West 135th Street
Text Amendment
Manhattan CD 9; Zoning Map 5c

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

* * *

ARTICLE X
SPECIAL PURPOSE DISTRICTS

Chapter 4
Special Manhattanville Mixed Use District

* * *

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

The City Planning Commission may, by special permit:

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

* * *

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

* * *

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

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

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

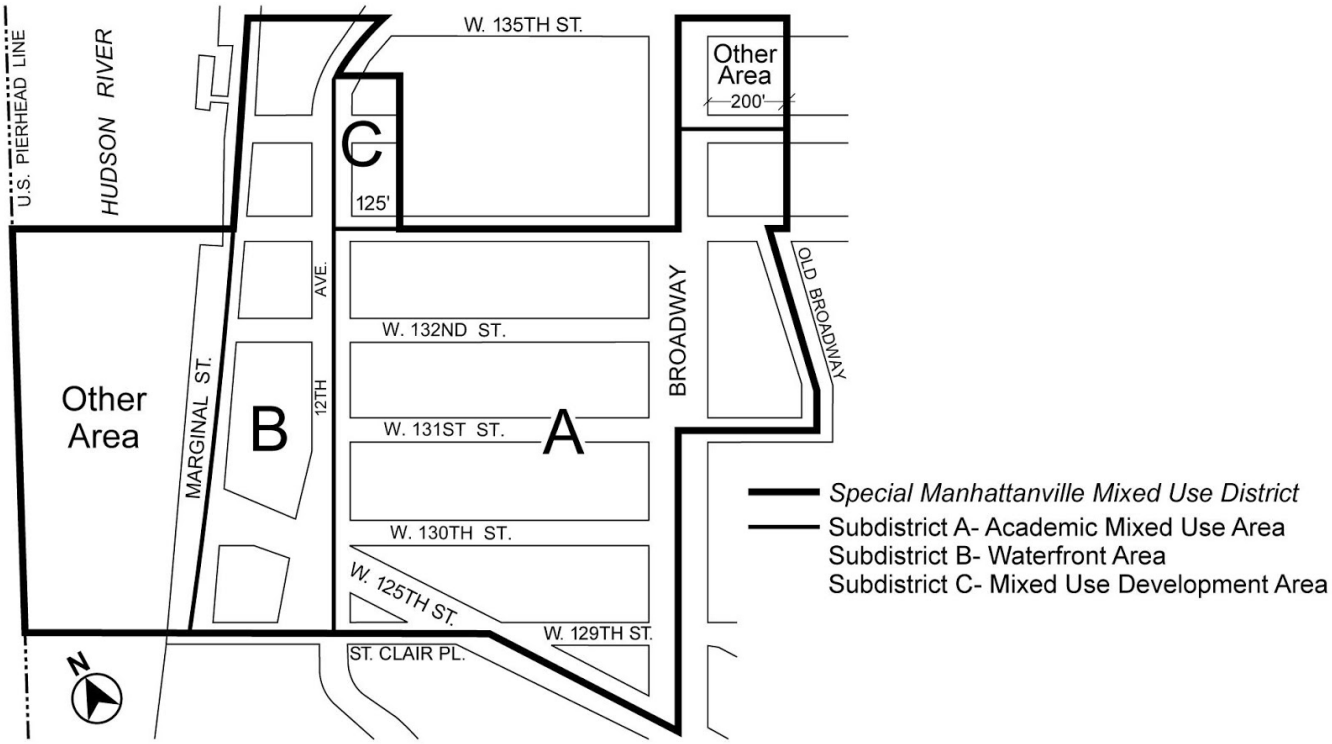
The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.

