

Block 15

Mandatory Lot Improvements

(a) A pedestrian connection between PCI:I (above the level of Washington Street) and West Street (above street level about midway on the west lot line).

(b) Build to lot line on Battery Place.

Block 17S

No designated improvements.

Block 17N

No designated improvements.

Block 18S

Mandatory Pedestrian Circulation Improvements

PCI:J. A pedestrian deck above Greenwich Street from Morris Street to a point 75 feet south of Edgar Street extending, at its southern end, 90 feet east from the east lot line of block 18S and, at its northern end, 120 feet east of the east lot line of block 18S and being at the same level and having direct pedestrian access from the elevated shopping way required in block 18S. The pedestrian deck shall also provide for pedestrian facilities including but not limited to benches, outdoor cafe, and kiosks for uses from Use Group G.

Mandatory Lot Improvements

An elevated shopping way along Greenwich Street south from a point 75 feet south of Edgar Street.

Preferred Lot Improvements

A shopping way along Greenwich Street north from a point 75 feet south of Edgar Street.

Block 18N

Mandatory Pedestrian Circulation Improvements

PCI:K. An enclosed pedestrian bridge spanning Greenwich Street between the east lot line of block 18N and the west lot line of block 19 and providing pedestrian access between the elevated shopping ways required in both blocks. Not required if block 19 has not been redeveloped to provide the elevated shopping way or if PCI:K1 has been accomplished.

PCI:L. An elevated shopping bridge spanning Rector Street between the east end of the south lot line of block 53S and the east end of the north lot line of block 18N and providing pedestrian access between the elevated shopping ways required in both blocks. Not required if block 53S has not been redeveloped to provide the elevated shopping way.

Preferred Lot Improvements

(a) A shopping way along Greenwich Street.

(b) A pedestrian connection between the 7 Ave. IRT Rector Street Station (at the northern end of the east lot line) and street level at Greenwich Street.

Block 19 (Note that Section 86-11 makes it possible to develop this block in conjunction with block 20N or block 53S.)

Mandatory Pedestrian Circulation Improvements

PCI:E. An enclosed pedestrian bridge spanning Trinity Place between the southeast corner of block 19 and the northwest corner of block 20N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if PCI:10 is accomplished systems required in both blocks. Not required if block 20N has not been redeveloped to provide the pedestrian connection.

PCI:K1. An enclosed pedestrian bridge spanning Greenwich Street between the east lot line of block 18N and the west lot line of block 19 and providing pedestrian access between the elevated shopping ways required in both blocks. Not required if block 18N has not been redeveloped to provide the elevated shopping way.

PCI:K. An enclosed pedestrian bridge spanning the intersection of Rector and Greenwich Streets between the southeast corner of block 53S and the northwest corner of block 19 and providing pedestrian access between the elevated shopping ways required in both blocks. Not required if PCI:L is accomplished or if block 53S has not been redeveloped to provide the elevated shopping way.

Mandatory Lot Improvements

(a) A shopping way along Greenwich Street.

(b) A pedestrian connection along the south lot line between street level at Trinity Place and street level at Greenwich Street.

(c) A pedestrian connection along the south lot line between the elevated shopping way along Greenwich Street and PCI:E.

Preferred Lot Improvements

(a) A pedestrian connection between the 7 Ave IRT Rector Street Station (at the north end of the west lot line) and street level at Greenwich Street.

(b) A pedestrian connection between the Bwy BMT Rector Street Station (at the north end of the east lot line) and street level at Trinity Place.

(c) A covered pedestrian space at the north end of the block with a view toward Trinity Church. This covered pedestrian space may qualify for bonus floor area under the provisions of Section 86-08 (Modification of Special Permit Regulations) if, in addition to meeting the requirements set forth in Section 12-10 (Definitions) as modified by Section 86-059, the covered pedestrian space

(1) has direct pedestrian access from Greenwich Street, Rector Street and Trinity Place,

(2) provides a public space in which a pedestrian connection, including not less than one pair of 32-inch wide escalators, is accomplished between street level and the 7 Ave IRT and Bwy BMT Rector Street Stations, and

(3) provides for the penetration of daylight into both subway stations or concourses.

