

APPENDIX C
TO
MEMORANDUM OF LAW IN SUPPORT OF
PETITIONERS' AMENDED VERIFIED PETITION



MARIA TORRES-SPRINGER
Commissioner
LEILA BOZORG
Deputy Commissioner
EUNICE SUH
Assistant Commissioner

Office of Neighborhood Strategies
Division of Planning & Predevelopment
100 Gold Street
New York, NY 10038

REVISED

March 5, 2019

Attn: Sara Avila
Central Intake
NYC Department of City Planning
120 Broadway
New York, NY 10271

Re: Project ID: 2018M0251
ULURP Application
Manhattan, Community Board No. 2

Dear Sara:

Enclosed is one copy each of the LR Form, Land Use Supplemental Form (PD), and LR Site Data Sheet. Also enclosed are 14 copies of the following items which are replacing those previously submitted:

- LR3 Form
- Zoning Map
- Tax Map
- Area Map
- Project Area Photographs
- Illustrative Plans and Drawings including Ground Floor Plan

This submission supersedes any previous ULURP submission associated with this project.

If you have any questions, I can be reached at 212-863-6555 or yokuran@hpd.nyc.gov

Thank you.

Sincerely,

Natsumi Yokura
Planner – HPD Manhattan Planning



City Planning will assign and stamp reference numbers here

Land Use Review Application

Department of City Planning 22 Reade Street, New York, NY 10007-1216

C 190184HAM

REVISED

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

Dept of Housing Pres. & Development

Natsumi Yokura

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

APPLICANT'S PRIMARY REPRESENTATIVE

100 Gold Street
STREET ADDRESS

HPD
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York NY 10038
CITY STATE ZIP

100 Gold Street
STREET ADDRESS

212-863-6520 212-863-5052
AREA CODE TELEPHONE # FAX#

New York NY 10038
CITY STATE ZIP

212-863-6520 212-863-5052
AREA CODE TELEPHONE # FAX#

212-863-6555 212-863-5052
AREA CODE TELEPHONE # FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

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

Rona Reodica 212-863-8576
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.")

199-207 Elizabeth St/222-230 Mott St. Haven Green
STREET ADDRESS PROJECT NAME (IF ANY)

Mid-Block between Mott and Elizabeth Streets, and Spring and Prince Streets
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-2 12c
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).

Block 493, Lot 30 Manhattan 1
TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

Special Little Italy District
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

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")

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 \$ _____
- ZONING TEXT AMENDMENT..... ZR \$ _____
- ZONING SPECIAL PERMIT..... ZS \$ _____
- ZONING AUTHORIZATION..... ZA \$ _____
- ZONING CERTIFICATION.....ZC \$ _____
- PUBLIC FACILITY, SEL./ACQ.....PF \$ _____
- DISPOSITION OF REAL PROP.....PD \$ _____
- URBAN DEVELOP.-T ACTION..... HA \$ _____
- URBAN RENEWAL PROJECT.....* \$ _____
- HOUSING PLAN & PROJECT.....* \$ _____
- FRANCHISE.....* \$ _____
- REVOCABLE CONSENT.....* \$ _____
- CONCESSION.....* \$ _____
- LANDFILL.....* \$ _____
- OTHER (Describe) \$ _____

- MODIFICATION \$ _____
 - FOLLOW-UP \$ _____
 - RENEWAL \$ _____
 - OTHER \$ _____
- APPLICATION NO. _____
- APPLICATION NO. _____
- SPECIFY _____
- TOTAL FEE (For all actions) \$ _____

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 Sylvia LI May 17, 2018
DCP Office/Representative Date of meeting

Property Disposition PD

----- APPLICATION NO. -----

1.

Type of disposition
(Check appropriate box)

- a. DIRECT
- b. GENERAL

2.

Restrictions and conditions

- a. PURSUANT TO ZONING
- b. RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

08/16/2019 11:51 AM

3.

For direct disposition only

Indicate intended recipient of direct disposition*

- a. FROM: Department of Housing Preservation & Development
City Agency
- b. TO: To be determined by HPD
Sponsor/ developer/ purchaser/ lessee or local public development corporation

* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

UDAA/UDAAP HA

----- APPLICATION NO. -----

----- APPLICATION NO. -----

Requested action
(Check applicable boxes and provide requested information)

- DESIGNATION* (Also complete Site Data Sheet, Form H)
- PROJECT*†
- DISPOSITION (Also complete Form PD, above)

- * FOR DESIGNATIONS AND PROJECTS, THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.
- † For Projects, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:
 - a) Proposed Land Use
 - b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
 - c) Proposed New Codes and Ordinances
 - d) Proposed Time Schedule for Effectuation

New York City Department of City Planning
Land Use Review Application

Attachment Sheet

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)

LR FORM ITEM 3: DESCRIPTION OF PROPOSAL

1. Introduction

The New York City Department of Housing Preservation and Development (“HPD”) proposes disposition for Block 493, Lot 30 (“Project Area”) to facilitate the development of a new seven-story mixed-use affordable housing development (“Proposed Development”) in the North of Little Italy (“NoLita”) neighborhood of Manhattan, Community District 2.

2. Background

On June 12, 1981, the City of New York conveyed Block 493, part of Lot 41 to Little Italy Restoration Association (“LIRA”) to build a mixed-use development containing commercial spaces and 151 residential units. The unimproved part of Lot 41 (currently Lot 30, and referred to herein as the Project Area) remained under City-ownership, and was to be initially used as a public recreational area by LIRA, pursuant to a license agreement between the City and LIRA.

In February of 1991, the Project Area was leased to a neighboring property owner (209 Elizabeth Street, Block 493, Lot 21) on a month-to-month basis by the New York City Department of Citywide Administrative Services (“DCAS”), formerly the New York City Department of General Services (“DGS”). This month-to-month lease specifies that the premises shall be used for “storage of sculpture and any as of right use.” The lease further stipulates, among other things, that the tenant must vacate upon 30 days written notice from the City.

In October 2012, Lot 41 was subdivided into two lots: Lot 41, which contained the LIRA building, and Lot 30, the Project Area.

In 2013, the Project Area was identified as a future affordable housing site. In 2016, HPD issued a competitive Request for Proposals (“RFP”) to develop affordable housing for seniors, including an open space on the Project Area that is open to the public. A developer was designated in December 2017.

3. Description of the Surrounding Area

The Project Area is located in the Borough of Manhattan, Community District 2, in the NoLita neighborhood. The surrounding area consists of mixed-use developments with ground-floor retail and four- to seven-story residential buildings, in predominantly old-law tenements. The immediate area surrounding the Project Area is an upscale shopping and dining district, while taller, mixed-use buildings can be found on the wider thoroughfares of Bowery, Kenmare and Chrystie Streets. A prominent landmark in the surrounding area on the Bowery is the New Museum, a modern design building that rises 174 feet and eight stories at the intersection of Prince Street. A 19-story hotel is also located on the Bowery at Delancey Street.

