Max Envelope)**			**51.5%**		*80-ft space b/w bldgs required at this elev.*			
			Lot Coverage Above 125.75 FT (Max Envelope)			**32.7%**		*No 80-ft space b/w bldgs required at this elev. & above*			
			Distance Between Hong Ning & Suffolk Bldg			**46.83 FT**		***Does not comply (125-126.13 ft); See req'd action #5(c)***			
			Distance Between Hong Ning & Norfolk Bldg			**11.75 FT**		***Does not comply (125-126.13 ft); See req'd action #5(c)***			
			Distance Between Norfolk & Suffolk Bldg			**60.00 FT**		***Does not comply (125-126.13 ft); See req'd action #5(c)***			
	13	**Loading**									
ZR36-62 ZR12-10		In R9/C2-5 districts, the first 25,000 sf of Commercial Zoning Floor Area does not require a loading berth. Cellar for retailing included for calculation of loading berth.	Proposed Commercial FA (including cellar)	8716					Proposed Commercial FA (including cellar)	8,877 SF (< 25,000)	
			Proposed Commercial FA if up to 4,000** SF C.F. floor area is converted to commercial use	8,716 SF + 4,000 SF		=12716 SF (<25,000)		** Up to 4,000 square feet of community facility floor area may be converted to commercial use (total development area will remain unchanged and no new zoning requirements would be triggered)			
		Required	0						0		
		Proposed	**0**					*Complies*	**0**		*Complies*
	14	**Street Trees**									
ZR 26-41		1 per 25 ft of curb									
		Total Frontage	106.42+301.10+201.00+196.35 = 805 FT						94.36 + 105.08 = 199 FT		
		Street Trees Req'd	805 FT / 25 FT = 32 street trees						199FT / 25 FT = 8		
		Street Trees Proposed	Trees Or Fund Contrib. will be provided as required					*Complies*	Trees Or Fund Contrib. will be provided as required		*Complies*
	15	**Parking**									
ZR13-10 ZR13-443		Required	No off-street parking shall be required in the Manhattan Core						No off-street parking shall be required in the Manhattan Core		
		Proposed	The existing 33 spaces provided for the Hong Ning bldg will be eliminated					***Complies; See req'd action #4***			
			No off-street parking is proposed						*No off-street parking is proposed*		N/A

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New York, NY

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New York, NY 10016

DattnerArchitects 1385 Broadway, 15th Floor

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ZR 78-311
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

AUTHORIZATION
N 200067 ZAM
ZR 13-443
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

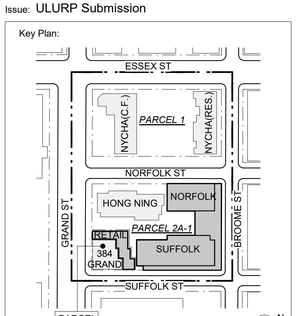
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Zoning Analysis (2 of 2)

Date	08/16/2019
Scale	
Drawn By	Author
Checked By	Checker
Project No.	1713
Sheet No.:	Z-202.00

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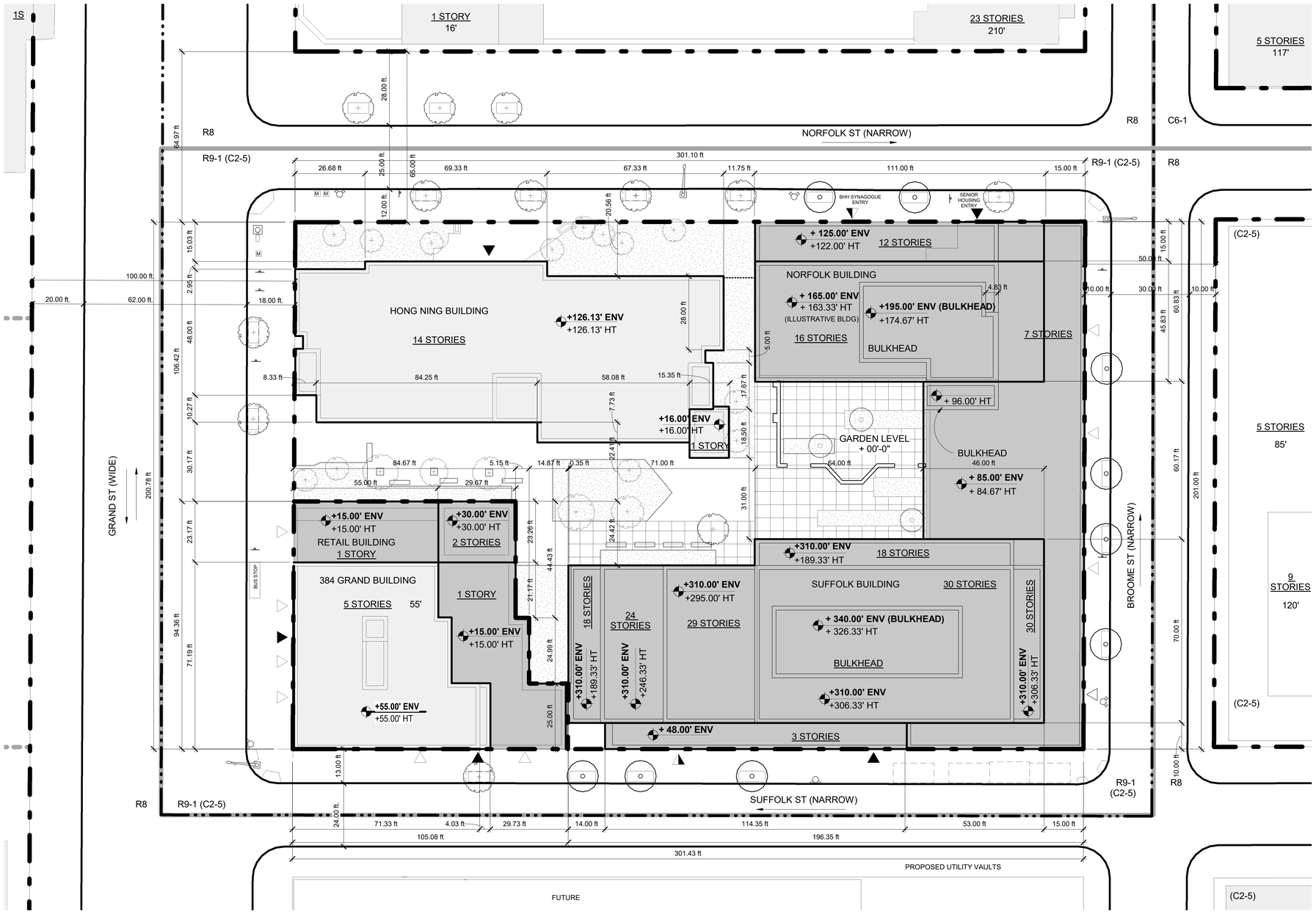

1 Zoning Lot Site Plan - PARCEL 2A
1" = 20'-0"

LEGEND

- COMMERCIAL ENTRY
- COMM. FACILITY ENTRY
- RESIDENTIAL ENTRY
- R9/C2 — ZONING DISTRICT
- 7 — # STORIES
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- STREET DIRECTION
- SITE 2A — LSRD SITE/PARCEL
- +10.00' ENV / +9.33' HT — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- ILLUSTRATIVE FENCE
- EXISTING HYDRANT
- EXISTING SIGN
- MAILBOX
- STREET LAMP
- TRAFFIC LIGHT
- PEDESTRIAN WALK SIGNAL
- LSRD BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAX BLDG ENVELOPE
- EXISTING BLDG FOOTPRINT
- PROPOSED BLDG FOOTPRINT (ILLUSTRATIVE)
- PROPOSED UTILITY VAULT

0 10' 20' 40' 80'

GENERAL NOTE

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CPC APPROVED: 01/21/2020 (CAL. Nos. 2)
CC APPROVED: 02/27/2020 (RES. Nos. 1265)
EFFECTIVE DATE: 02/27/2020

N 200066 ZAM
AUTHORIZATION
ZR 78-311
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

CITY PLANNING COMMISSION
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AUTHORIZATION
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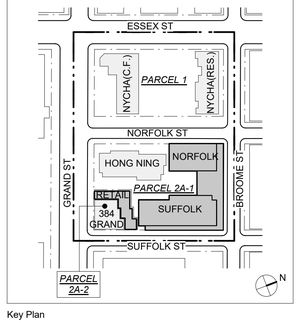
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

2	Revised ULURP Submission	2020-01-17
1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Zoning Lot Site Plan (Development Site)

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
Sheet No.:	Z-203.00

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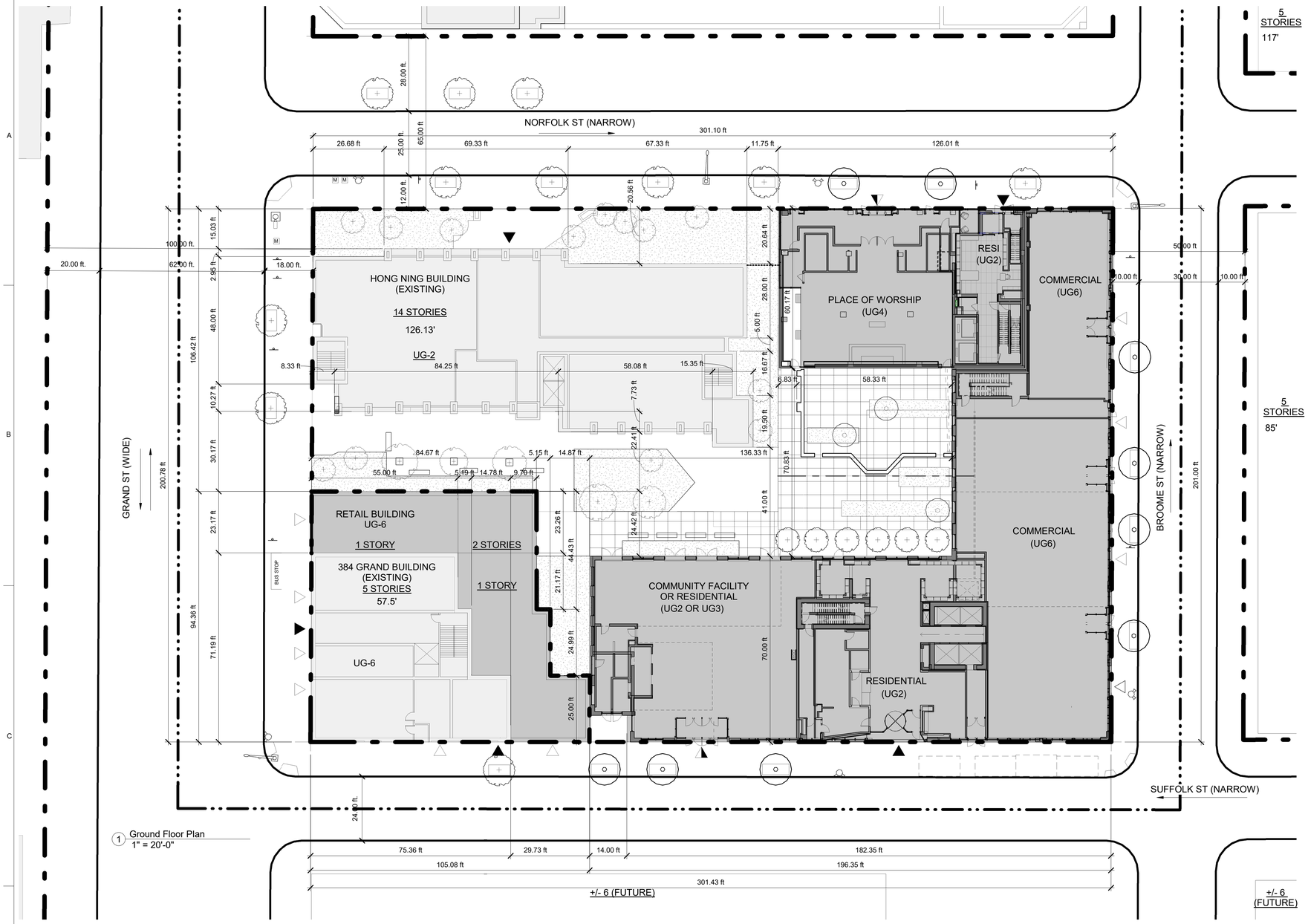

1 Ground Floor Plan
1" = 20'-0"

LEGEND

▽	COMMERCIAL ENTRY	SITE 2A	LSRD SITE/PARCEL		EXISTING HYDRANT		LSRD BOUNDARY
◥	COMM. FACILITY ENTRY	+10.00' ENV / +9.33' HT	DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT		EXISTING SIGN		ZONING LOT LINE
▼	RESIDENTIAL ENTRY			M	MAILBOX		ZONING DISTRICT BOUNDARY
R9/C2	ZONING DISTRICT		PROPOSED STREET TREE		STREET LAMP		ILLUSTRATIVE BUILDING LINE
7	# STORIES				TRAFFIC LIGHT		PROPOSED MAX BLDG ENVELOPE
1S	# STORIES W/ STORE		EXISTING STREET TREE		PEDESTRIAN WALK SIGNAL		EXISTING BLDG FOOTPRINT
60'	BUILDING HEIGHT		ILLUSTRATIVE FENCE				PROPOSED BLDG FOOTPRINT (ILLUSTRATIVE)
←	STREET DIRECTION						

0 10' 20' 40' 80'

GENERAL NOTE

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NOTE:

ALL EXISTING BUILDING GROUND FLOOR PLANS ARE ESTIMATED BASED ON GOOGLE MAPS IMAGERY DATES AUGUST 2018.