Block 20S

Mandatory Pedestrian Circulation Improvements

PCI:F. A pedestrian deck spanning Trinity Place between the west lot line of block 20S and the east edge of PCI:J, extending the full length of the

west lot line of block 20S and having direct pedestrian access from the elevated shopping way required in block 20S. The pedestrian deck shall also provide for pedestrian facilities including but not limited to benches, outdoor cafe, and kiosks for uses from Use Group G.

Mandatory Lot Improvements

- (a) Build to lot line on Broadway.
- (b) An elevated shopping way along Trinity Place.
- (c) A pedestrian connection along the south lot line between street level at Broadway and (b) above.
- (d) An arcade with a minimum width of 15 feet along Broadway (the east lot line).

Block 20N (Note that Section 86-11 makes it possible to develop this block in conjunction with block 19.)

Mandatory Pedestrian Circulation Improvements

PCI:E. An enclosed pedestrian bridge spanning Trinity Place between the southeast corner of block 19 and the northeast corner of block 20N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 19 has not been redeveloped to provide the pedestrian connection.

Mandatory Lot Improvements

- (a) Build to lot line on Broadway (east lot line).
- (b) An elevated shopping way along Trinity Place (the west lot line).
- (c) A pedestrian connection along Exchange Alley (the north lot line) between street level at Broadway and the elevated shopping way at Trinity Place.
- (d) An arcade with a minimum width of 15 feet along Broadway (the east lot line).
- (e) An elevated plaza spanning Trinity Place between the west lot line of block 20N and the east lot line of Greenwich Street and extending from PCI:J and PCI:F on the south to block 19 and PCI:E on the north. This elevated plaza may qualify for bonus floor area under the provisions of Section 86-08 (Modification of Special Permit Regulations) if, in addition to meeting the requirements for plazas set forth in Section 12-10 (Definitions) as modified by Section 86-059, the elevated plaza
 - (1) provides commodious, and obviously public, pedestrian access from street level on Greenwich Street near the intersection with Edgar Street as well as from PCI:F, PCI:J, the elevated shopping way in block 20N and the elevated pedestrian circulation system in block 19, and
 - (2) provides for pedestrian facilities including but not limited to benches, outdoor cafe, and kiosks for uses from Use Group G.

This elevated plaza is not required if the triangular property south of Edgar Street and between Greenwich Street and Trinity Place is not available for development with block 20N.

Block 21

Mandatory Lot Improvements

- (a) Build to street line on Broadway.

the provisions of Section 86-08 (Modification of Special Permit Regulations) if, in addition to meeting the requirements set forth in Section 12-10 (Definitions) as modified by Section 86-059, the covered pedestrian space provides:

- (1) a public space in which the stairs from the sidewalk on Battery Place are replaced by a pedestrian connection, including not less than one pair of 32 inch wide escalators, between the Lex IRT Bowling Green Station and street level at Broadway,
- (2) for the penetration of daylight into the subway station or concourse, and
- (3) by such means as an arcade, a greater sidewalk width along the west side of Broadway while preserving the solid corner by building to the lot line at the southeast corner of the zoning lot.

- (b) An arcade with a minimum width of 15 feet along Broadway (the east lot line).

- (c) A pedestrian connection between the mandatory through block pedestrian connection (see (a) above) and PCI:9 (the covered pedestrian space in block 13N).

Block 13N

Mandatory Lot Improvements

- (a) Build to lot line on Broadway.
- (b) An arcade along Broadway (the east lot line).

Block 14

Mandatory Pedestrian Circulation Improvements

PCI:I. An open pedestrian bridge spanning Washington Street between the east lot line, near its midpoint, of block 15 and the west lot line, near its midpoint, of block 14 and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks.