The predominant zoning district in the surrounding area is C6-2, flanked by Soho’s M1-5B west of Lafayette Street, and C6-1 based around the Bowery. C6-2 districts are widely mapped in Special Districts and permit commercial, residential and community facility uses. C6-2 lots containing both commercial and community facility uses allow for an FAR of 6.5, and are equivalent to an R8 residential district. Accessory Parking is not required. The Project Area is also located in the Special Little Italy District, Preservation Area “A”, which supersedes C6-2 bulk requirements. The Special District allows for a maximum 4.1 FAR as an interior and through lot, a maximum height of seven stories or 75 feet (whichever is less) with a minimum 10-foot setback at six stories or 65 feet (whichever is less). The Special District also limits lot coverage to 60%. The Project Area is also within the Chinatown and Little Italy Historic District on the National Register of Historic Places. The Project Area is also located within a designated FRESH-eligible area where financial and zoning incentives are offered through FRESH (Food Retail Expansion to Support Health) program to encourage the development of supermarkets providing fresh food.

The area is served by several, notable open spaces. DeSalvio Playground is located one block south and west of the Project Area, and is currently under reconstruction by the New York City Department of Parks and Recreation. The new playground is set to be completed in 2018. The Chrystie Street median provides a significant open space resource, extending for seven blocks between East Houston and Canal Streets, serving as

(LR Item 3)

a planted open space with a bi-directional bicycle greenway, seating, comfort stations, several basketball courts, soccer fields, and play areas. Important, pioneering open spaces also exist in the surrounding area – Liz Christy Community Garden, situated on East Houston Street between the Bowery and 2nd Avenue, was founded in 1973, establishing the first community garden in New York City. An important cultural resource can also be found at the First Street Green Cultural Park, located also on East Houston Street, on the eastern side of 2nd Avenue. The First Street Garden converted a derelict building lot into an open art space in 2008, relying on emerging architects, community and cultural groups for programming and art displays. Both Liz Christy Community Garden and First Street Garden are owned by the City of New York and are under the jurisdiction of the New York City Department of Parks and Recreation.

There are several services and resources based in the surrounding area. Health care services can be found at Judson Health Center at 34 Spring Street, and Cabrini Medical Center at 179 Mulberry Street. There are also several schools in the area, including Public School 130 located at 143 Baxter Street, and St. Patrick's School at 233 Mott Street. The NYPD 5th Precinct is at 19 Elizabeth Street, while the FDNY has Engine 55 at 365 Broome Street, and Ladder 20 at 251 Lafayette Street.

While these resources exist, seniors may find it difficult to find housing in Community District 2. Community District 2's Statement of Needs for Fiscal Year 2018 found that District 2 now has the highest median monthly rent in the City, and severe overcrowding rates have been reported. With respect to these challenges, the Statement of Needs makes a request for affordable housing programs, a new senior center or adult day care facility, and increased funding for programs serving seniors to promote independent living and access to resources. The City of New York has also recognized the need for senior housing, especially in light of the projection that the senior citizen population will increase by 40 percent between now and 2040. These seniors will likely be low-income, rent-burdened, and generally live on a fixed income compared to other city residents. Through the Seniors First Initiative and the Housing New York 2.0 Plan, the City has committed to serving 30,000 senior households.¹

Prominent, historic landmarks can be found in the surrounding area, including the Old St. Patrick's Cathedral at 264 Mulberry Street and its Convent at 32 Prince Street. The Fourteenth Ward Industrial School building at 256 Mott Street, Young Men's Institute at 222 Bowery, and the Bowery Mission are also within two blocks of the Project Area. Another notable landmark is the Germania Bank Building on the corner of Spring Street and the Bowery.

The surrounding area is also well-served by the MTA subway and bus system. The subway lines include the number 6 train, located two blocks west of the Project Area at the Spring Street station, and the R and W lines area located two blocks to the west. The J and Z lines are available one block east and one block south at the Bowery station and the B, D, F and M stations can be found at the Broadway-Lafayette station two blocks north and three blocks west of the Project Area. The M1 bus provides north-south service north of Grand Street, traveling northbound on Lafayette Street and southbound on Broadway. The M55 travels south on Broadway to the Staten Island ferry terminal, and the M103 also provides north-south service along the Bowery. East-west connections on Houston Street are available via the M21.

4. Description of Proposed Project Area and Development Site

The Project Area and Development Site are the same and consist of Block 493, Lot 30, an unimproved, City-owned lot, bounded by Spring and Prince Streets and Mott and Elizabeth Streets. It is currently subject to a month-to-month lease and is operating as a sculpture garden with some free programming and events. The Project Area is an L-shaped, through-lot that has an area of approximately 20,110 square feet. The Elizabeth Street frontage is 136 feet and the Mott Street frontage is 80 feet. The dimension that makes up the through-lot portion is 185 feet, while the dimensions that make up the L portion (at the northern side of the lot) are 93 feet, 51 feet and 92 feet, respectively from the western to eastern side of the lot. As described above, the lot is located in a C6-2 district on narrow streets.

The streets surrounding the Project Area are mapped and built. Mott and Elizabeth Streets are narrow, north-south streets, while Spring and Prince Streets are narrow, east-

¹ NYC Housing Preservation and Development. October 31, 2017. **Mayor De Blasio Doubles Planned Senior Housing to 30,000 Affordable Homes.** <https://www1.nyc.gov/site/hpd/about/press-releases/2017/10/10-31-17.page>

west streets. The Bowery, Lafayette, Kenmare and Houston Streets are also proximate to the Project Area and are wide thoroughfares. The sidewalks immediately surrounding the Project Area are built, have tree plantings, and are of adequate width.

5. Description of Proposed Development

The Proposed Development will consist of a seven-story mixed-use building with approximately 123 affordable studio units for seniors, one two-bedroom unit for a super, ground-floor retail, community facility office space, and an open space that will be open to the public.

The total floor area of the L-shaped, Affordable Independent Residences for Seniors (“AIRS”) building will be approximately 74,342 square feet, translating to a 3.72 FAR. The building’s street wall will be within eight feet of the street line, rising 64 feet and 8 inches. The building will have a 10 foot setback on the seventh floor facing Elizabeth Street. The building will also have a setback in the rear, facing Mott Street, at the second floor. The building will rise to a total height of 74 feet and 8 inches.

The proposed open space in the Proposed Development that will be open to the public will be approximately 6,700 square feet with a covered public entryway from Elizabeth Street. The final design of this outdoor space will be shaped by the Special Little Italy District landscaping requirements, as well as input from the community, including design charrette workshops.

The building will also include two green roofs for residential use providing open space, landscaping and activity space, which are located at the second floor rear setback and seventh floor front setback. Exercise room and bike storage will be provided in the cellar, as well as a multi-purpose lounge room on the 2nd level. Laundry will also be provided on each floor.