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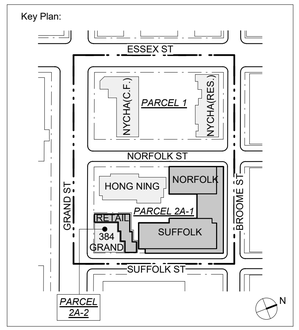
2	Revised ULURP Submission	2020-01-17
1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Development Ground Floor Plan (Illustrative)

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
Sheet No.:	Z-204.00

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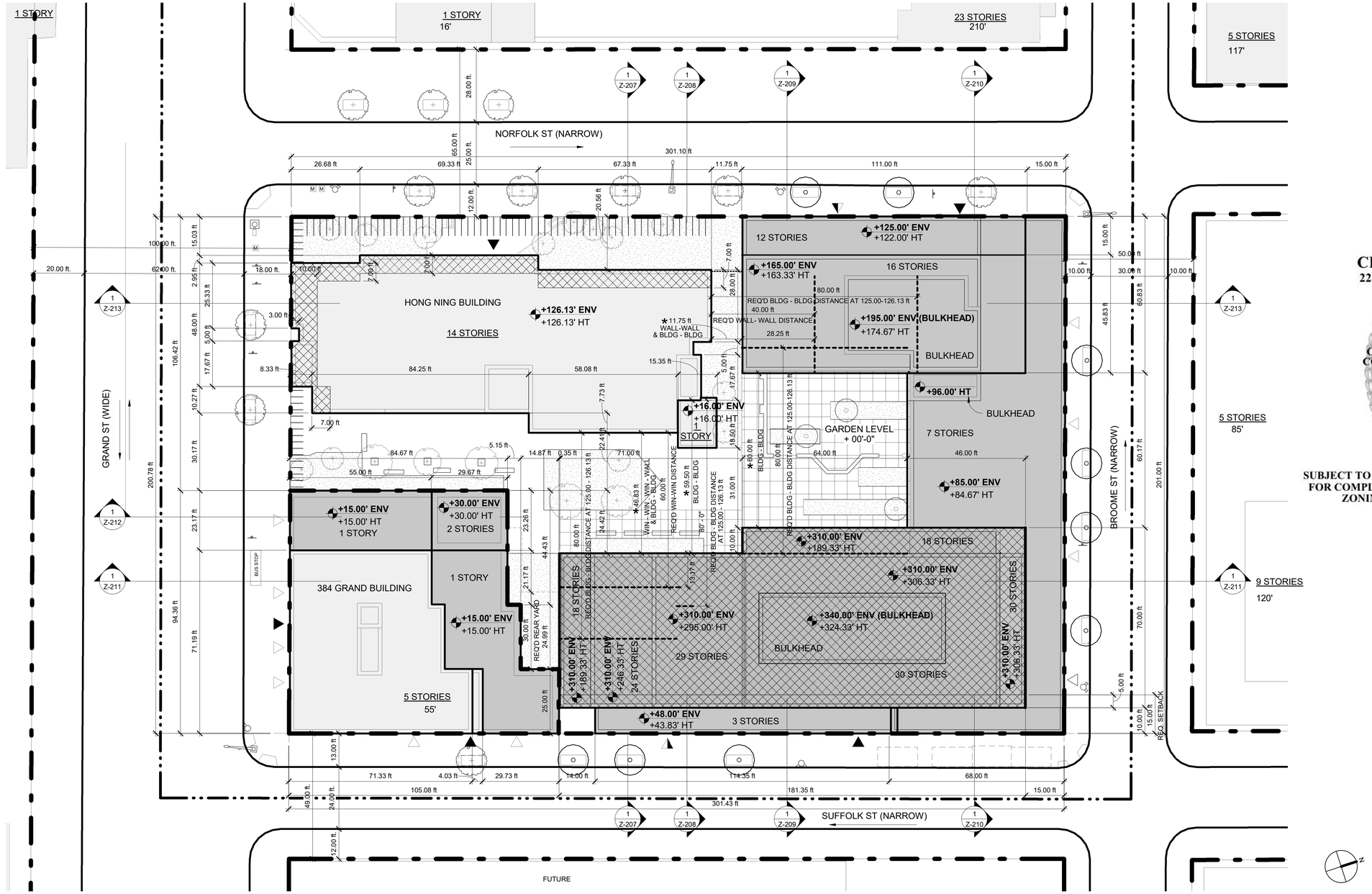

1 Parcel 2A - Waiver Plan
1" = 20'-0"

LEGEND

▽	COMMERCIAL ENTRY	SITE 2A	LSRD SITE/PARCEL		EXISTING HYDRANT		LSRD BOUNDARY
◥	COMM. FACILITY ENTRY	+10.00' ENV +9.33' HT	DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT		EXISTING SIGN		ZONING LOT LINE
▼	RESIDENTIAL ENTRY			M	MAILBOX		ZONING DISTRICT BOUNDARY
R9/C2	ZONING DISTRICT		PROPOSED STREET TREE		STREET LAMP / TRAFFIC LIGHT		ILLUSTRATIVE BUILDING LINE
7	# STORIES		EXISTING STREET TREE		PEDESTRIAN WALK SIGNAL		PROPOSED MAX BLDG ENVELOPE
1S	# STORIES W/ STORE		ILLUSTRATIVE FENCE		PROPOSED UTILITY VAULT	"WALL-WALL"	NO LEGAL LIGHT+AIR ON FACING WALLS
60'	BUILDING HEIGHT					"WALL-WIN"	LEGAL LIGHT+AIR ON ONE WALL
	STREET DIRECTION					"WIN-WIN"	LEGAL LIGHT+AIR ON BOTH FACING WALLS

EXISTING BLDG FOOTPRINT
PROPOSED BLDG FOOTPRINT (ILLUSTRATIVE)
HEIGHT AND SETBACK WAIVER
STREET WALL WAIVER
* DISTANCE WAIVER

0 10' 20' 40' 80'

GENERAL NOTE

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CC APPROVED: 02/27/2020 (RES. Nos. 1265)
EFFECTIVE DATE: 02/27/2020

N 200066 ZAM
AUTHORIZATION
ZR 78-311
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

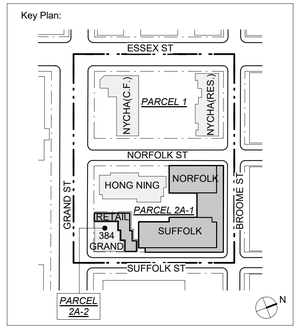
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

2	Revised ULURP Submission	2020-01-17
1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Development Waiver Plan

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
Sheet No.:	Z-205.00

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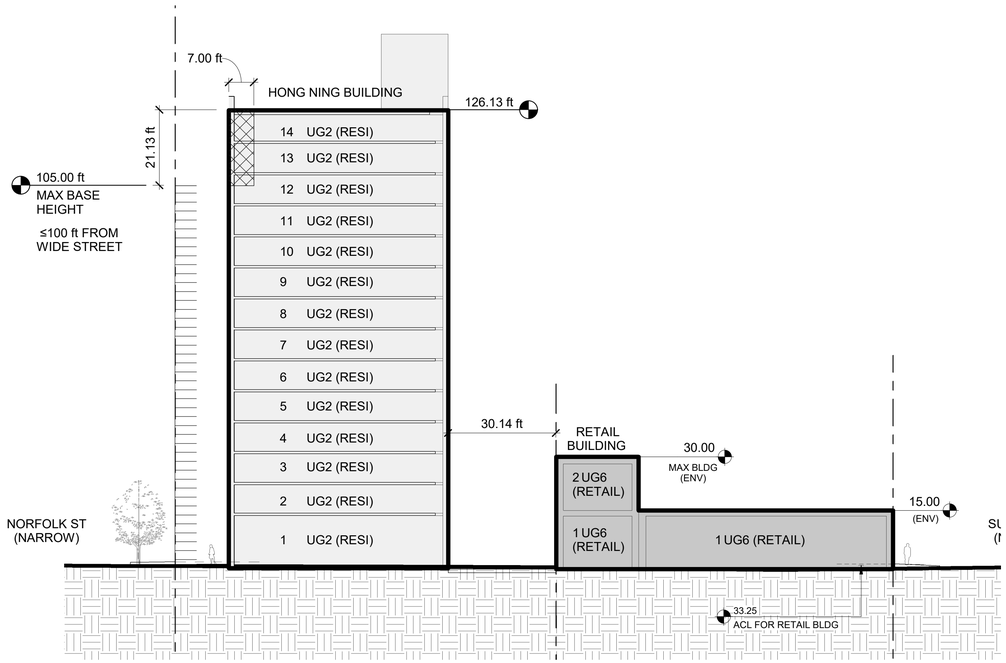

2 E-W Zoning Section 6
1" = 20'-0"

GENERAL NOTE

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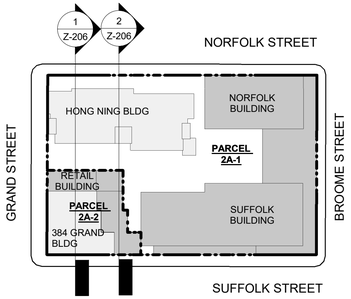
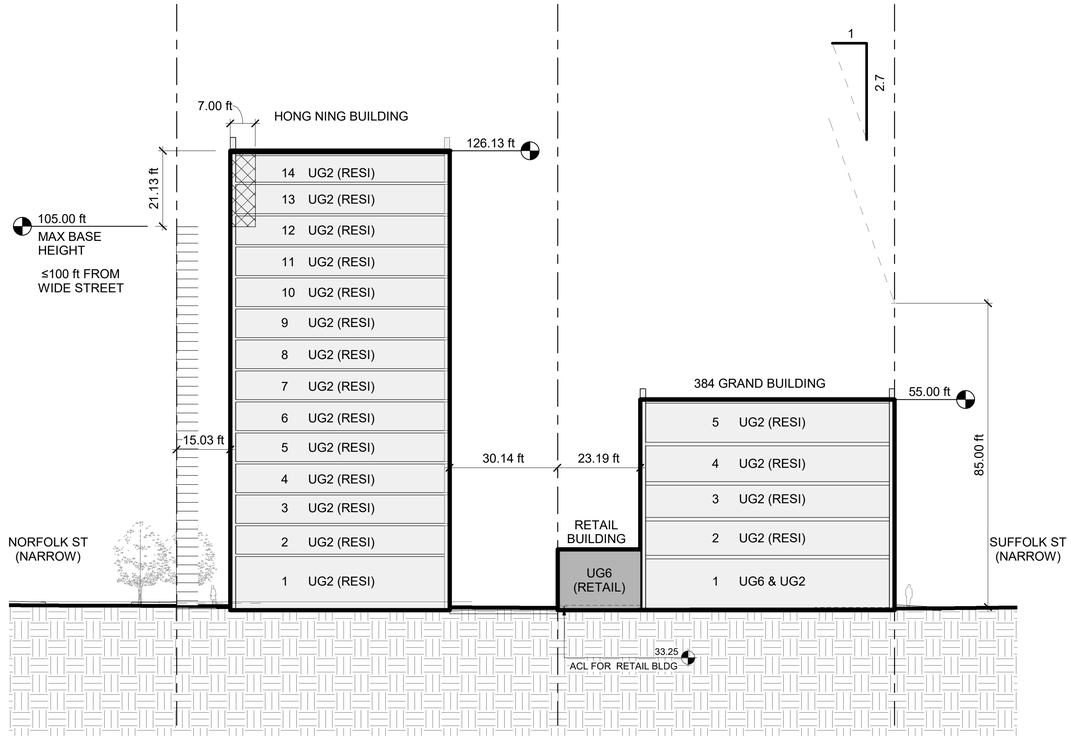
LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BLDG LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- 10.00 — HEIGHT FROM ACL OR BASE PLANE OF RESPECTIVE BLDG
- EXISTING BUILDING SECTION
- PROPOSED BUILDING SECTION (ILLUSTRATIVE)
- HEIGHT AND SETBACK WAIVER
- STREET WALL WAIVER



0 10' 20' 40' 80'