PCI:G. An open pedestrian bridge spanning Battery Place between the east end of the south lot line of block 14 and Battery Park and a stair or ramp from the south end of the bridge down to the level of Battery Park and providing pedestrian access between Battery Park and the elevated shopping way required in block 14.

PCI:H. An open pedestrian bridge spanning Greenwich Street between the east lot line of block 14 and the west lot line of block 13S and providing pedestrian access between the public pedestrian circulation system required in block 13S and the elevated shopping way required in block 14. Not required if block 13S has not been redeveloped to provide the required public pedestrian circulation system.

Mandatory Lot Improvements

- (a) An elevated shopping way along Greenwich Street.
- (b) A pedestrian connection between PCI:I (above the level of Washington Street) and (a) above.
- (c) Build to street line on Battery Place.

Appendix B

DESCRIPTION OF IMPROVEMENTS BY BLOCK

This appendix lists the *mandatory pedestrian circulation improvements* ("PCI"s), *mandatory lot improvements* and *preferred lot improvements* which are designated block improvements on the District Plan (Appendix A) for the *Special Greenwich Street Development District*. The appendix refers to the text for the requirements and bonus rates for the following improvements:

- (a) *elevated shopping bridge* (Section 86-042)
- (b) *enclosed pedestrian bridge* (Section 86-043)
- (c) *open pedestrian bridge* (Section 86-044)
- (d) *pedestrian deck* (Section 86-045)
- (e) *shopping arcade* (Section 86-052)
- (f) *elevated shopping way* (Section 86-053)
- (g) *shopping way* (Section 86-054)
- (h) *loggia* (Section 86-055)
- (i) *pedestrian connection* (Section 86-056)
- (j) *covered pedestrian space* (Section 86-059(a))
- (k) *elevated plaza* (Section 86-059(b))
- (l) *through block arcade* (Section 86-059(c))
- (m) *requirement to build to street line* (Section 86-072)

Block 12

No designated improvements.

Block 13S

Mandatory Pedestrian Circulation Improvements

PCI:H. An *open pedestrian bridge* spanning Greenwich Street between the east *lot line* of block 14 and the west *lot line* of block 13S and providing pedestrian access between the public pedestrian circulation system required in block 13S and the *elevated shopping way* required in block 14. Not required if block 14 has not been redeveloped to provide the *elevated shopping way*.

Mandatory Lot Improvements

- (a) A *pedestrian connection* in the northerly portion of the site between street level at Broadway and PCI:H (above the level of Greenwich Street).
- (b) A *pedestrian connection* open to the public at all hours between the mezzanine of the Lex IRT Bowling Green Station (on the south *lot line*) and street level at Broadway (about midway on the east *lot line*), open to the air and with commodious, and obviously public, access from Broadway.
- (c) Build to *street line* on Broadway and Battery Place.

Preferred Lot Improvements

- (a) A *covered pedestrian space* along the southern portion of the east *lot line*. This *covered pedestrian space* may qualify for bonus *floor area* under

- (b) A *pedestrian connection* between the Lex IRT Wall Street Station and street level at Trinity Place.

- (c) A *pedestrian connection* between the Lex IRT Wall Street Station and street level at Broadway.

- (d) A *pedestrian connection* between the Bwy BMT Rector Street Station (at the northern end of the west *lot line*) and street level at Trinity Place.

- (e) An *arcade* with a minimum width of 15 feet along Broadway (the east *lot line*).