The Proposed Development is expected to achieve passive house standards by orienting building massing to achieve maximum south-facing fenestration, installing high-performance, triple-layered windows, and using continuous insulation through the building’s entire envelope without any thermal bridging. The project will also implement solar panels and cogeneration for heating and power generation.

6. Actions Necessary to Facilitate the Project

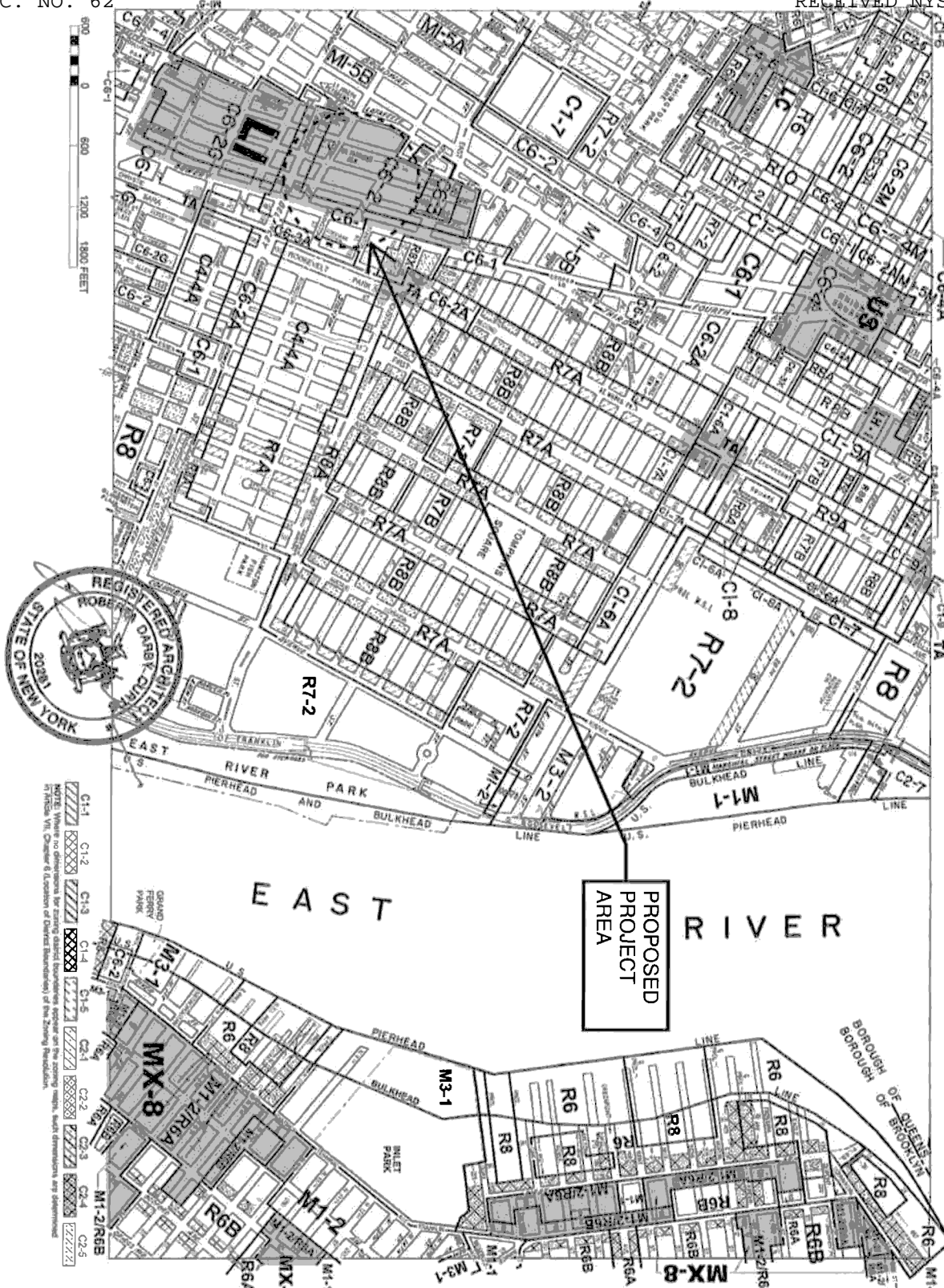
HPD proposes the following actions to facilitate the Proposed Development:

Disposition

The Project Area is proposed for disposition to a developer to be selected by HPD.

7. Conclusion

The proposed disposition is necessary to facilitate the development of a new seven-story mixed-use building which will provide affordable residential units for seniors, community facility office space, retail space and open space that will be open to the public.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in Article VII, Chapter 6 (Division of District Boundaries) of the Zoning Resolution.

PROPOSED PROJECT AREA

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 Zoning designation indicates use, bulk and other controls as provided in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The special purpose district is the district as described in the text of the Zoning Resolution.

..... AREAS REZONED

Effective Date(s) of Rezoning:
08-09-2018 180201 ZMW

Special Requirements:
For a list of lots subject to COOP environmental requirements, see Appendix C.
For a list of lots subject to "D" restrictive interpretations, see APPENDIX D.
See Inclusionary Housing regulations, and Inclusionary Incentives, also known as Inclusionary Housing, on the HUD website, see APPENDIX F.

MAP KEY

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

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 City Planning website at www.nyc.gov/planning or contact the Zoning Information Board at (212) 720-3281.