1 E-W Zoning Section 1
1" = 20'-0"

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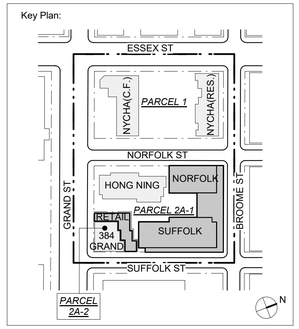
2	Revised ULURP Submission	2020-01-17
1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Waiver Sections

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
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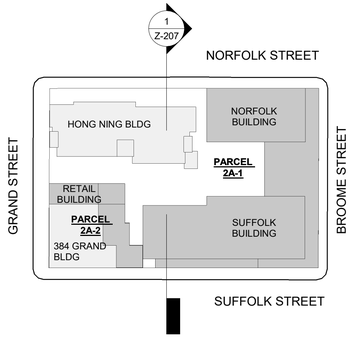
1 Z-207



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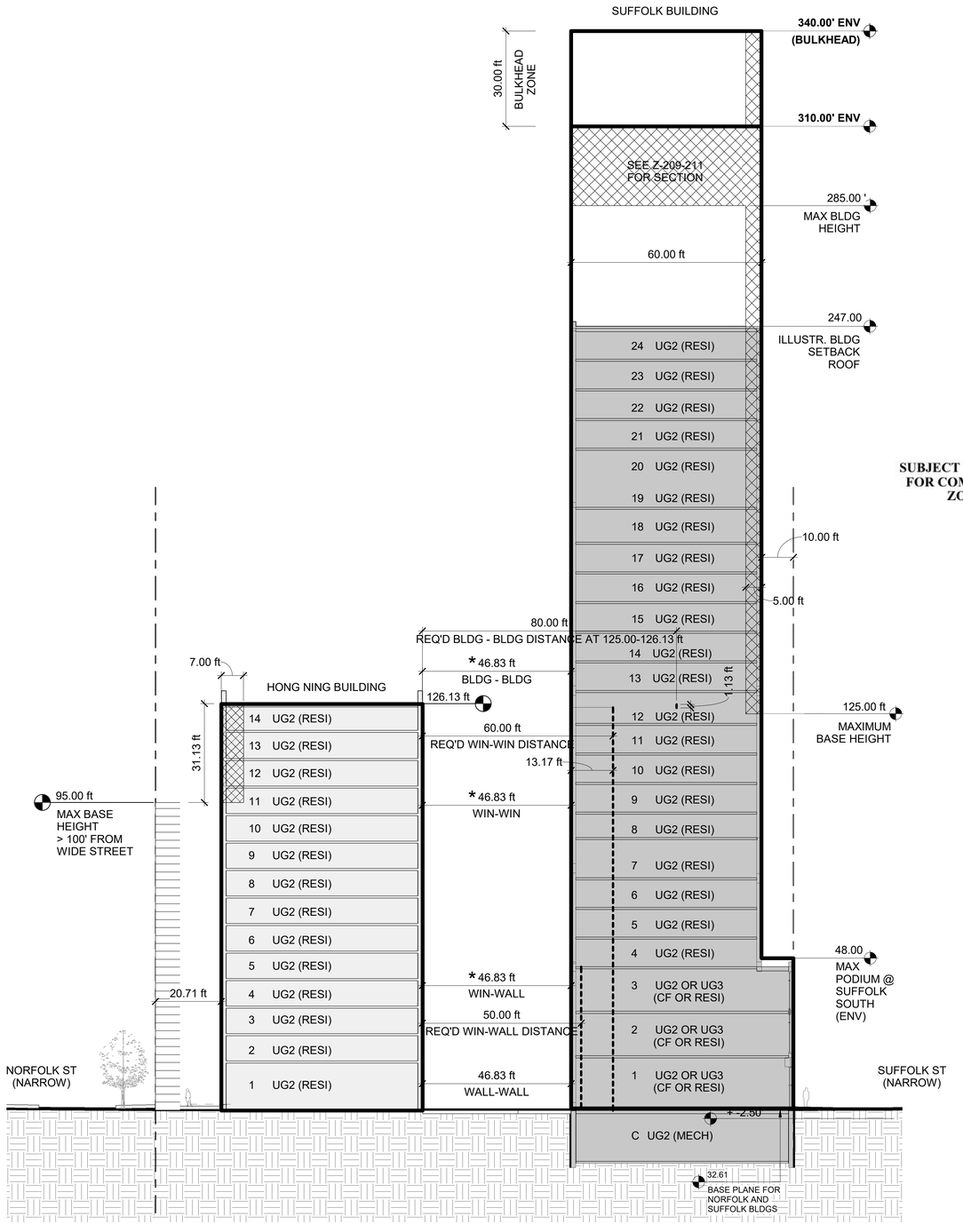
LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BLDG LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- 10.00 — HEIGHT FROM ACL OR BASE PLANE OF RESPECTIVE BLDG
- 100.00' ENV — DEVELOPMENT ENVELOPE HEIGHT
- EXISTING BUILDING SECTION
- PROPOSED BUILDING SECTION (ILLUSTRATIVE)
- HEIGHT AND SETBACK WAIVER
- STREET WALL WAIVER
- * — DISTANCE WAIVER
- "WALL-WALL" — NO LEGAL LIGHT+AIR ON FACING WALLS
- "WALL-WIN" — LEGAL LIGHT+AIR ON ONE WALL
- "WIN-WIN" — LEGAL LIGHT+AIR ON BOTH FACING WALLS

0 10' 20' 40' 80'



1 E-W Zoning Section 2
1" = 20'-0"

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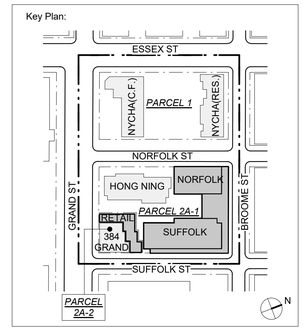
2	Revised ULURP Submission	2020-01-17
1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Waiver Sections

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
Sheet No.:	Z-207.00

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CC APPROVED: 02/27/2020 (RES. Nos. 1265)
EFFECTIVE DATE: 02/27/2020

N 200066 ZAM
AUTHORIZATION
ZR 78-311
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

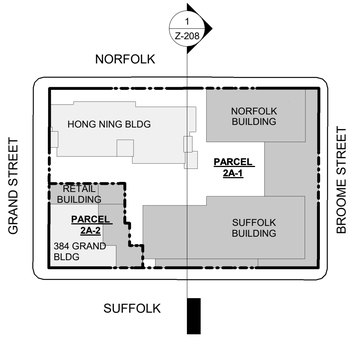
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

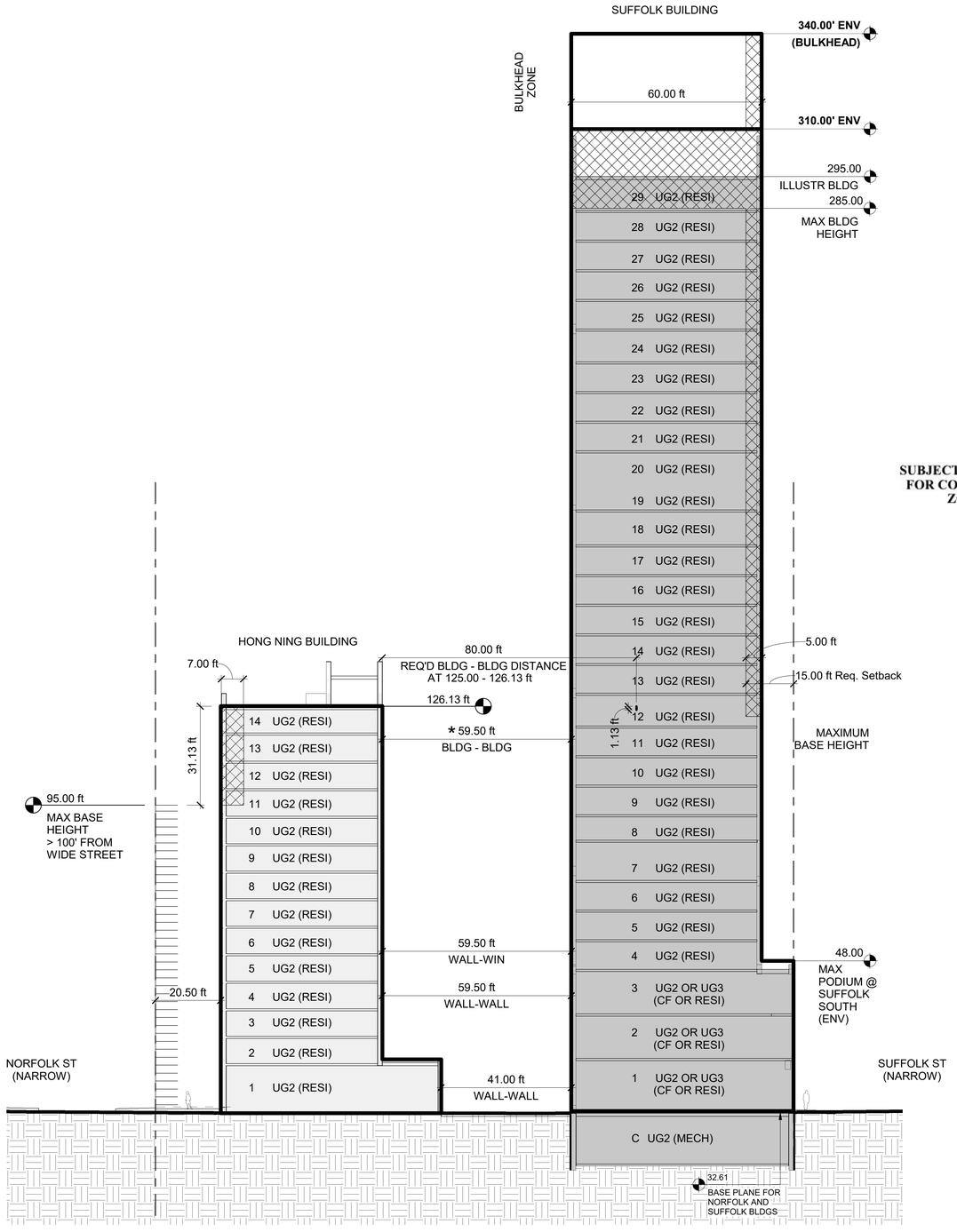
GENERAL NOTE

BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING LANDSCAPING, ENTRY LOCATION/QUANTITIES, AND OTHER PROPOSED SITE FEATURES

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BLDG LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- 10.00 — HEIGHT FROM ACL OR BASE PLANE OF RESPECTIVE BLDG
- **100.00' ENV** — DEVELOPMENT ENVELOPE HEIGHT
- EXISTING BUILDING SECTION
- PROPOSED BUILDING SECTION (ILLUSTRATIVE)
- HEIGHT AND SETBACK WAIVER
- STREETWALL WAIVER
- "WALL-WALL" — NO LEGAL LIGHT+AIR ON FACING WALLS
- "WALL-WIN" — LEGAL LIGHT+AIR ON ONE WALL
- "WIN-WIN" — LEGAL LIGHT+AIR ON BOTH FACING WALLS
- * — DISTANCE WAIVER





1 E-W Zoning Section 3
1" = 20'-0"

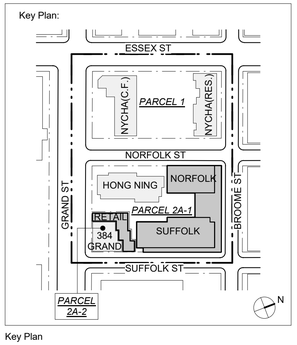
0 10' 20' 40' 80'

2	Revised ULURP Submission	2020-01-17
1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Waiver Sections

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
Sheet No.:	Z-208.00

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Plotted: 10/8/2019 9:12:26 AM



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- "WIN-WIN" — LEGAL LIGHT+AIR ON BOTH FACING WALLS
- * — DISTANCE WAIVER