* * *

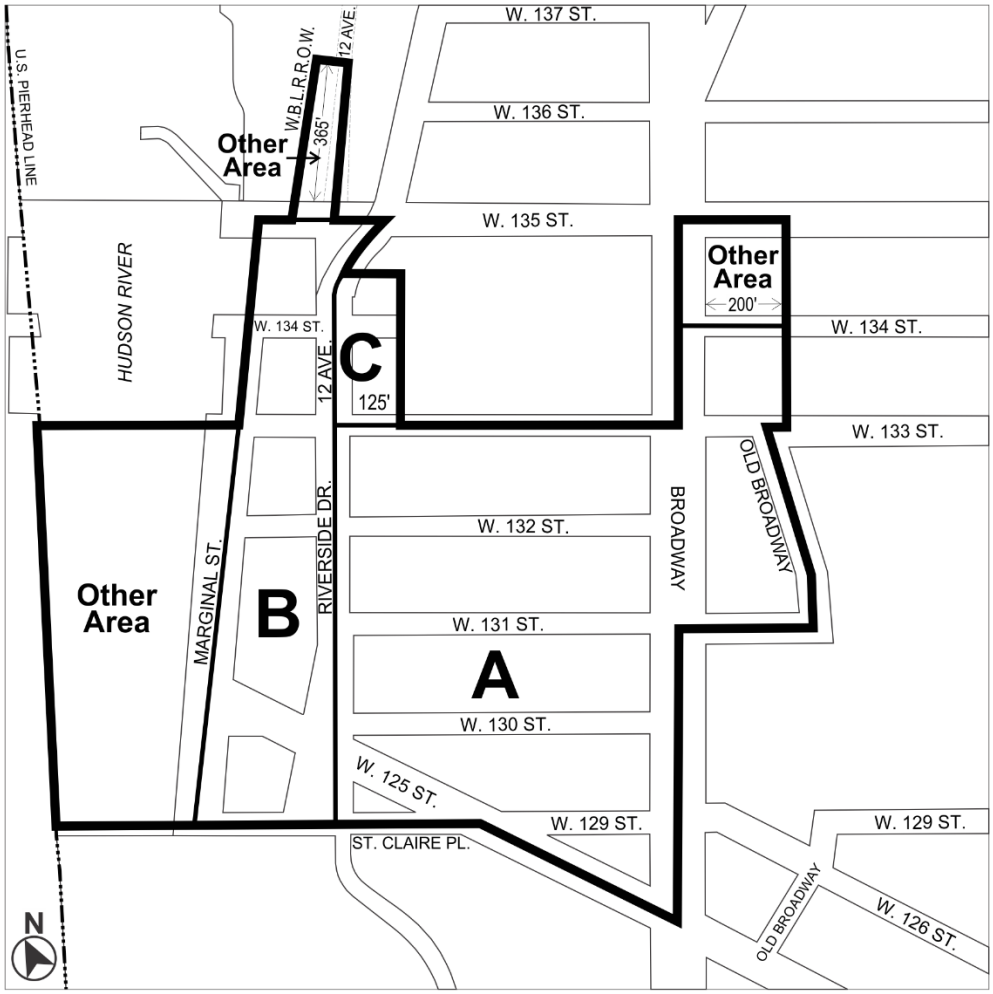
Appendix A
Special Manhattanville Mixed Use District Plan

Map 1 - Special Manhattanville Mixed Use District and Subdistricts

[EXISTING MAP]



[PROPOSED MAP]