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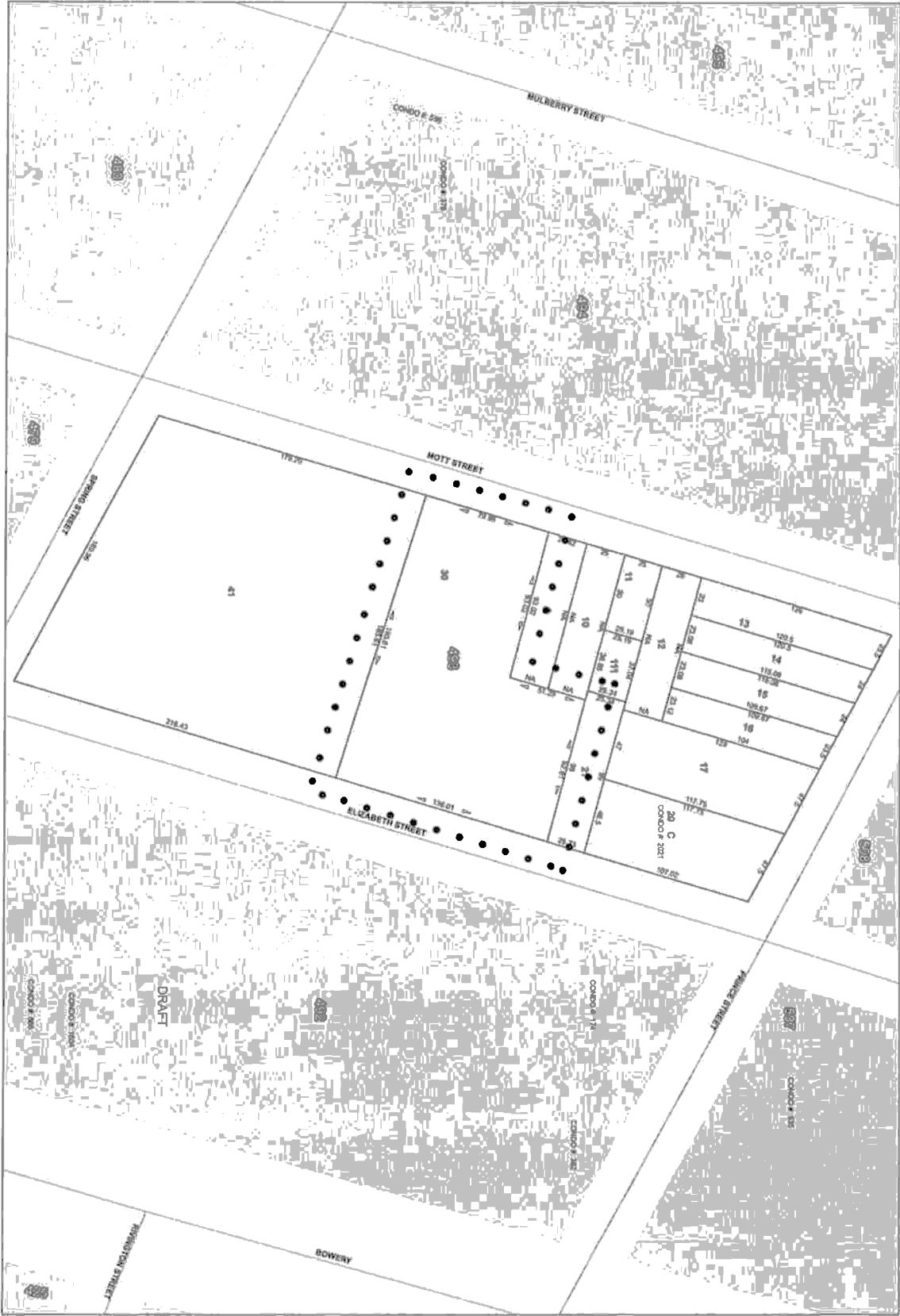


Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Last Faced Possession Hooks
- Regular
- Underwater
- The Lot Polygon
- Condo Number
- The Block Polygon

C6-2

NYC Digital Tax Map
 Effective Date : 10-15-2012 08:51:47
 End Date : Current
 Manhattan Block: 493



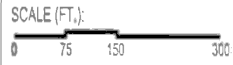
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0 5' 10' 20' 30' 40'

AREA MAP
HAVEN GREEN
BOROUGH: MANHATTAN
BLOCK: 493 LOT: 30

- PROJECT AREA
- 80 FOOTING
- LITTLE ITALY SPECIAL DISTRICT

- ZONING DISTRICT**
- 1-2 FAMILY RESIDENTIAL
 - MULTIFAMILY WALKUP
 - MULTIFAMILY ELEVATOR
 - MIXED COMMERCIAL & RESIDENTIAL
 - COMMERCIAL & OFFICE
 - INDUSTRIAL & MFG.
 - TRANSPORTATION & UTILITY
 - PUBLIC FACILITIES & INSTITUTIONS
 - OPEN SPACE
 - PARKING
 - VACANT OR NO DATA



HAVEN GREEN

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No.	Date	Revision

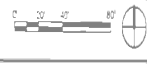
10/24/2018 ULURP SUBMISSION

No.	Date	Submission

Title:
LAND USE AREA MAP



CLARK + GIBBLE ARCHITECTS LLP
 Job No.: 1636
 Scale: Not to Scale
 Drawn By: SC
 Checked By: Chester



Z-004.00

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1 LOOKING NORTH AND TOWARD SITE, MOTT STREET. TAKEN 2016 NOV 11

2 LOOKING SOUTH AND TOWARD SITE, MOTT STREET. TAKEN 2016 NOV 11



3 LOOKING SOUTH AND TOWARD SITE, ELIZABETH STREET. TAKEN 2016 NOV 11

4 LOOKING NORTH AND TOWARD SITE, ELIZABETH STREET. TAKEN 2016 NOV 11

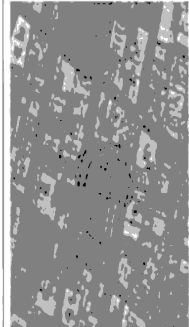
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No.	Date	Revision

10/24/2018 LULRP SUBMISSION

No.	Date	Submission

Title: **SITE PHOTOGRAPHS**



CLINT & GIBBLE ARCHITECTS LLP
 Job No.: 1036
 Scale: Not to Scale
 Drawn By: Author
 Checked By: Checker

G-011.00

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5 VIEW SOUTHWEST FROM SITE, MOTT STREET. TAKEN 2016 NOV 11

6 VIEW NORTHWEST FROM SITE, MOTT STREET. TAKEN 2016 NOV 11



7 VIEW NORTHEAST FROM SITE, ELIZABETH STREET. TAKEN 2016 NOV 11

8 VIEW SOUTHEAST FROM SITE, ELIZABETH STREET. TAKEN 2016 NOV 11

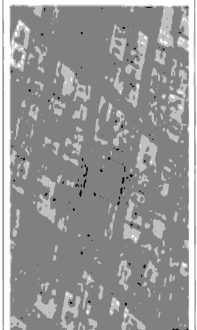
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No.	Date	Revision