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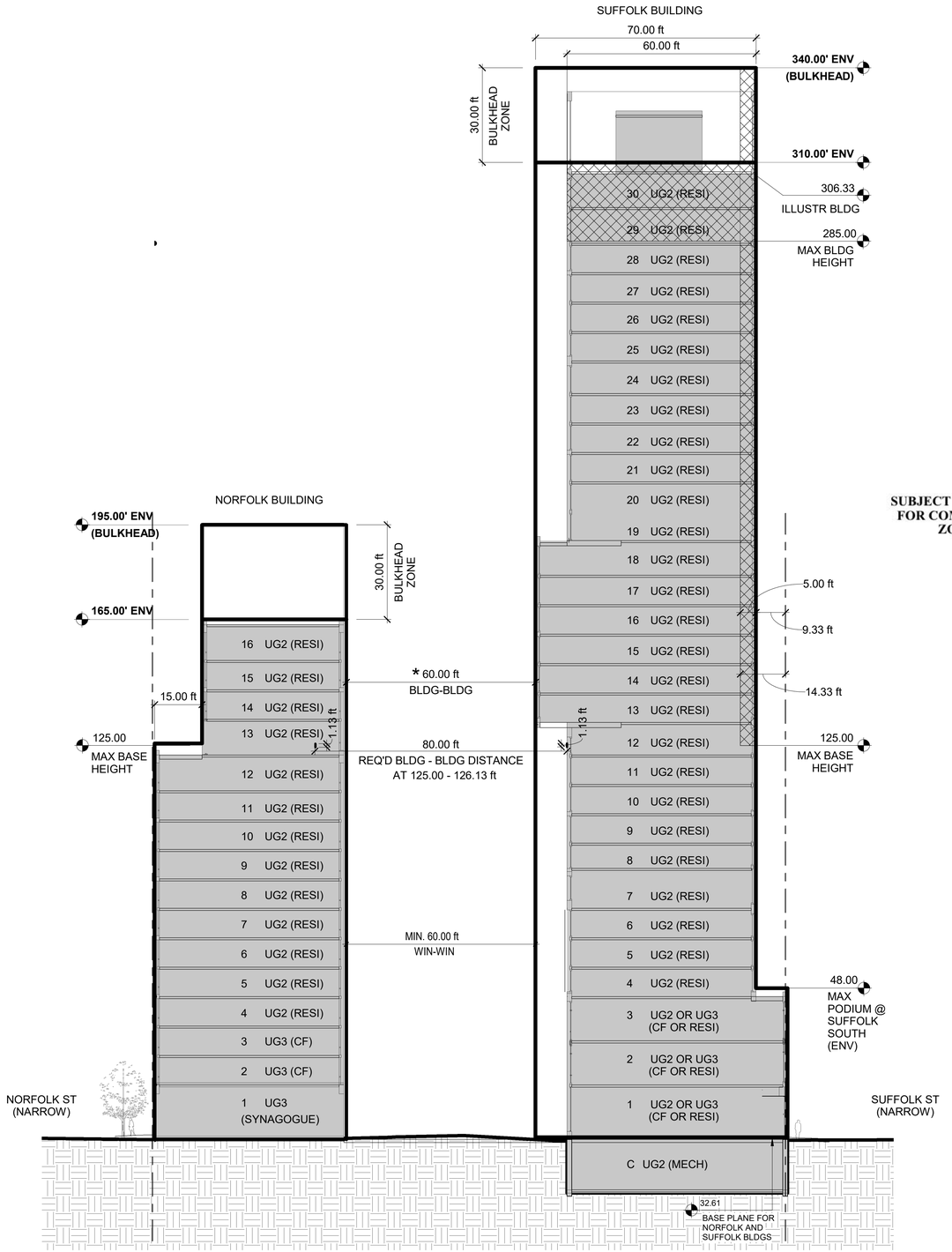

1 E-W Zoning Section 4
1" = 20'-0"

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AUTHORIZATION
ZR 78-311
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

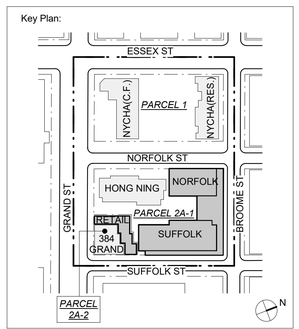
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Waiver Sections

Date	08/16/2019
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Project No.	1713
Sheet No.:	Z-209.00

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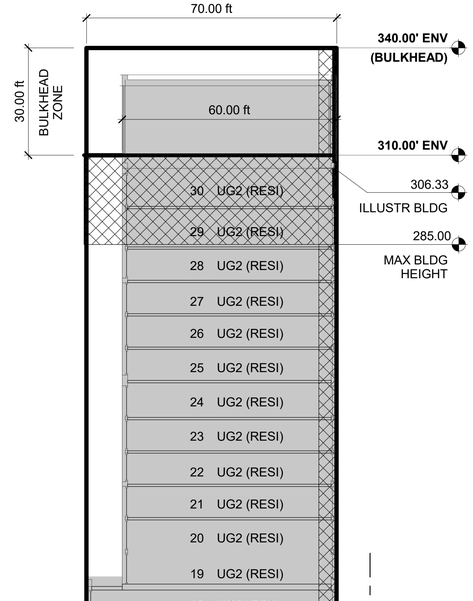
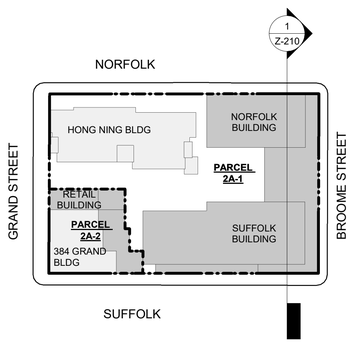
SUFFOLK BUILDING



1 E-W Zoning Section 5
1" = 20'-0"



GENERAL NOTE

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	ILLUSTRATIVE BLDG LINE
	PROPOSED MAXIMUM BUILDING ENVELOPE
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100.00' ENV	DEVELOPMENT ENVELOPE HEIGHT
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AUTHORIZATION
ZR 78-311
CPC APPROVED: 01/21/2020
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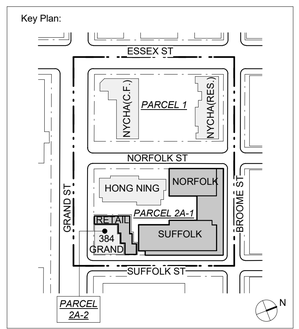
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Waiver Sections

Date	08/16/2019
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Project No.	1713
Sheet No.:	Z-210.00

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EFFECTIVE DATE: 02/27/2020

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AUTHORIZATION
ZR 78-311
CPC APPROVED: 01/21/2020
EFFECTIVE DATE: 01/21/2020

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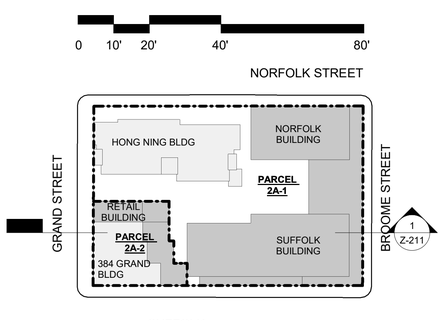

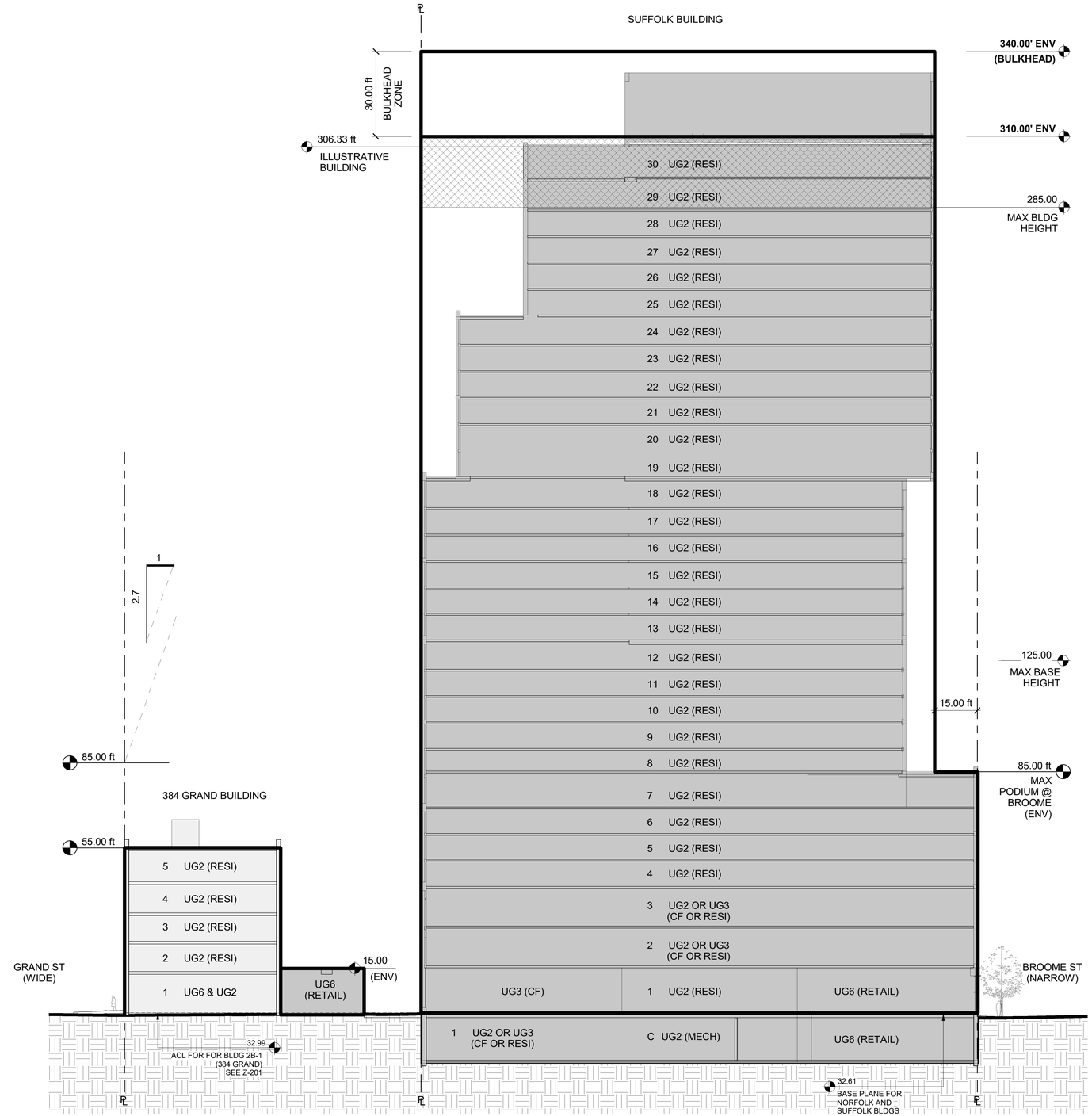

1 N-S Zoning Section 1
1" = 20'-0"

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Revisions:

Issue: ULURP Submission

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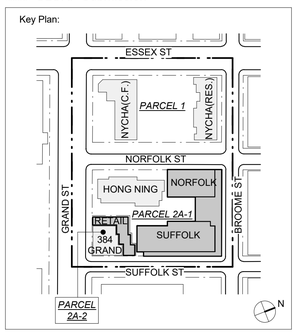

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Parcel 2A - Waiver Sections

Date	08/16/2019
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Project No.	1713
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GENERAL NOTE

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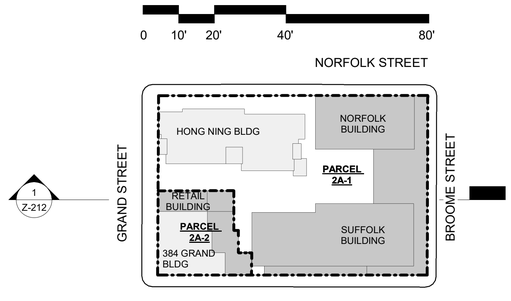

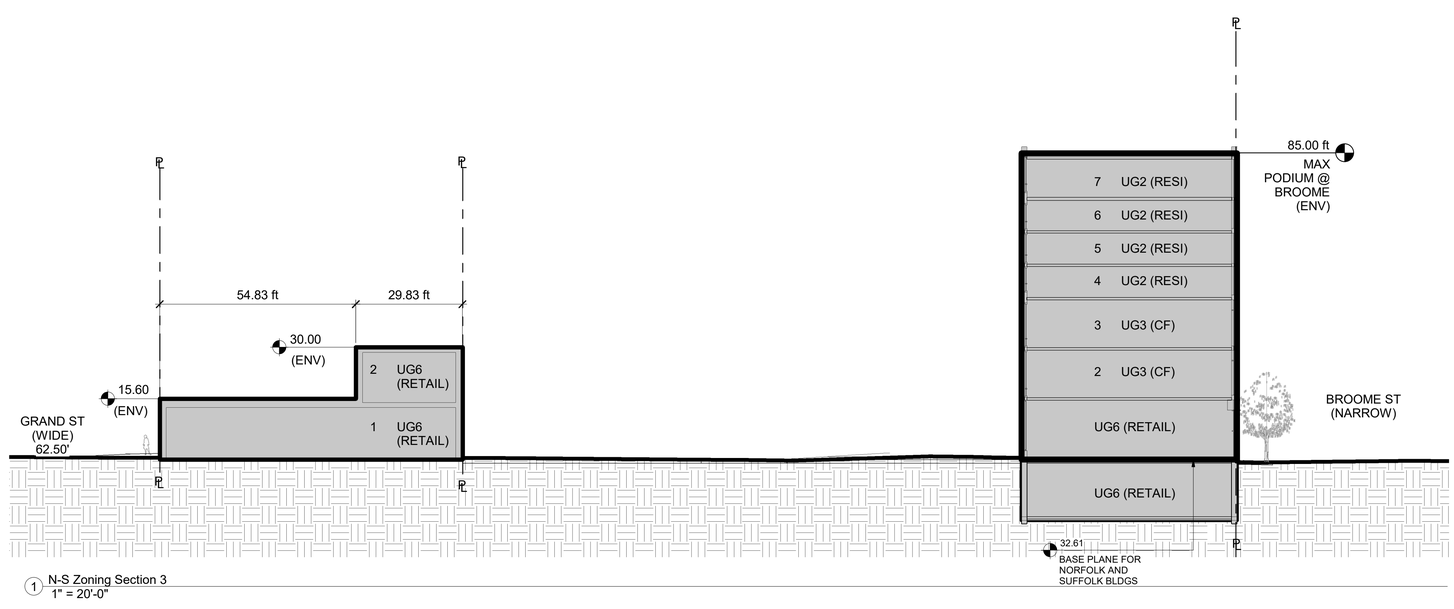

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N 200066 ZAM
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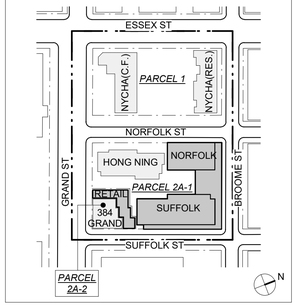
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Waiver Sections