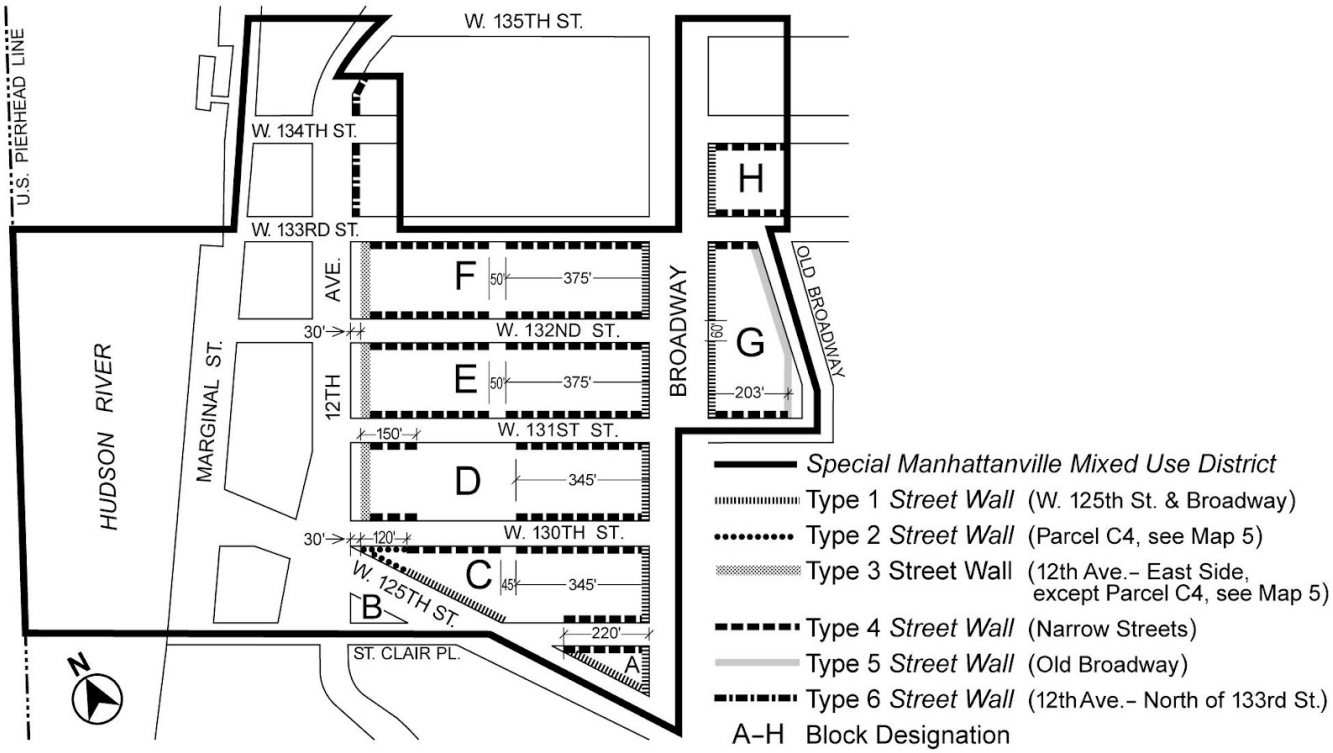
Special Manhattanville Mixed Use District