Preferred Lot Improvements

A *covered pedestrian space* at Broadway and Rector Street (the north and east *lot lines*) with a view of Trinity Church. This may qualify for bonus *floor area* under the provisions of Section 86-08 (Modification of Special Permit Regulations) if, in addition to meeting the requirements set forth in Section 12-10 (Definitions) as modified by Section 86-059, the *covered pedestrian space*

- (1) provides a public space in which a *pedestrian connection*, including not less than one pair of 32 inch wide escalators, is accomplished between the Lex IRT Wall Street Station and street level at Broadway,
- (2) provides for the penetration of daylight into the subway station or concourse, and
- (3) provides, by such means as an *arcade*, a greater sidewalk width along the west side of Broadway while preserving the street wall by building to the east *lot line*.

Block 49S

No designated improvements.

Block 49N

Mandatory Lot Improvements

- (a) Build to *street line* on Broadway.
- (b) A *pedestrian connection* between the Lex IRT Wall Street Station and street level at Trinity Place.
- (c) A *pedestrian connection* between the Lex IRT Wall Street Station and street level at Broadway.
- (d) An *arcade* with a minimum width of 15 feet along Broadway (the east *lot line*).

Block 50S

Mandatory Lot Improvements

- (a) Build to *street line* on Broadway and Cedar Street.
- (b) An *arcade* with a minimum width of 15 feet along Broadway (the east *lot line*).

Preferred Lot Improvements

- A *shopping arcade* along Cedar Street (the north *lot line*).

Block 50N

Mandatory Lot Improvements

- (a) Provision to accept PCI:4.
- (b) Provision to accept PCI:D.

Block 51

Mandatory Lot Improvements

- (a) A pedestrian connection between the Bwy BMT Rector Street Station (at the south end of the east lot line) and street level at Trinity Place.
- (b) A pedestrian connection between the 7 Ave IRT Rector Street Station (at the south end of the west lot line) and street level at Greenwich Street.

Preferred Lot Improvements

- A shopping arcade along Greenwich Street (the west lot line).

Block 52S

Preferred Lot Improvements

- A shopping arcade along Greenwich Street and Cedar Street.

Block 52N

Mandatory Pedestrian Circulation Improvements

PCI:C. An open pedestrian bridge spanning Greenwich Street between the north end of the east lot line of block 54N and the north end of the west lot line of block 52N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 54N has not been redeveloped to provide the pedestrian connection.

PCI:D. An open pedestrian bridge spanning Trinity Place between the east lot line, near its middle, of block 52N and the west lot line, near its middle, of block 50N and a stair or ramp from the east of the bridge down to the level of Liberty Plaza and providing pedestrian access between Liberty Plaza and the elevated public pedestrian circulation system required in block 52N.