Date	08/16/2019
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Project No.	1713
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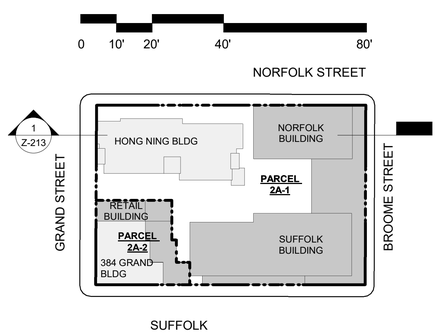

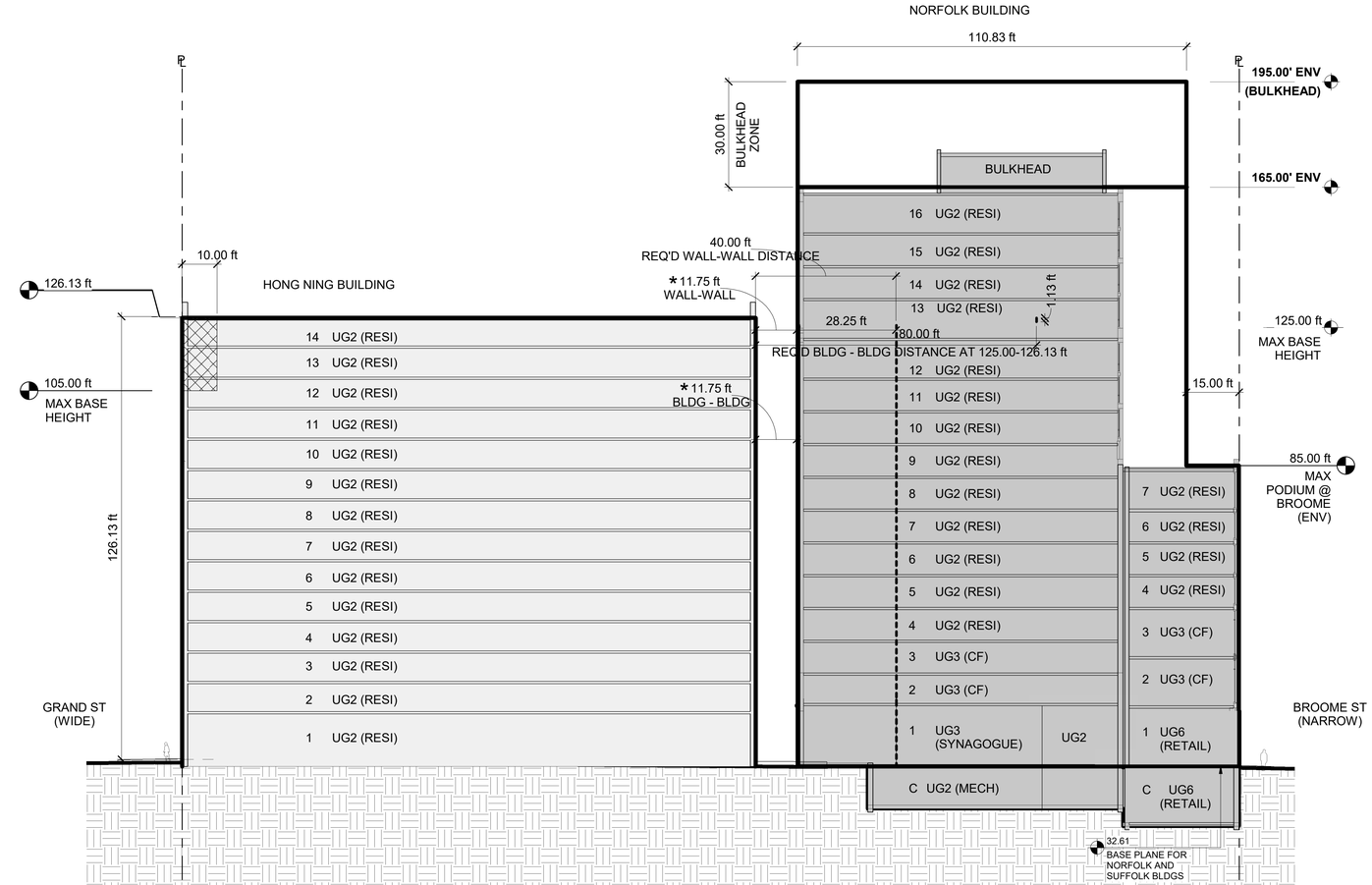

1 N-S Zoning Section 2
1" = 20'-0"

CITY PLANNING COMMISSION
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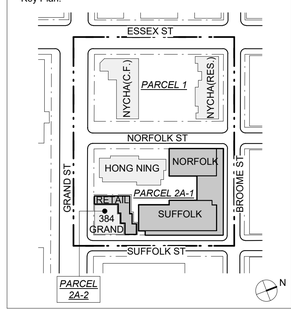
1	Revised ULURP Submission	2019-10-07

Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Waiver Sections

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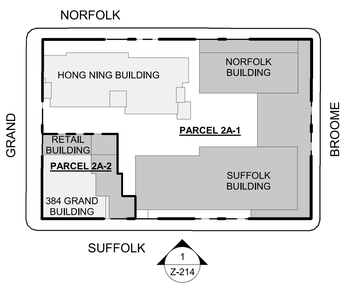
LEGEND

- ILLUSTRATIVE BLDG LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- 10.00 — HEIGHT FROM ACL OR BASE PLANE
- 100.00' ENV — DEVELOPMENT ENVELOPE HEIGHT
- EXISTING BUILDING SECTION
- PROPOSED BUILDING SECTION (ILLUSTRATIVE)



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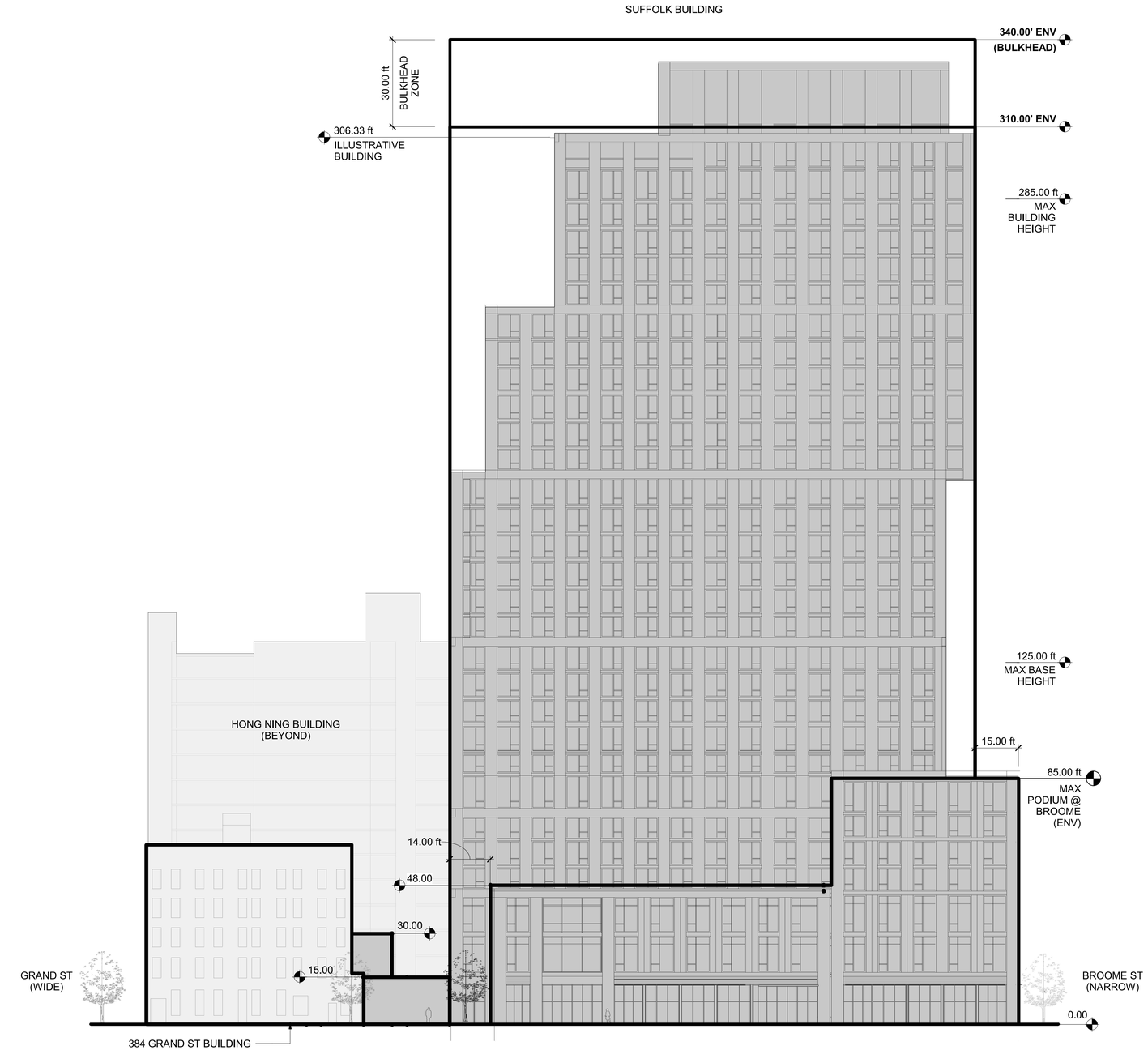

1 Parcel 2A - Illustrative East Elevation (Suffolk)
1" = 20'-0"

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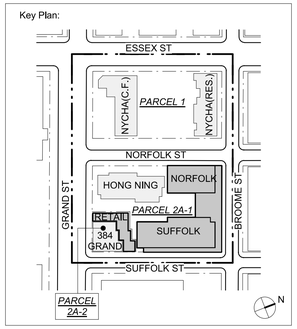
Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Elevations (Illustrative)