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

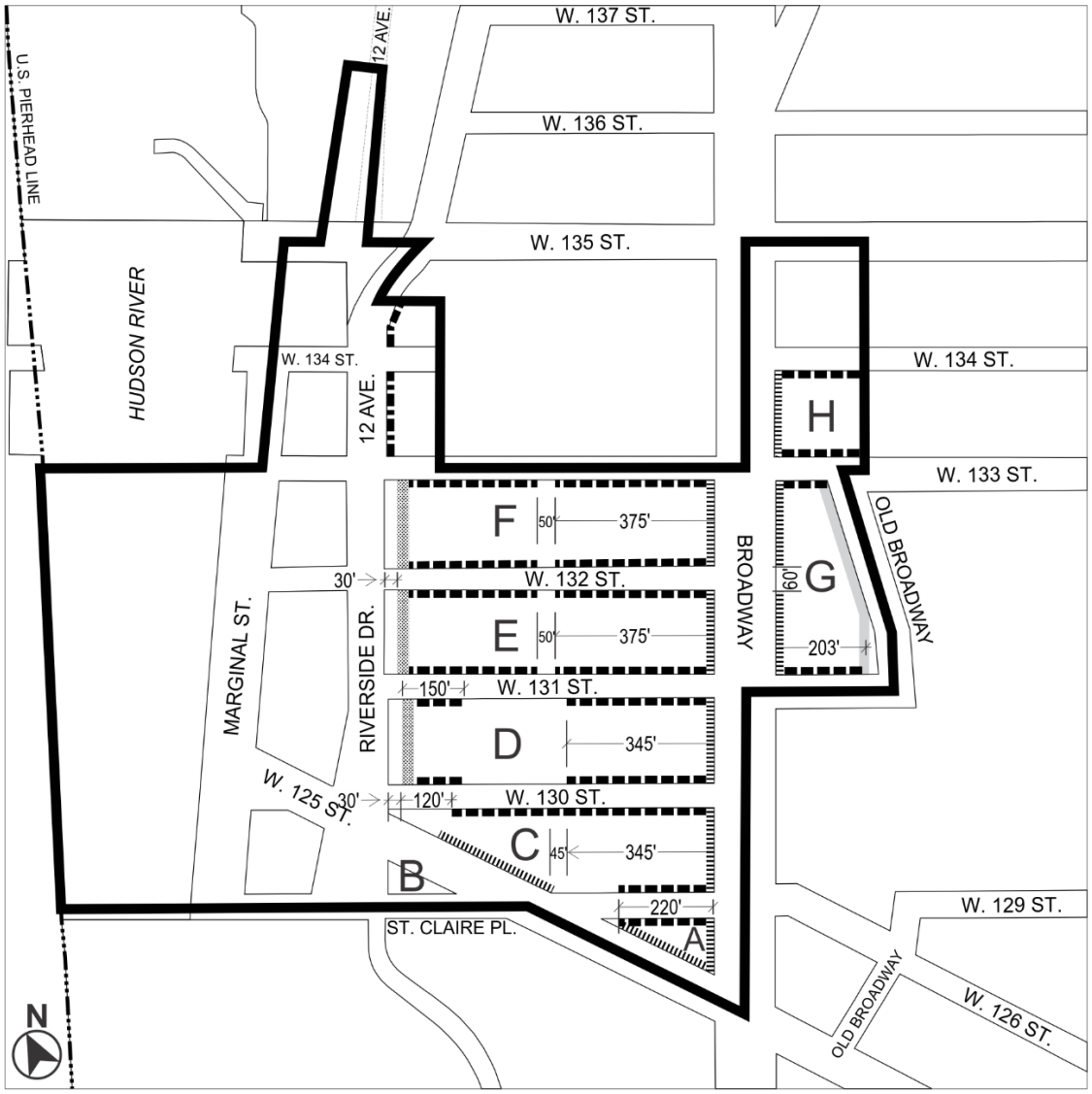
* * *

Map 4 - Street Wall Types and Locations

[EXISTING MAP]



[PROPOSED MAP]



Special Manhattanville Mixed Use District

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

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

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

Type 4 Street Wall (Narrow Streets)

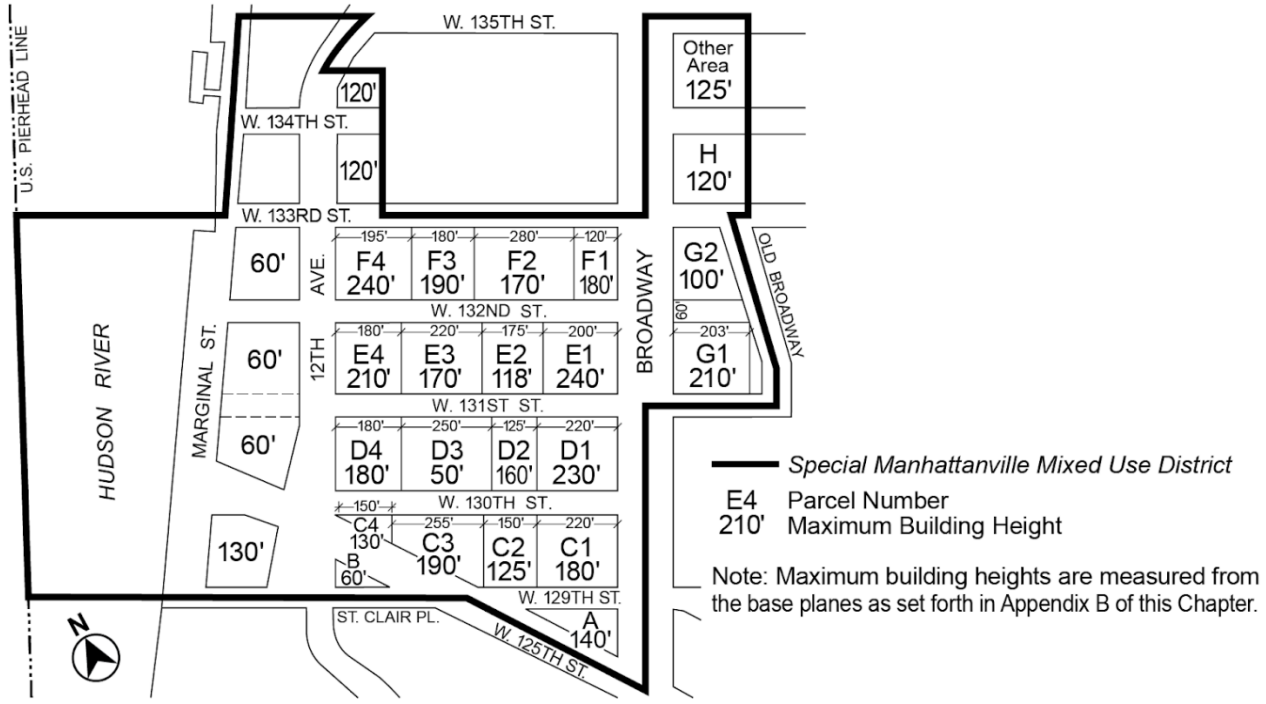
Type 5 Street Wall (Old Broadway)