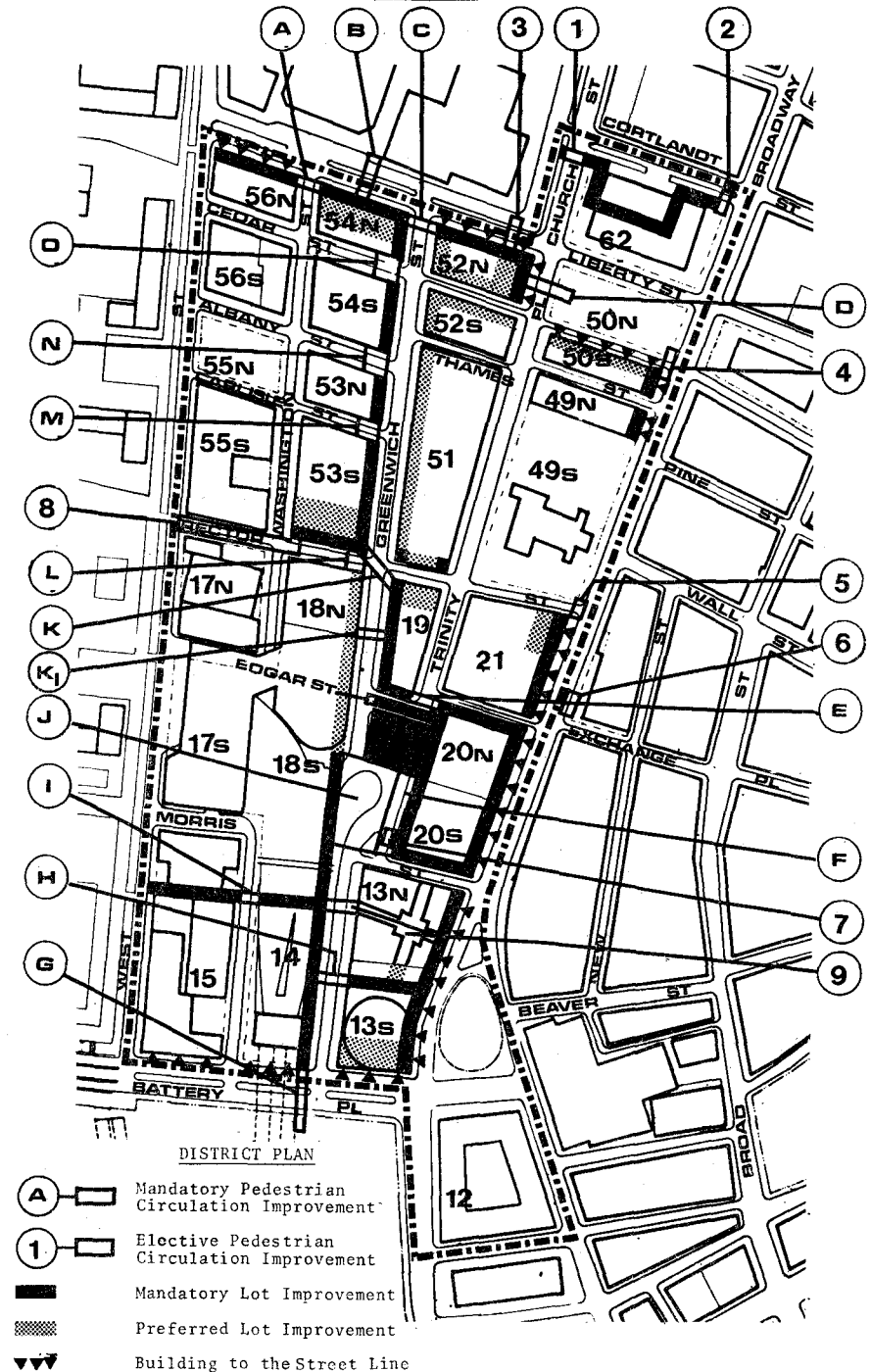
Mandatory Lot Improvements

- (a) Build to street line on Trinity Place and Liberty Street.
- (b) A pedestrian connection open to the public at all hours, with commodious, and obviously public, access from Trinity Place, between PCI:3 and street level near the corner of Liberty Street and Trinity Place.
- (c) A pedestrian connection between PCI:D and street level near the corner of Liberty Street and Trinity Place.
- (d) A pedestrian connection between PCI:D and PCI:C.

Preferred Lot Improvements

- (a) A shopping arcade along Greenwich Street and Cedar Street.
- (b) A covered pedestrian space along Trinity Place (the east lot line). This covered pedestrian space may qualify for bonus floor area under the provi-

APPENDIX A



showing of compelling necessity. Such authorizations, however, may in no event include modification of:

- (a) permitted *floor area ratio* regulations;
- (b) height and setback regulations;
- (c) use regulations of the underlying district; or
- (d) *accessory* off-street parking and loading regulations of the underlying district.

The Commission may also grant upon application special authorization (i) exempting an *enlargement* from any or all of the requirements of this Chapter upon a showing that such requirements would impose an unreasonable burden and (ii) modifying the provisions of this Chapter in accordance with the provisions of Section 86-091 (Minimum retail requirement) and 86-0510 (Permitted obstructions in plazas).

All such applications shall be granted in whole or in part or denied by the Commission within 45 days after receipt thereof. The Commission may prescribe appropriate conditions and safeguards in connection with the grant of such special authorizations.