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
Seal	
Sheet No.:	Z-214.00

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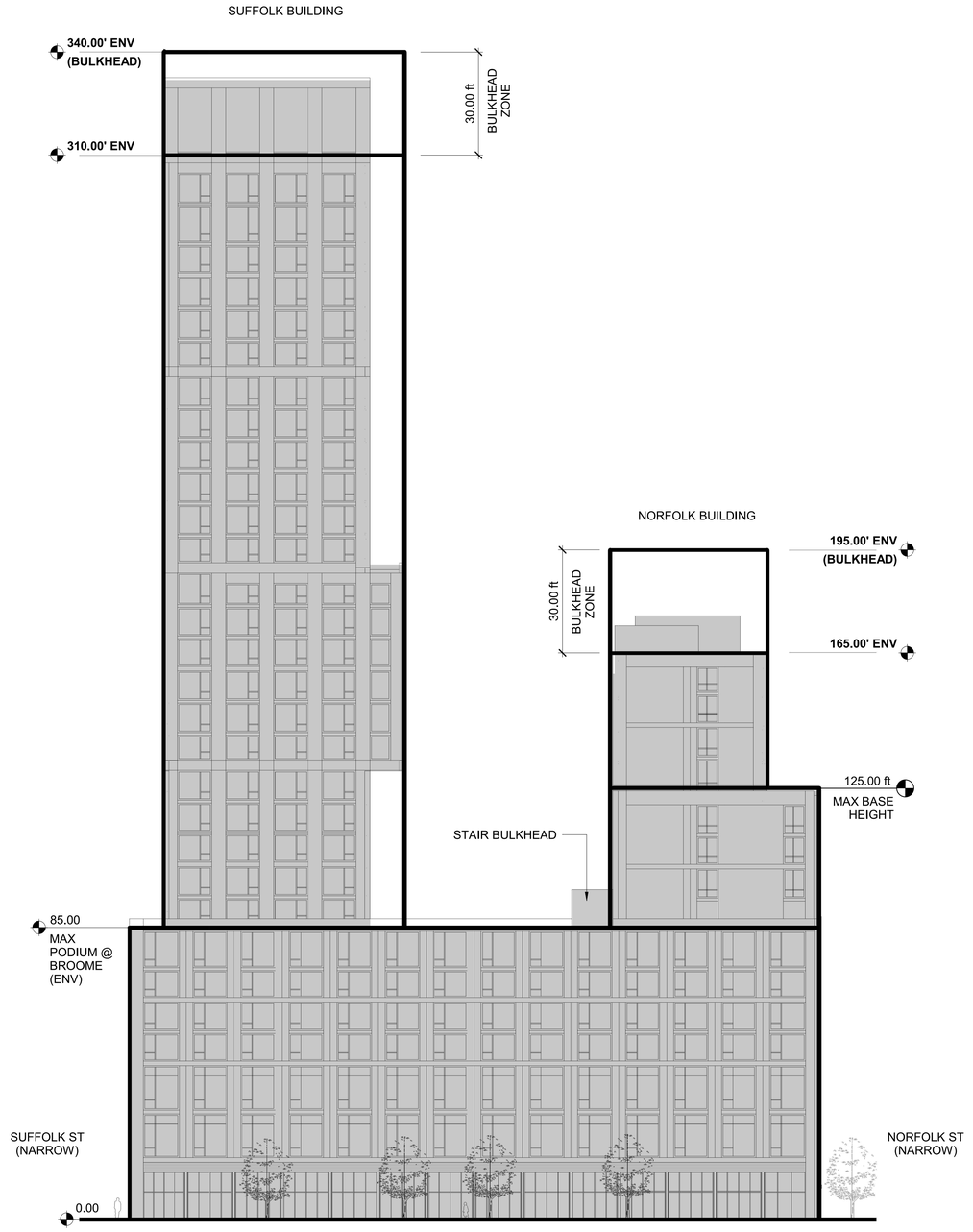
- PROPOSED MAXIMUM BUILDING ENVELOPE
- 10.00 — HEIGHT FROM ACL OR BASE PLANE
- **100.00' ENV** — DEVELOPMENT ENVELOPE HEIGHT
- EXISTING BUILDING SECTION
- PROPOSED BUILDING SECTION (ILLUSTRATIVE)

0 10' 20' 40' 80'



1 Parcel 2A - Illustrative North Elevation (Broome)
1" = 20'-0"

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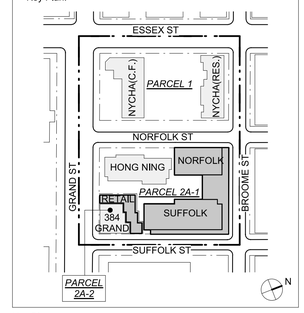
Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Elevations (Illustrative)

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
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Project No.	1713
Sheet No.:	Z-215.00

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LEGEND

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- PROPOSED MAXIMUM BUILDING ENVELOPE
- 10.00 — HEIGHT FROM ACL OR BASE PLANE
- **100.00' ENV** — DEVELOPMENT ENVELOPE HEIGHT
- EXISTING BUILDING SECTION
- PROPOSED BUILDING SECTION (ILLUSTRATIVE)

0 10' 20' 40' 80'



1 Parcel 2A - Illustrative West Elevation (Norfolk)
1" = 20'-0"

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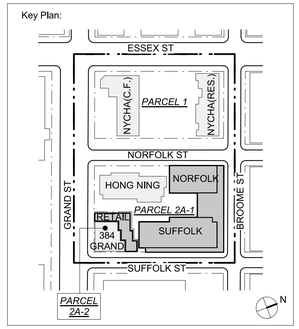
Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Parcel 2A - Elevations (Illustrative)

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
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Project No.	1713

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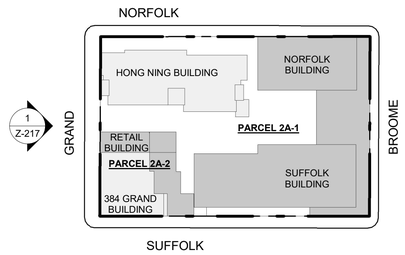
- PROPOSED MAXIMUM BUILDING ENVELOPE
- 10.00 — HEIGHT FROM ACL OR BASE PLANE
- EXISTING BUILDING SECTION
- PROPOSED BUILDING SECTION (ILLUSTRATIVE)



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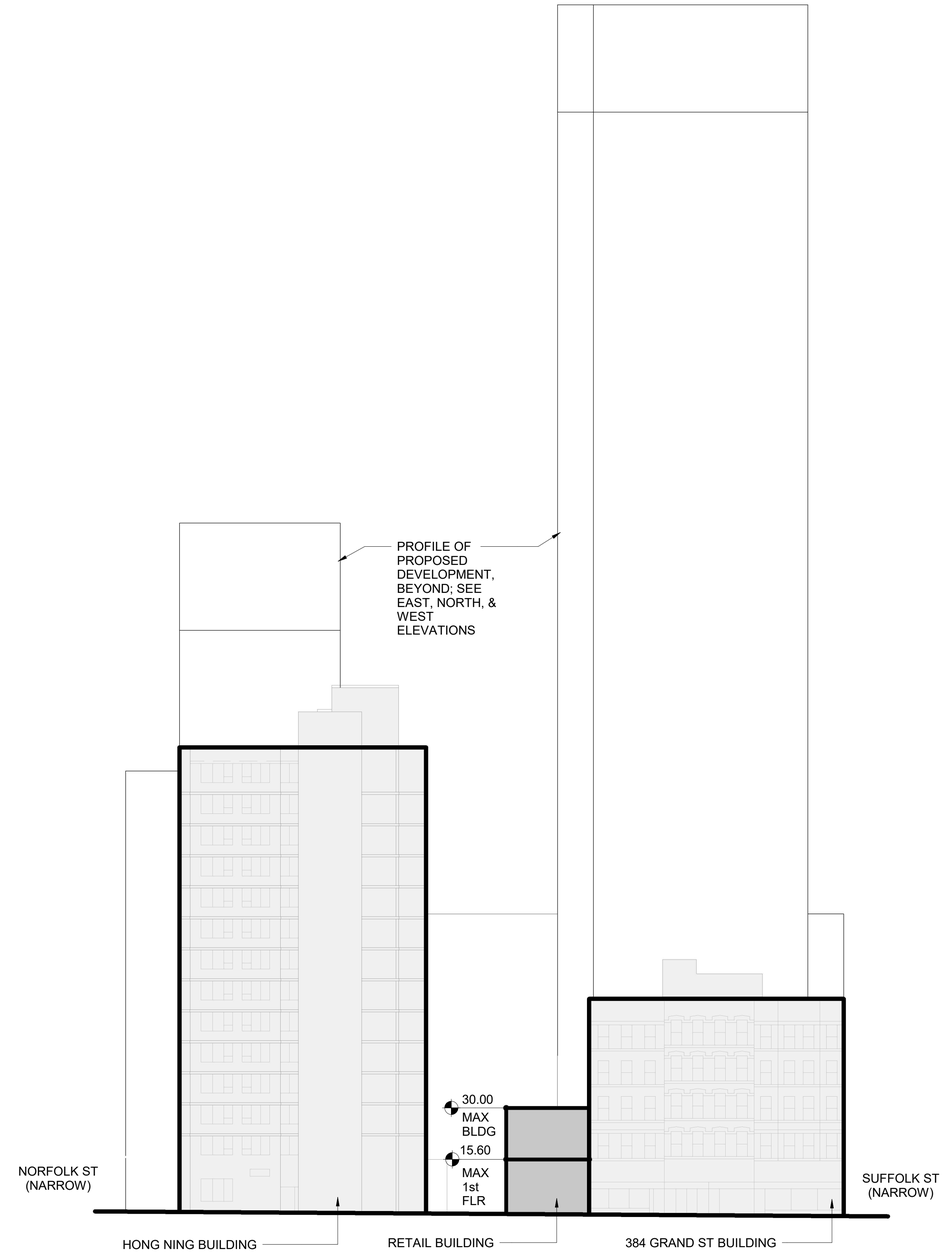

1 Parcel 2A - Illustrative South Elevation (Grand)
1" = 20'-0"

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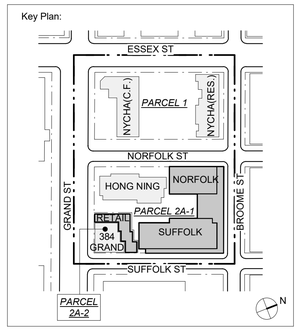

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Parcel 2A - Elevations (Illustrative)

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Project No.	1713
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Sheet No.:	Z-217.00

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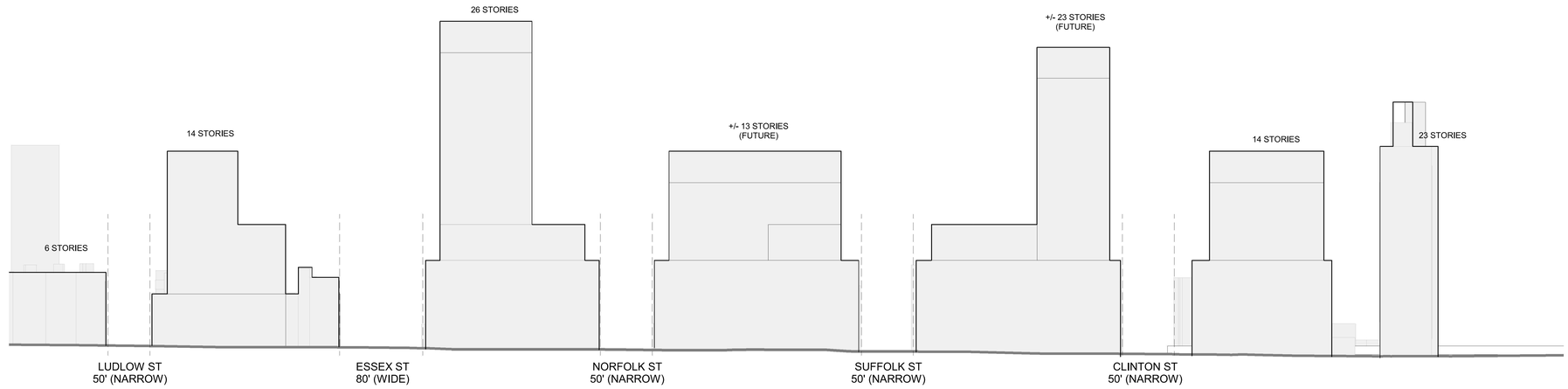
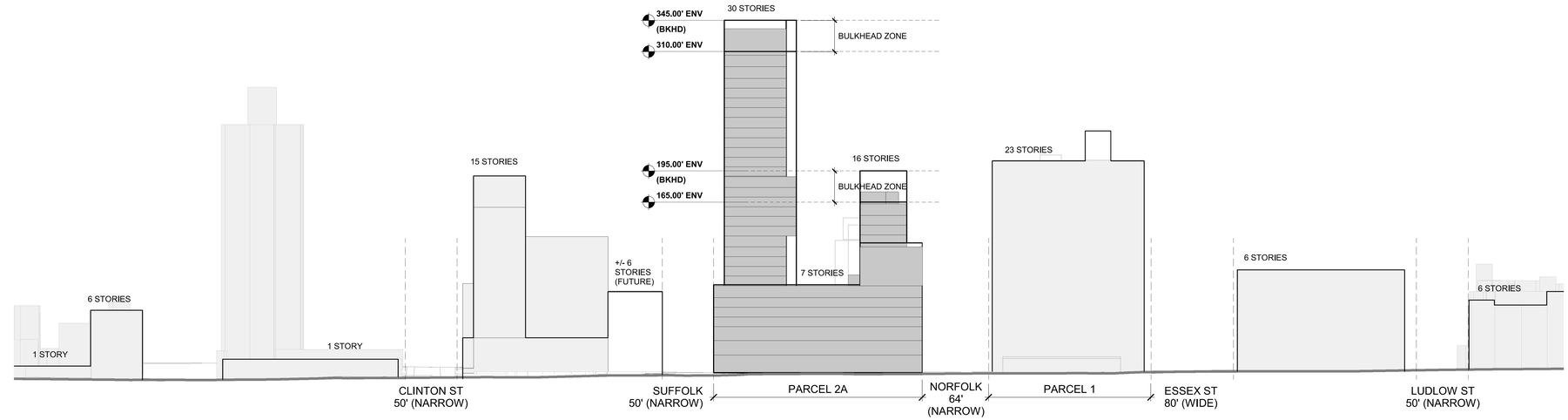