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

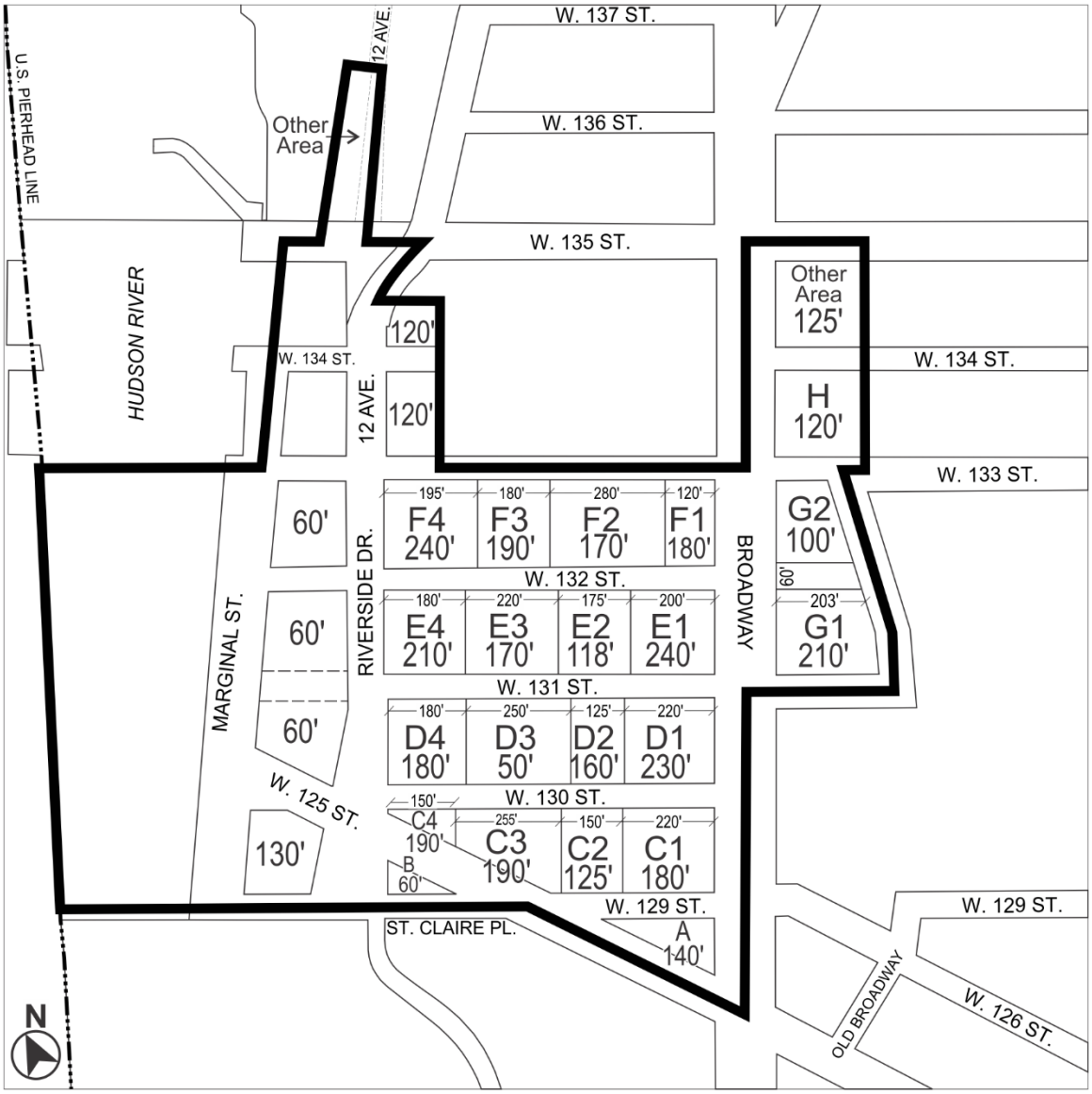
A–H Block Designation

Map 5 - Parcel Designation