10/24/2018 ULURP SUBMISSION

No.	Date	Submission

Title:
SITE PHOTOGRAPHS
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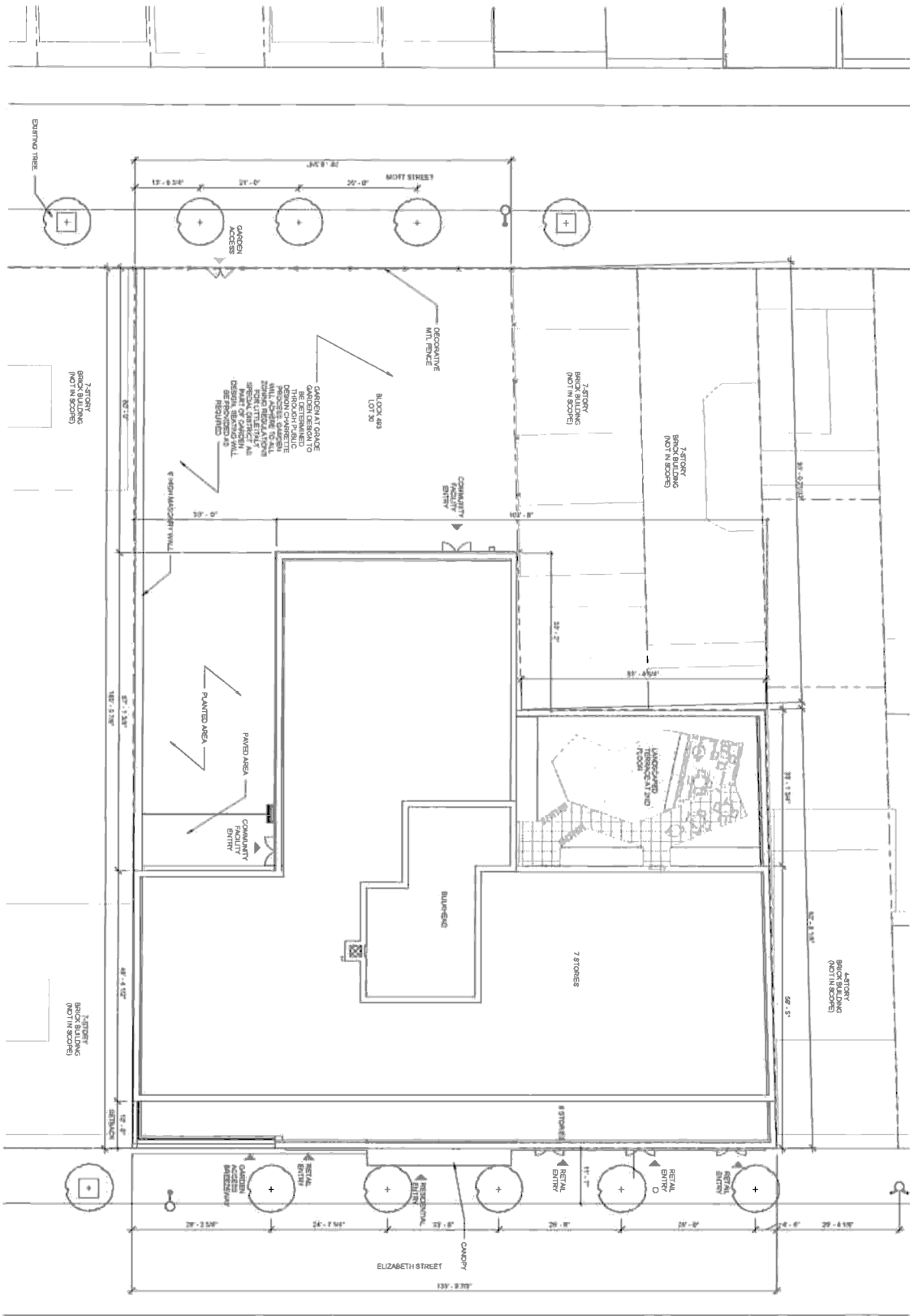


CLATS + GARDNER ARCHITECTS LP
 Job No.: 1030
 Scale: Not to Scale
 Drawn By: Author
 Checked By: Checker

of **G-012.00**

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1 SITE PLAN
SCALE = 1/4" = 1'-0"



10/21/2018 ULURP SUBMISSION
 No. Date Submission
 Title: SITE PLAN
 Scale: 3/8" = 1'-0"
 Drawn By: SO
 Checked By: Designer

G-008.00

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No. Date Revision

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MELILLO BAUER ASSOCIATES
 2000 Union Avenue
 Greenvale, NY 11548

No. | Date | Revision

10/24/2018 ULLURP SUBMISSION

No. | Date | Submission

ZONING ANALYSIS III



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ZONING FLOOR AREAS

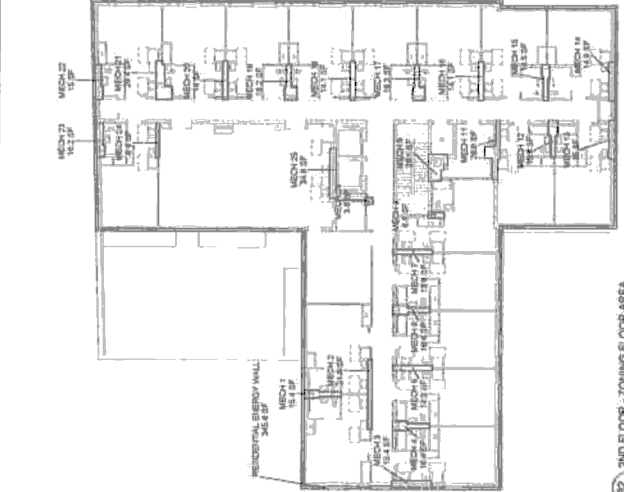
Floor	Zoning Use Zoned Area	Zoning Exclusions		Zoning Floor Areas	
		Permitted Facility	Community Facility	Permitted Facility	Community Facility
1ST FLOOR	4,552.2	0.0	0.0	4,552.2	0.0
2ND FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
3RD FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
4TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
5TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
6TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
7TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
8TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
9TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
10TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
11TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
12TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
13TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
14TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
15TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
16TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
17TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
18TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
19TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
20TH FLOOR	4,654.6	0.0	0.0	4,654.6	0.0
TOTAL	93,091.2	0.0	0.0	93,091.2	0.0

ZONING DEDUCTIONS - 2ND FLOOR

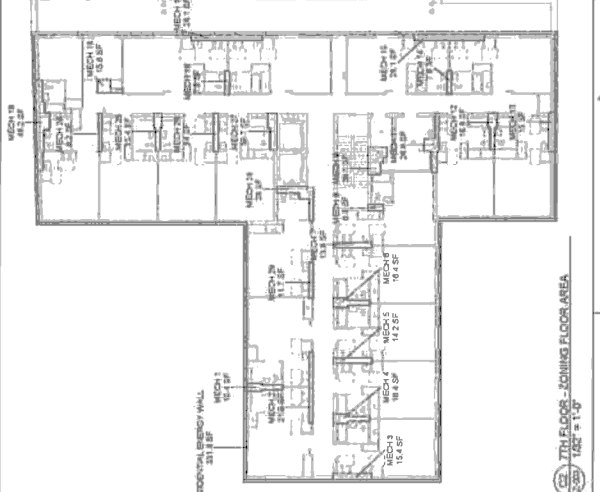
Room	Area	Code
Mech 1	11.7	MECH-1
Mech 2	21.6	MECH-2
Mech 3	15.4	MECH-3
Mech 4	15.4	MECH-4
Mech 5	15.4	MECH-5
Mech 6	15.4	MECH-6
Mech 7	15.4	MECH-7
Mech 8	15.4	MECH-8
Mech 9	15.4	MECH-9
Mech 10	15.4	MECH-10
Mech 11	28.1	MECH-11
Mech 12	28.1	MECH-12
Mech 13	14.6	MECH-13
Mech 14	14.6	MECH-14
Mech 15	14.6	MECH-15
Mech 16	14.6	MECH-16
Mech 17	14.6	MECH-17
Mech 18	14.6	MECH-18
Mech 19	14.6	MECH-19
Mech 20	14.6	MECH-20
Mech 21	28.1	MECH-21
Mech 22	28.1	MECH-22
Mech 23	14.6	MECH-23
Mech 24	14.6	MECH-24
Mech 25	14.6	MECH-25
Mech 26	14.6	MECH-26
Mech 27	14.6	MECH-27
Mech 28	14.6	MECH-28
Mech 29	14.6	MECH-29
Mech 30	14.6	MECH-30
Storage Area	3.7	STOR
Utility Room	3.7	UTIL
Structural Wall	507.8	SWALL
Other	784.0	OTHR