2 Streetscape - Broome Looking North
1" = 60'-0"



1 Streetscape - Broome Looking South
1" = 60'-0"

0 30' 60' 120' 240'

GENERAL NOTE

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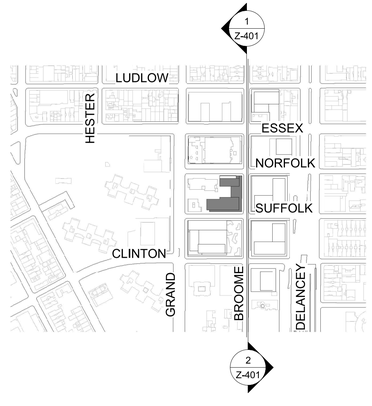
- PROPOSED MAX BLDG ENVELOPE
- STREET WALL LINE
- 100.00' ENV — DEVELOPMENT ENVELOPE HEIGHT
- PROPOSED BUILDING (ILLUSTRATIVE)
- EX'G BLDGS
- BKHD — BULKHEAD



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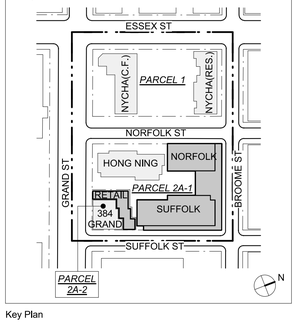

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Neighborhood Character Diagrams

Date	08/16/2019
Scale	As indicated
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Project No.	1713

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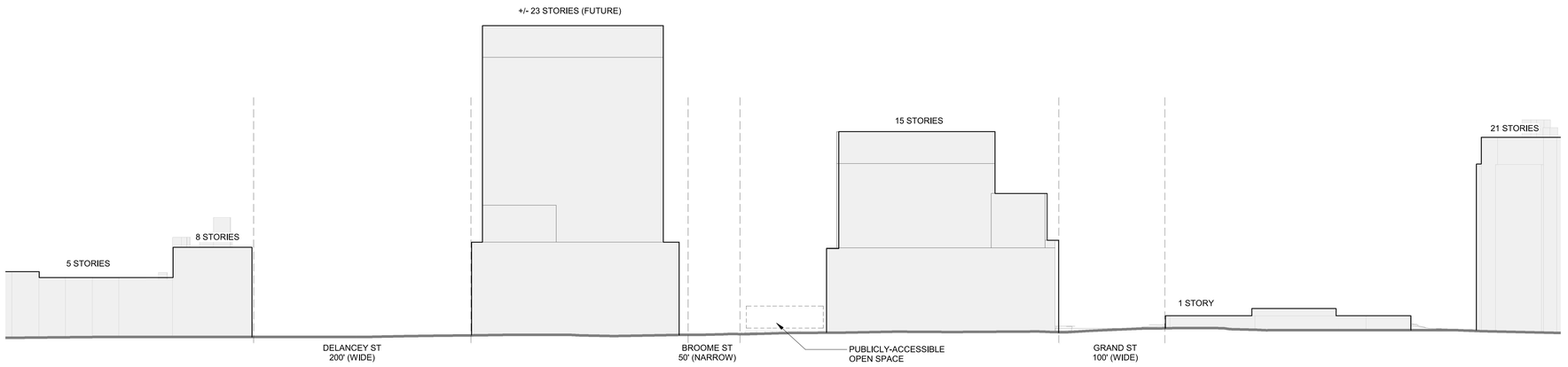
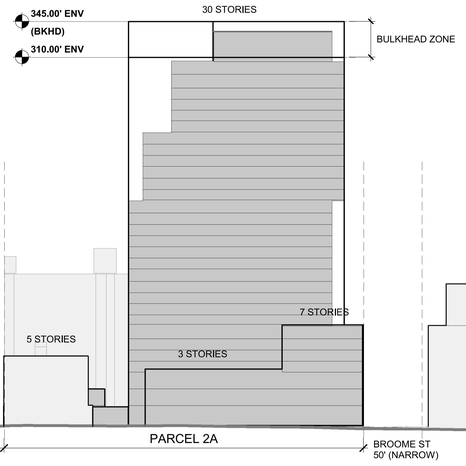


2 Streetscape - Suffolk Looking East
1" = 60'-0"



1 Streetscape - Suffolk Looking West
1" = 60'-0"

0 30' 60' 120' 240'

GENERAL NOTE

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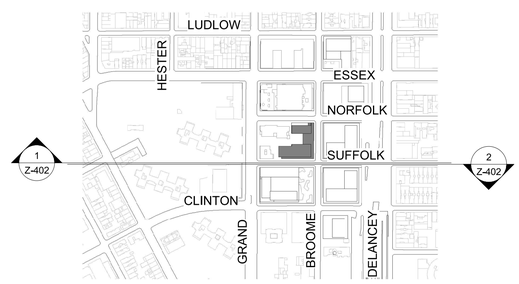
LEGEND

- PROPOSED MAX BLDG ENVELOPE
- STREET WALL LINE
- 100.00' ENV — DEVELOPMENT ENVELOPE HEIGHT
- PROPOSED BUILDING (ILLUSTRATIVE)
- EX'G BLDGS
- BKHD — BULKHEAD



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Key Plan:



Key Plan

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Neighborhood Character Diagrams

Date	08/16/2019
Scale	As indicated
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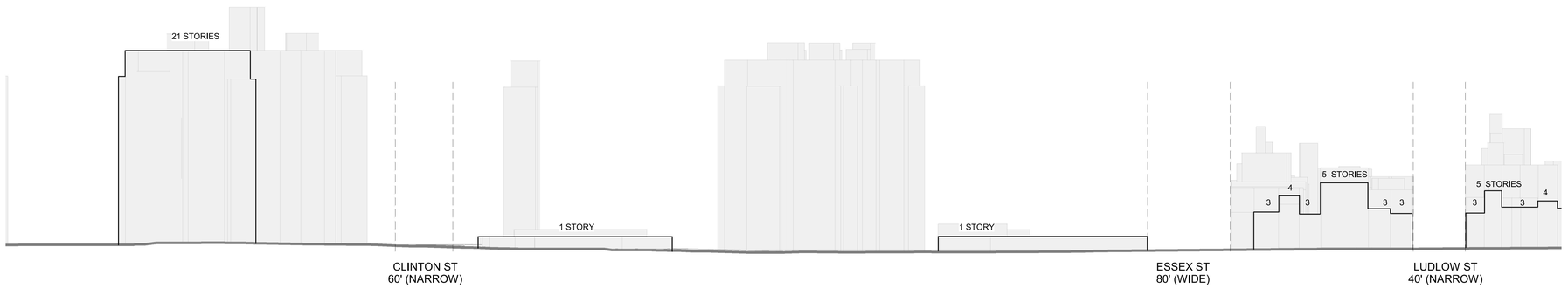
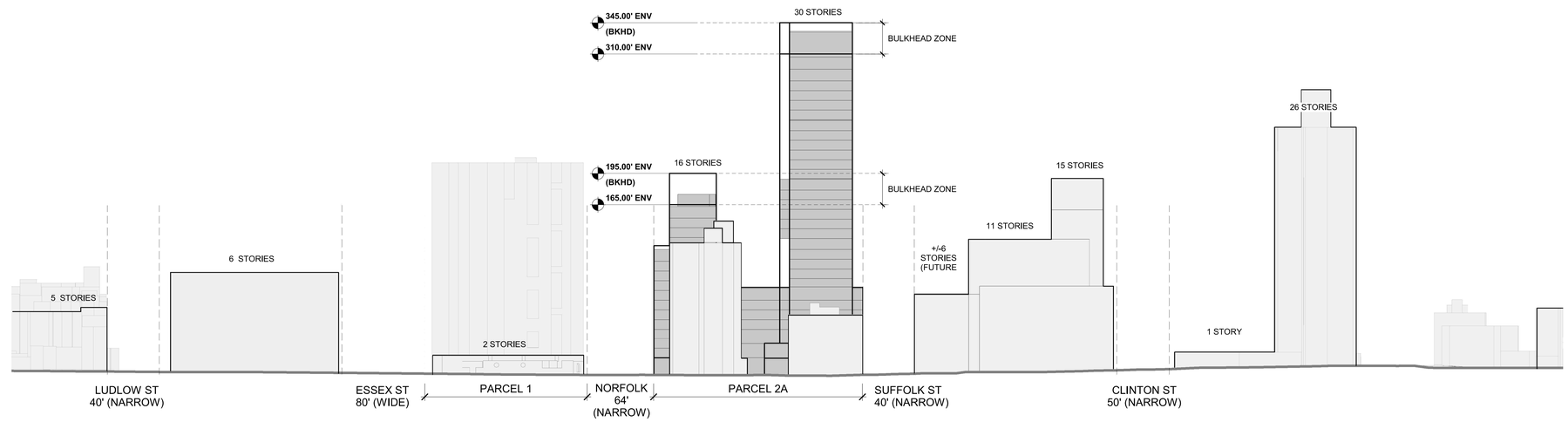


2 Streetscape - Grand Looking South
1" = 60'-0"



1 Streetscape - Grand Looking North
1" = 60'-0"

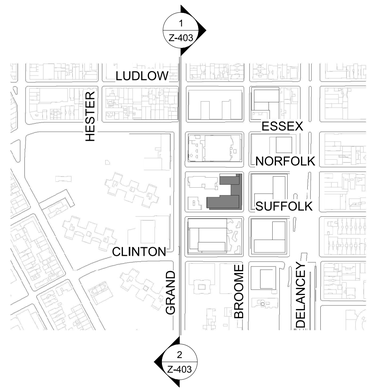
0 30' 60' 120' 240'

GENERAL NOTE

BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING LANDSCAPING, ENTRY LOCATION/QUANTITIES, AND OTHER PROPOSED SITE FEATURES

LEGEND

- PROPOSED MAX BLDG ENVELOPE
- STREET WALL LINE
- 100.00' ENV — DEVELOPMENT ENVELOPE HEIGHT
- PROPOSED BUILDING (ILLUSTRATIVE)
- EX'G BLDGS
- BKHD — BULKHEAD



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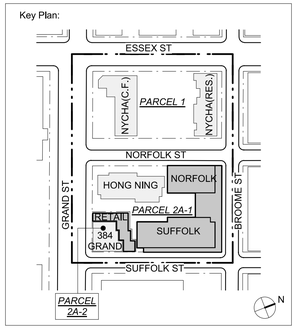

Key Plan

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Neighborhood Character Diagrams

Date	08/16/2019
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Checked By	JW / DH
Project No.	1713
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Sheet No.:	Z-403.00

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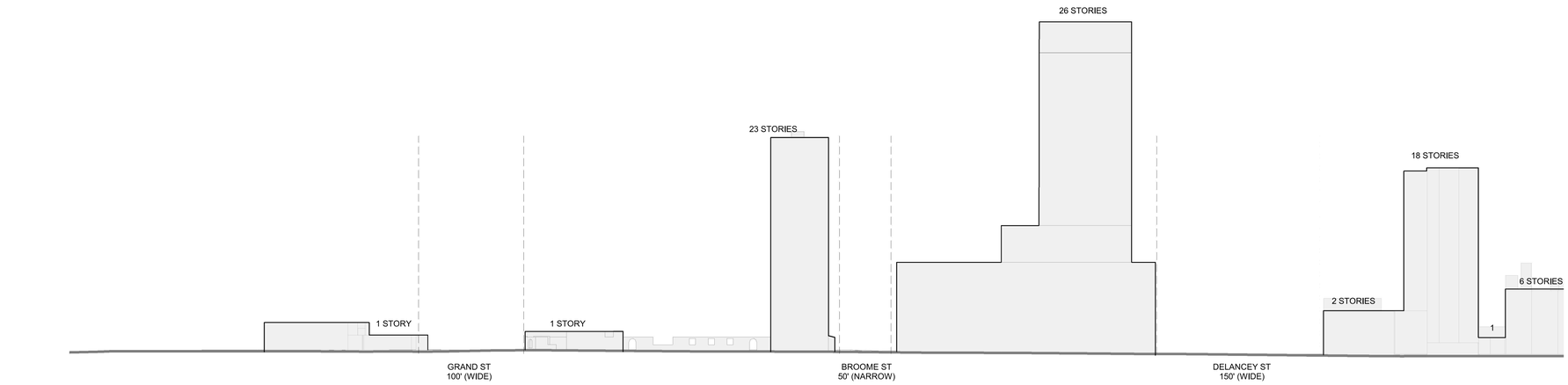
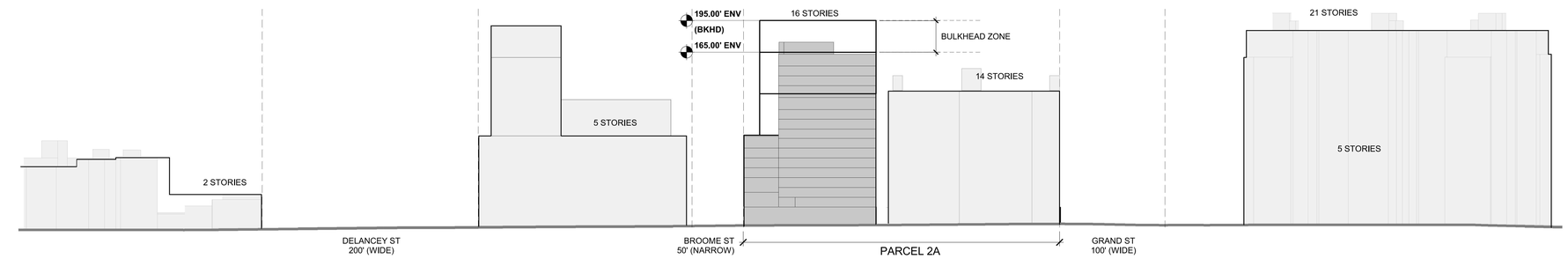