and Maximum Building Heights

[EXISTING MAP]



[PROPOSED MAP]



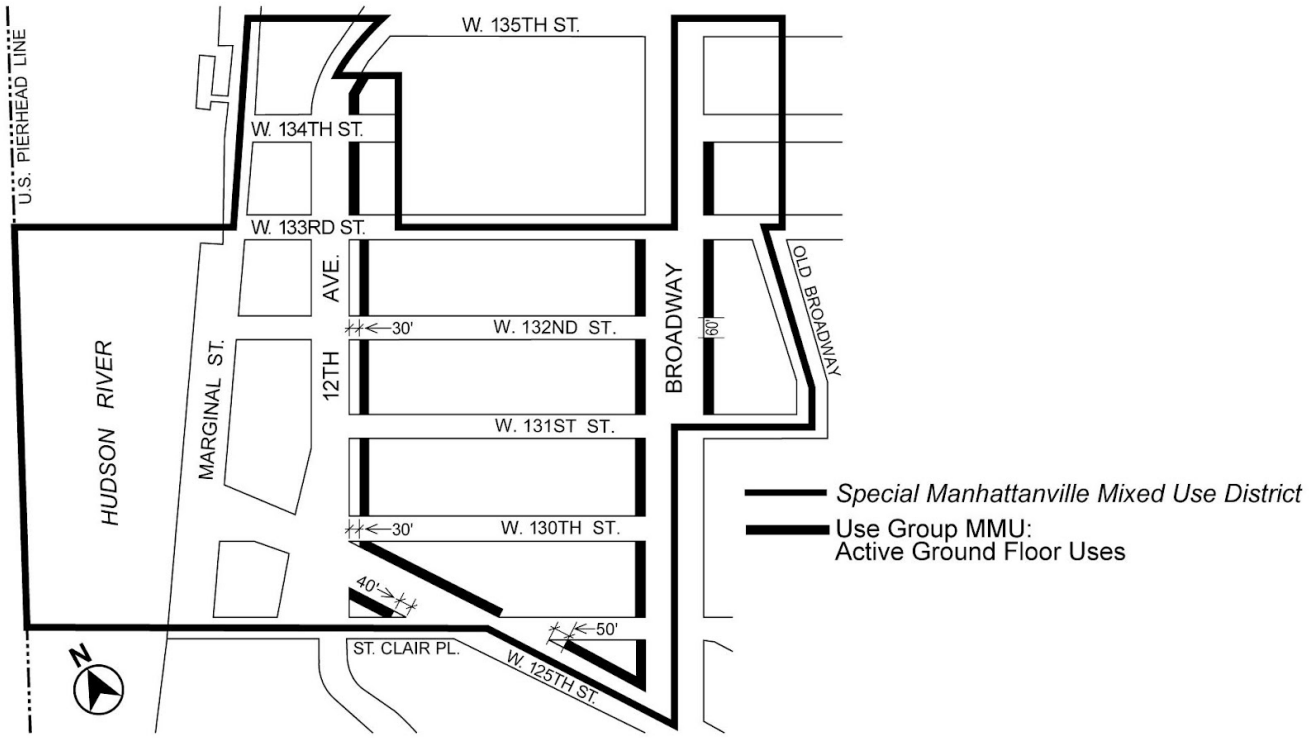
Special Manhattanville Mixed Use District