ZONING DEDUCTIONS - 7TH FLOOR

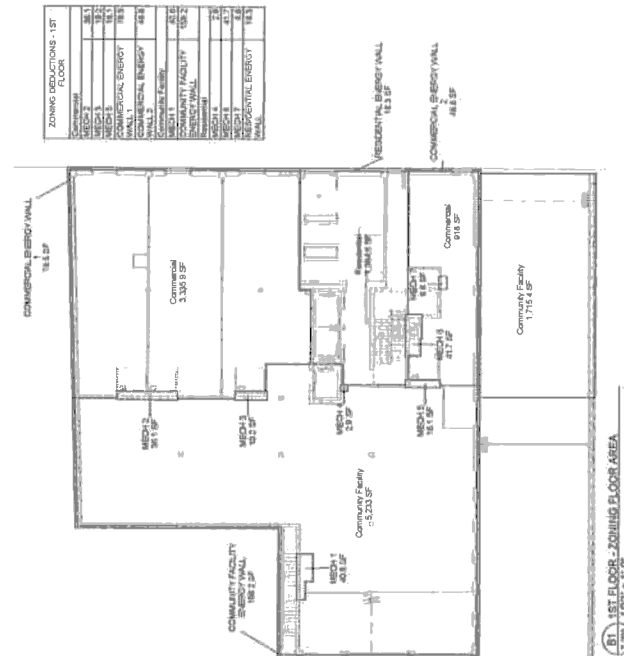
Room	Area	Code
Mech 1	15.4	MECH-1
Mech 2	15.4	MECH-2
Mech 3	15.4	MECH-3
Mech 4	15.4	MECH-4
Mech 5	15.4	MECH-5
Mech 6	15.4	MECH-6
Mech 7	15.4	MECH-7
Mech 8	15.4	MECH-8
Mech 9	15.4	MECH-9
Mech 10	15.4	MECH-10
Mech 11	28.1	MECH-11
Mech 12	28.1	MECH-12
Mech 13	14.6	MECH-13
Mech 14	14.6	MECH-14
Mech 15	14.6	MECH-15
Mech 16	14.6	MECH-16
Mech 17	14.6	MECH-17
Mech 18	14.6	MECH-18
Mech 19	14.6	MECH-19
Mech 20	14.6	MECH-20
Mech 21	28.1	MECH-21
Mech 22	28.1	MECH-22
Mech 23	14.6	MECH-23
Mech 24	14.6	MECH-24
Mech 25	14.6	MECH-25
Mech 26	14.6	MECH-26
Mech 27	14.6	MECH-27
Mech 28	14.6	MECH-28
Mech 29	14.6	MECH-29
Mech 30	14.6	MECH-30
Structural Wall	337.8	SWALL
Other	772.0	OTHR



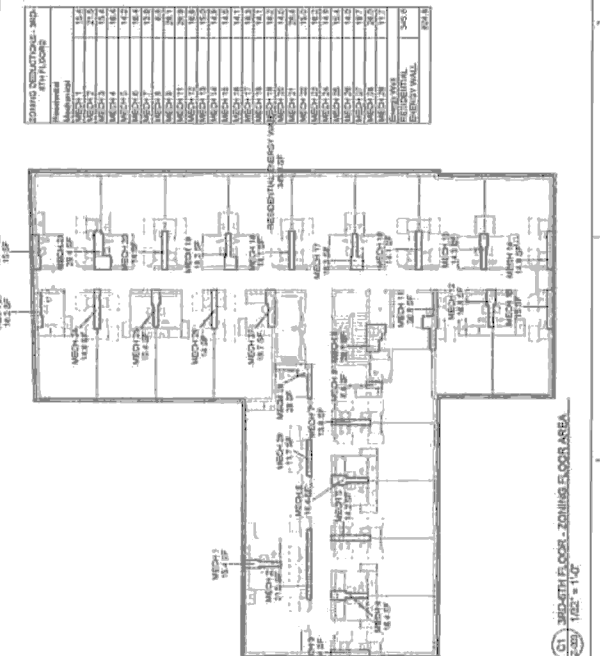
2ND FLOOR - ZONING FLOOR AREA
 1,027 = 11'0"



7TH FLOOR - ZONING FLOOR AREA
 1,027 = 11'0"



1ST FLOOR - ZONING FLOOR AREA
 1,027 = 11'0"



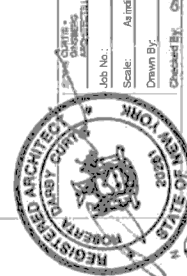
16TH FLOOR - ZONING FLOOR AREA
 1,027 = 11'0"