2 Streetscape - Norfolk Looking West
1" = 60'-0"



1 Streetscape - Norfolk Looking East
1" = 60'-0"

0 30' 60' 120' 240'

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LEGEND

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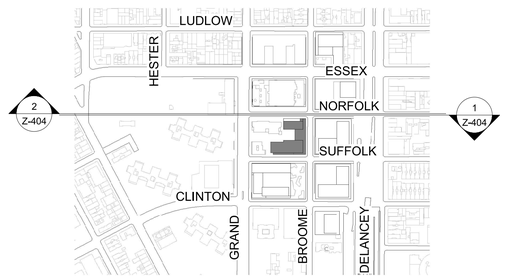
- STREET WALL LINE
- 100.00' ENV — DEVELOPMENT ENVELOPE HEIGHT
- PROPOSED BUILDING (ILLUSTRATIVE)
- EXG BLDGS
- BKHD — BULKHEAD



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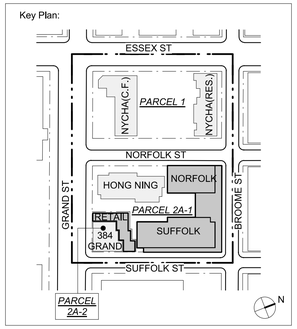
Revisions:

Issue: ULURP Submission

Key Plan:



Key Plan

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Neighborhood Character Diagrams

Date	08/16/2019
Scale	As indicated
Drawn By	AM / RGB
Checked By	JW / DH
Project No.	1713
Seal	
Sheet No.:	Z-404.00

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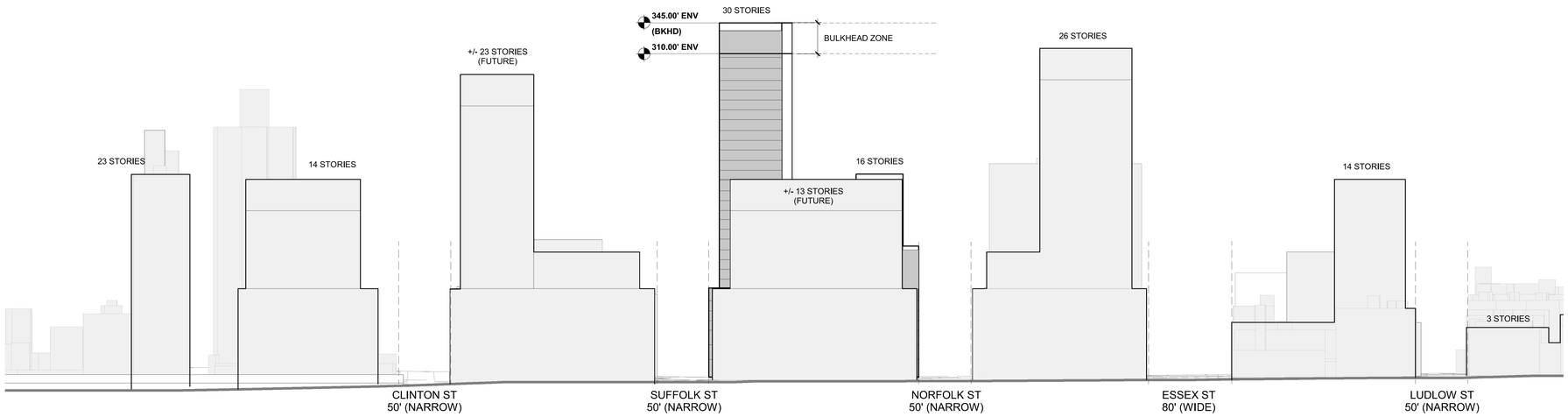
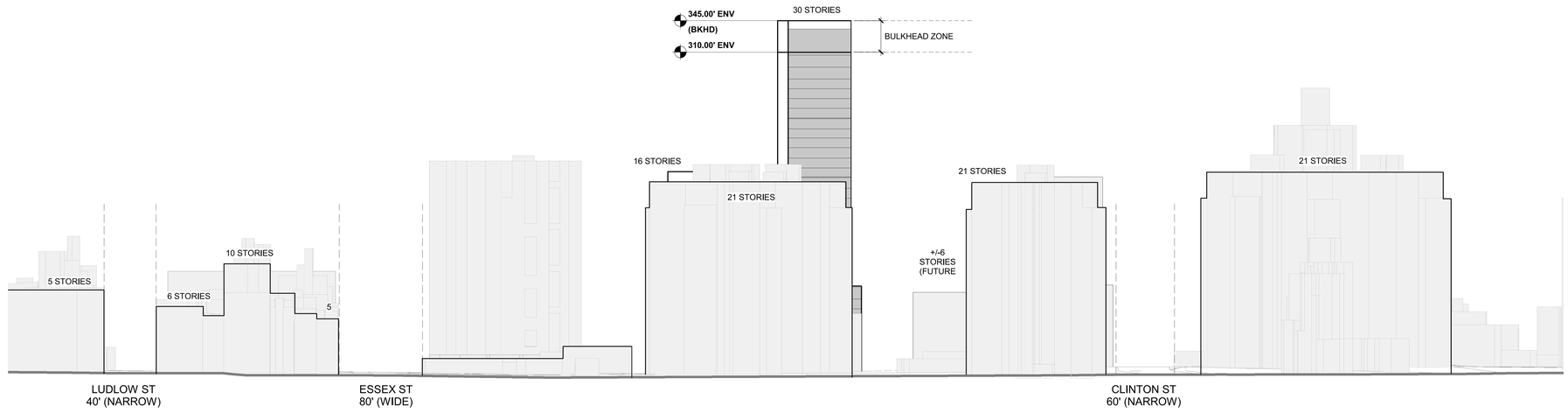


2 Streetscape - Delancey Looking South
1" = 60'-0"



1 Streetscape - Hester Looking North
1" = 60'-0"

0 30' 60' 120' 240'

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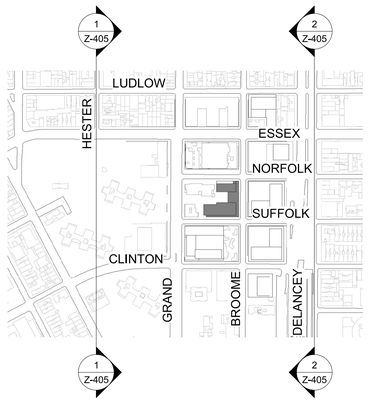

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Revisions:

Issue: ULURP Submission

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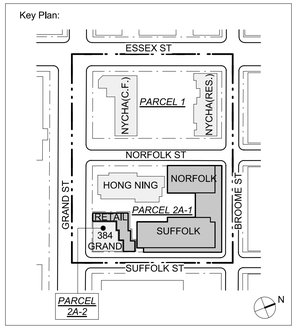

Key Plan

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Neighborhood Character Diagrams

Date	08/16/2019
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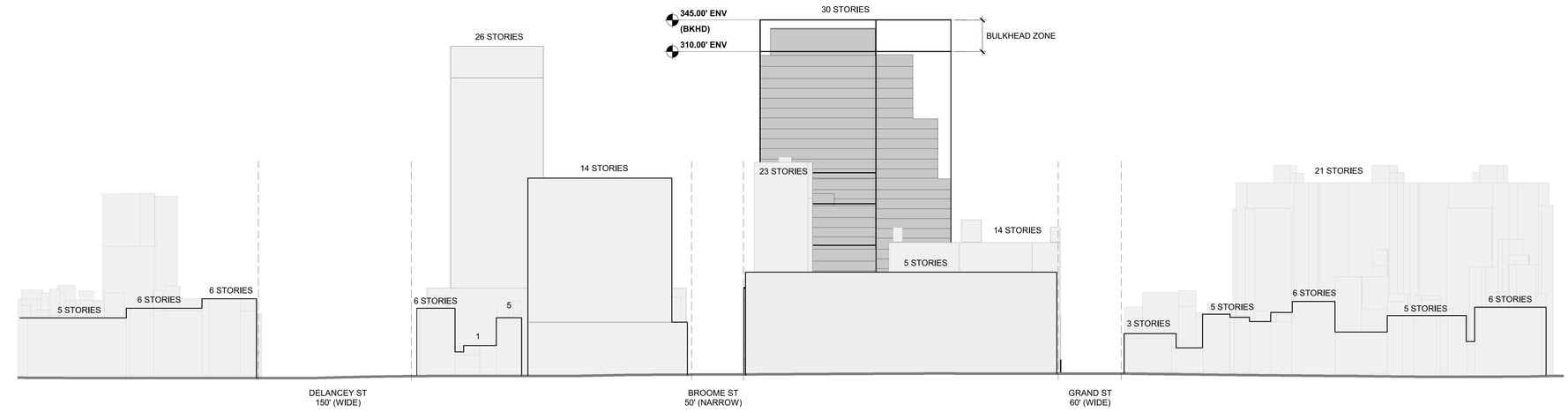
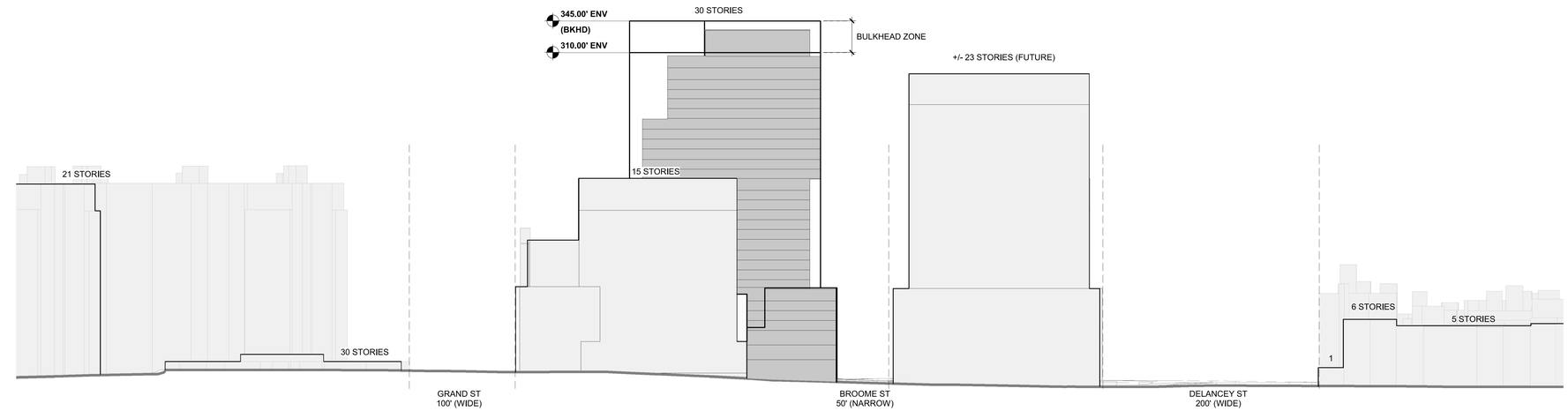


2 Streetscape - Ludlow Looking East
1" = 60'-0"



1 Streetscape - Clinton Looking West
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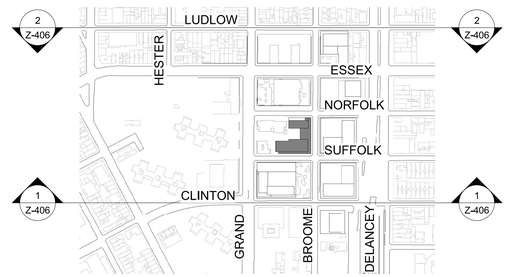

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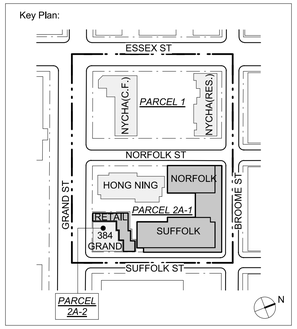

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