E4
210'
Parcel Number
Maximum Building Height

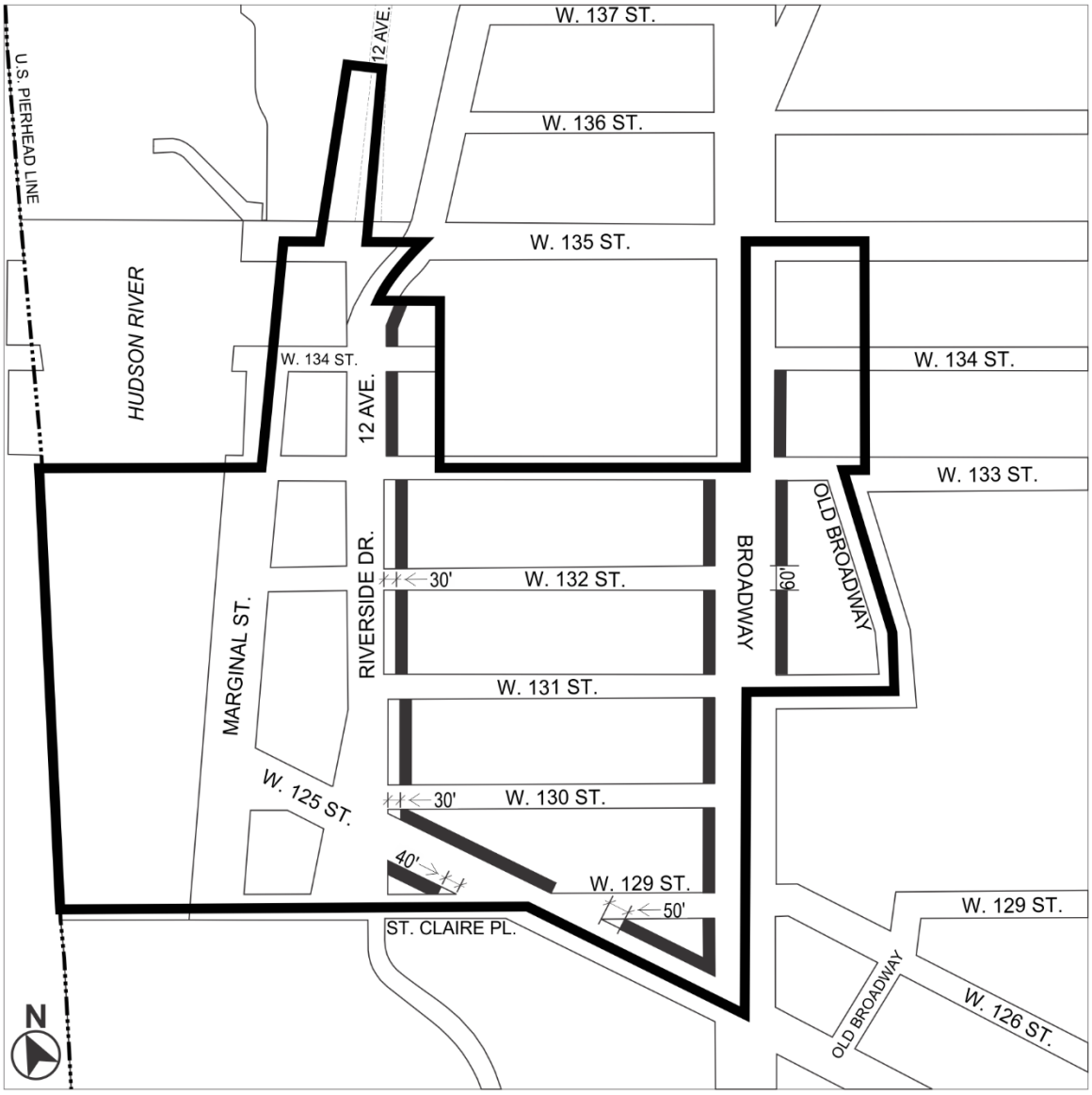
Note: Maximum building heights are measured from the base planes as set forth in Appendix B of this Chapter.

Map 6 - Ground Floor Use and Frontage

[EXISTING MAP]



[PROPOSED MAP]



* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 9

* * *

Map 2 — [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 9, Manhattan

* * *