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No.	Date	Revision

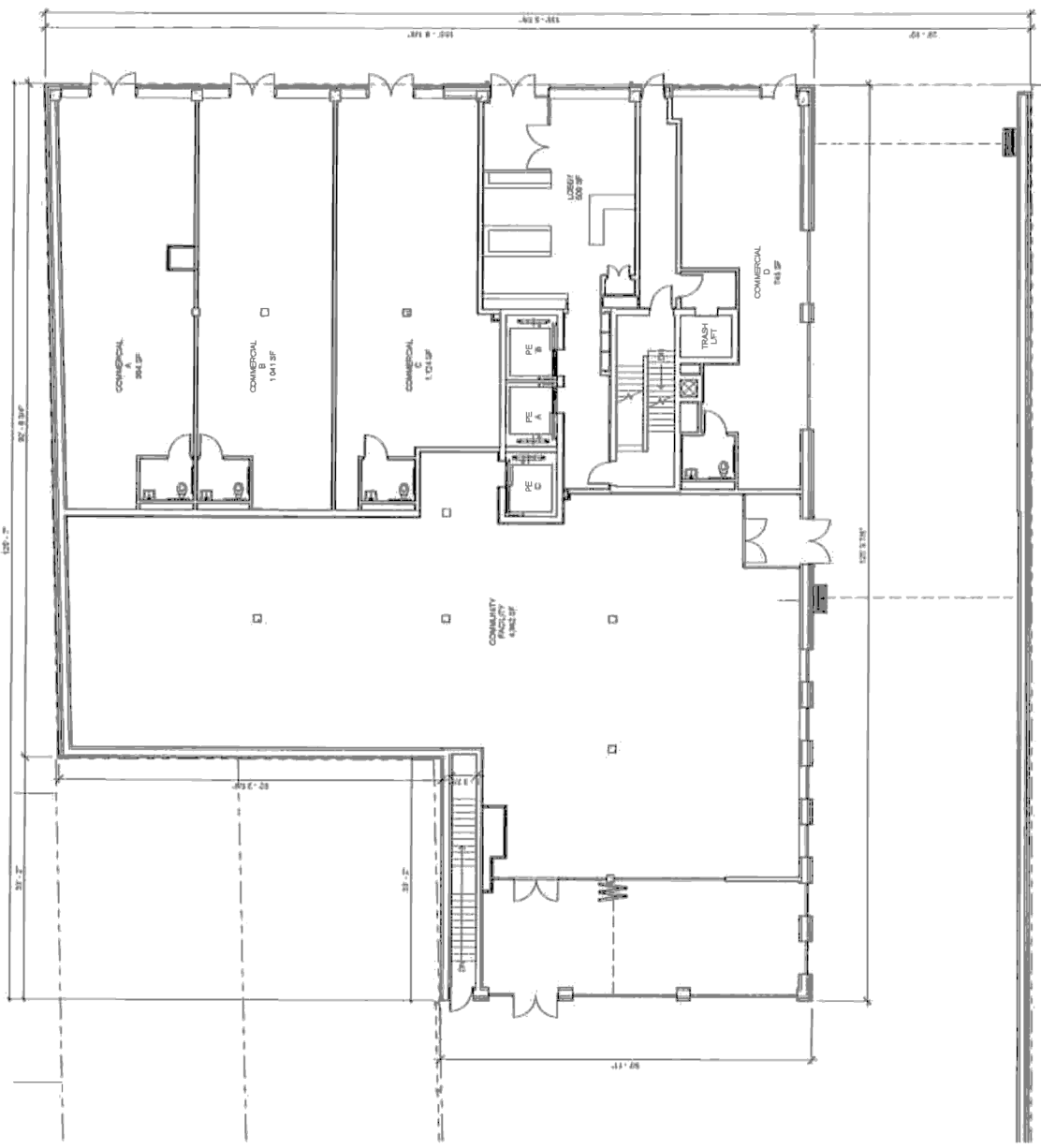
10/24/2018 ULURP SUBMISSION
 No. _____ Date _____ Submission
 Title: **FIRST FLOOR PLAN**



A-101.00

DRAFT

- FLOOR PLAN GENERAL NOTES**
1. SEE 1/8" SCALE PLANS FOR OVERALL BUILDING DIMENSIONS FOR LOCATIONS OF WALLS, DOORS, WINDOWS, ELEVATORS, STAIRS, AND SECTIONS.
 2. SEE 1/8" SCALE PLANS FOR ROOM SCHEDULES AND ELEVATIONS.
 3. SEE 1/8" SCALE PLANS FOR ROOM DETAILS AND ELEVATIONS.
 4. SEE 1/8" SCALE PLANS FOR LOBBY DETAILS AND ELEVATIONS.
 5. SEE 1/8" SCALE PLANS FOR LOBBY DETAILS AND ELEVATIONS.
 6. SEE 1/8" SCALE PLANS FOR LOBBY DETAILS AND ELEVATIONS.
 7. SEE 1/8" SCALE PLANS FOR LOBBY DETAILS AND ELEVATIONS.
 8. SEE 1/8" SCALE PLANS FOR LOBBY DETAILS AND ELEVATIONS.
 9. ALL LINEN CLOSETS ARE 7'-6" DEEP UNLESS NOTED OTHERWISE.



CL 1/8" FLOOR PLAN
SCALE 1/16" = 1'-0"

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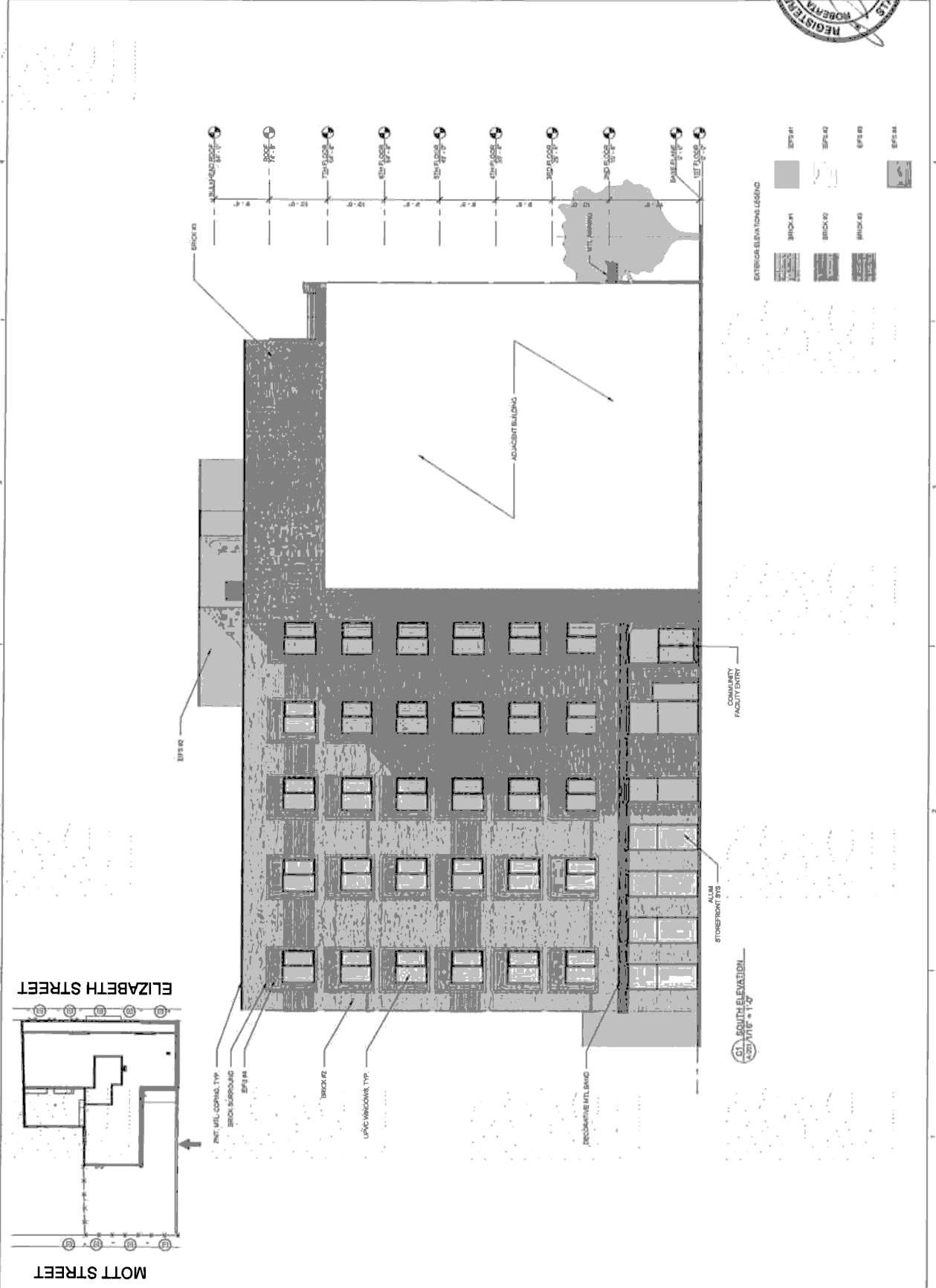
No.	Date	Revision