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sions of Section 86-08 (Modification of Special Permit Regulations) if, in addition to meeting the requirements set forth in Section 86-059, the *covered pedestrian space* provides

- (1) a public space in which the stairs from the sidewalk on Liberty Street are replaced by a *pedestrian connection*, including one pair of 32 inch wide escalators, between PCI:3 (pedestrian tunnel under Liberty Street to the World Trade Center concourse) and street level,
- (2) a *pedestrian connection*, including one pair of 32 inch wide escalators between the elevated system of *pedestrian connections* (PCI:D—the *open pedestrian bridge* across Trinity Place and the *pedestrian connection* between PCI:D and PCI:C) and street level,
- (3) for the penetration of daylight down to the level of PCI:D, and
- (4) by such means as an *arcade*, a greater sidewalk width along the west side of Trinity Place while preserving the street wall by building to the east *lot line*.

Block 53S (Note that Section 86-11 makes it possible to *develop* this block in conjunction with block 19.)

Mandatory Pedestrian Circulation Improvements

PCI:L. An *elevated shopping bridge* spanning Rector Street between the east end of the south *lot line* of block 53S and the east end of the north *lot line* of block 18N and providing pedestrian access between the *elevated shopping ways* required in both blocks. Not required if block 18N has not been redeveloped to provide the *elevated shopping way*.

PCI:K. An *enclosed pedestrian bridge* spanning the intersection of Rector and Greenwich Streets between the southeast corner of block 53S and the northwest corner of block 19 and providing pedestrian access between the *elevated shopping ways* required in both blocks. Not required if PCI:L is accomplished or if block 19 has not been redeveloped to provide the *elevated shopping way*.

PCI:M. An *elevated shopping bridge* spanning Carlisle Street between the east end of the south *lot line* of block 53N and the east end of the north *lot line* of block 53S and providing pedestrian access between the *elevated shopping ways* required in both blocks. Not required if block 53N has not been redeveloped to provide the *elevated shopping way*.

Mandatory Lot Improvements

- (a) A *shopping way* along Greenwich Street.
- (b) A *pedestrian connection* between the 7 Ave. IRT Rector Street Station (at the south end of the east *lot line*) and street level at Greenwich Street.
- (c) A *pedestrian connection* (along the south *lot line*) between the *elevated shopping way* along Greenwich Street and PCI:8 (at the south end of the west *lot line*).

Preferred Lot Improvements

An *elevated plaza* along Rector Street (the south *lot line*). This *elevated plaza* may qualify for bonus *floor area* under the provisions of Section 86-08 (Modification of Special Permit Regulations) if, in addition to meeting the requirements for *plazas* as set forth in Section 12-10 (Definitions) as modified by Section 86-059, the *elevated plaza*

- (1) provides commodious, and obviously public, pedestrian access from street level on Greenwich Street at the southeast corner of the block as well as from the adjacent blocks, as provided by PCI:L or PCI:K and PCI:8, and

(2) provides for pedestrian facilities including, but not limited to, benches, outdoor cafe, and kiosks for uses from Use Group G.

Block 53N

Mandatory Pedestrian Circulation Improvements

PCI:M. An elevated shopping bridge spanning Carlisle Street between the east end of the south lot line of block 53N and the east end of the north lot line of block 53S and providing pedestrian access between the elevated shopping ways required in both blocks. Not required if block 53S has not been redeveloped to provide the elevated shopping way.

PCI:N. An elevated shopping bridge spanning Albany Street between the east end of the south lot line of block 54S and the east end of the north lot line of block 53N and providing pedestrian access between the elevated shopping ways required in both blocks. Not required if block 54S has not been redeveloped to provide the elevated shopping way.

Mandatory Lot Improvements

A shopping way along Greenwich Street.