10/24/2018 ULURP SUBMISSION
 No. | Date | Revision
 Title: SOUTH ELEVATION

10/24/2018 ULURP SUBMISSION
 No. | Date | Revision
 Title: SOUTH ELEVATION



A-201.00
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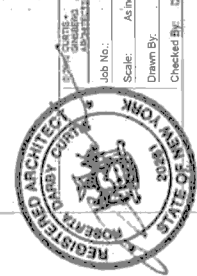
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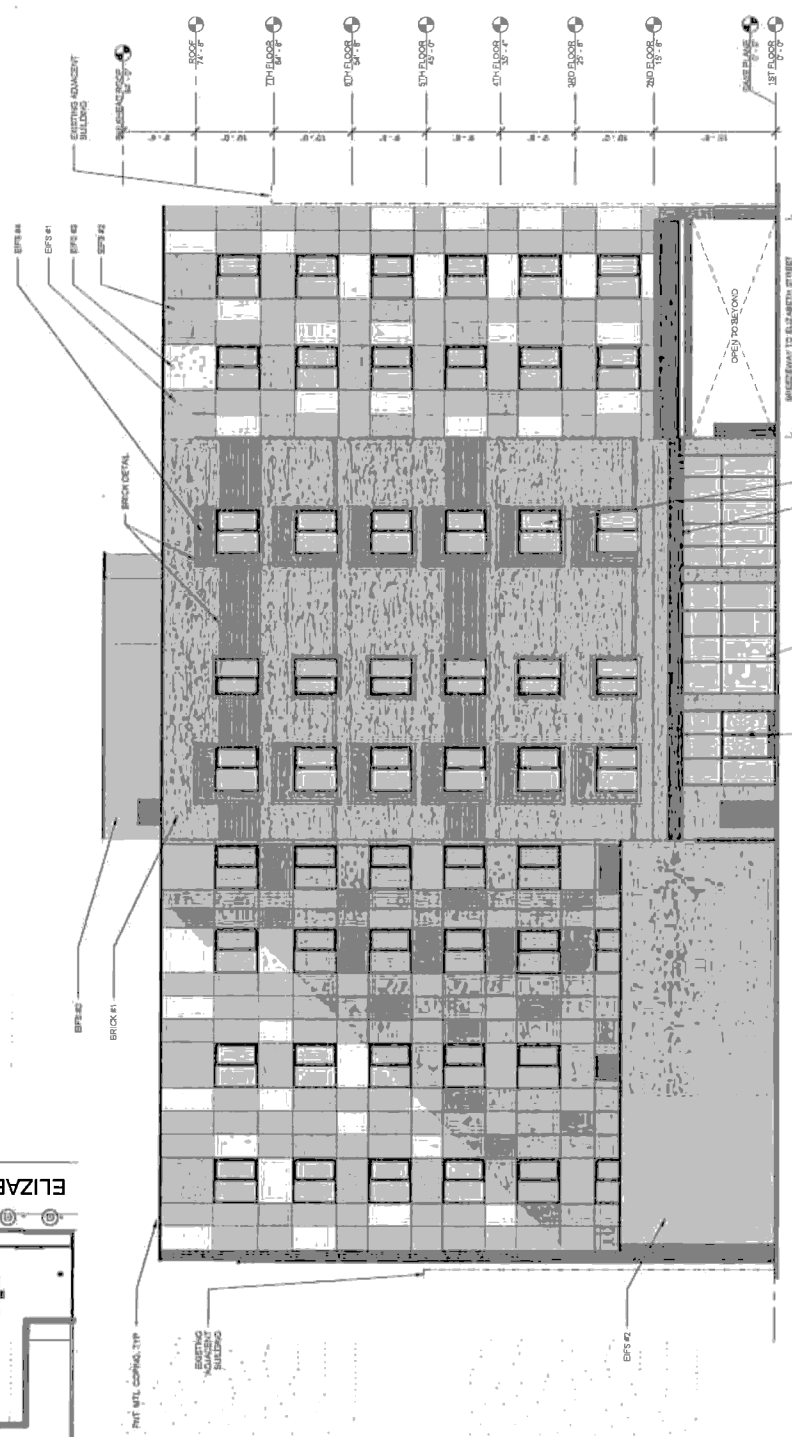
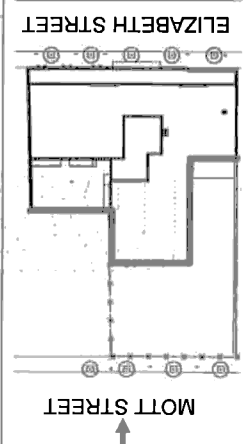
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No.	Date	Revision

10/24/2018 ULURP SUBMISSION
 No. | Date | Submission
 Title: WEST ELEVATION



A-202.00
 DRAFT



FINISH SCHEDULE

FINISH #	FINISH NAME
SPS #1	SPS #1
SPS #2	SPS #2
SPS #3	SPS #3
SPS #4	SPS #4

EXTERIOR ELEVATION LEGEND

BRICK #	BRICK NAME
BRCK #1	BRCK #1
BRCK #2	BRCK #2
BRCK #3	BRCK #3
BRCK #4	BRCK #4

EXTERIOR ELEVATION LEGEND

FINISH #	FINISH NAME
SPS #1	SPS #1
SPS #2	SPS #2
SPS #3	SPS #3
SPS #4	SPS #4

EXTERIOR ELEVATION LEGEND

FINISH #	FINISH NAME
SPS #1	SPS #1
SPS #2	SPS #2
SPS #3	SPS #3
SPS #4	SPS #4

EXTERIOR ELEVATION LEGEND

FINISH #	FINISH NAME
SPS #1	SPS #1
SPS #2	SPS #2
SPS #3	SPS #3
SPS #4	SPS #4

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No.	Date	Revision

10/24/2018 ULURP SUBMISSION
No. | Date | Submission

NORTH ELEVATION



A-203.00

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