Block 54S

Mandatory Pedestrian Circulation Improvements

PCI:N. An elevated shopping bridge spanning Albany Street between the east end of the south lot line of block 54S and the east end of the north lot line of block 53N and providing pedestrian access between the elevated shopping ways required in both blocks. Not required if block 53N has not been redeveloped to provide the elevated shopping way.

PCI:O. An elevated shopping bridge spanning Cedar Street between the east end of the south lot line of block 54N and the east end of the north lot line of block 54S and providing pedestrian access between the elevated shopping way required in block 54S and the elevated public pedestrian circulation system required in block 54N. Not required if block 54N has not been redeveloped to provide the pedestrian connection.

Mandatory Lot Improvements

A shopping way along Greenwich Street.

Block 54N

Mandatory Pedestrian Circulation Improvements

PCI:B. An open pedestrian bridge spanning Liberty Street between the north lot line, near its middle, of block 54N and the World Trade Center plaza and providing pedestrian access between the World Trade Center plaza and the elevated public pedestrian circulation system required in block 54N.

PCI:C. An open pedestrian bridge spanning Greenwich Street between the north end of the east lot line of block 54N and the north end of the west lot line of block 52N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 52N has not been redeveloped to provide the pedestrian connection.

PCI:A. An open pedestrian bridge spanning Washington Street between the north end of the east lot line of block 56N and the north end of the west lot line of block 54N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 56N has not been redeveloped to provide the pedestrian connection.

improvements which the developer has obligated itself to construct, or a private party or a public agency to construct on its behalf, until such improvements have been completed and have received the approval of the Department of Buildings.

When the construction of such improvements directly affects a facility or subway station of the Transit Authority, such construction shall be accomplished pursuant to construction procedures satisfactory to the Transit Authority.

86-123

Maintenance; etc.

The developer who constructs, or has a private party or a public agency construct on its behalf, a pedestrian circulation or lot improvement shall be responsible for the maintenance, upkeep and provision of insurance therefor if such improvement is on or connects with such developer's zoning lot at or above street level. Regarding any such improvement which is not on or connects with such developer's zoning lot at or above street level, the requirements of this Section shall be the responsibility of (i) the Transit Authority if such improvement directly connects with a subway station and either is on public property or replaces a facility which was on public property, and (ii) in all other cases, the responsibility of the owner or owners of the zoning lot or lots which connect with such improvement.

86-124

Compliance with District Plan

Any development in the District shall provide the necessary connections and facilities for receiving and connecting with pedestrian circulation and lot improvements built or to be built pursuant to the District Plan. Where the District Plan requires the provision of an improvement spanning a street and such street is subsequently closed and the land therein conveyed to an abutting landowner to consolidate a zoning lot, the District Plan requirement shall not apply.

86-125

Franchises; partial street conveyances

The Board of Estimate shall make any grant of a franchise, right, contract or consent pursuant to Chapter 14 of the New York City Charter and any conveyance of a portion of a closed street, whether the air space thereover or space thereunder, pursuant to Chapter 15 of the Administrative Code of the City of New York for nominal consideration upon a finding that (i) such grant or conveyance is necessary to provide an improvement identified in the District Plan, (ii) such improvement is provided for public use, constructed and maintained in accordance with the provisions of this Chapter and does not contain any stores or other facilities yielding economic gain to the developer and (iii) in the case of the conveyance of a portion of a closed street, the developer receives no floor area or lot coverage attributable to such conveyed portion. In cases where such improvement contains stores or other facilities yielding economic gain, the Board of Estimate shall consider the public benefit accruing from, and costs incurred by the developer in providing and maintaining, such improvement in determining the fair consideration for such grant or conveyance.

86-13

Special Authorization by Commission

On application, the City Planning Commission may grant special authorizations for minor modifications of the provisions of this Chapter upon a developer's

86-11

Modification of Regulations for Commercial Development Extending into More than One Block

For a site located in the District the minimum requirements which must be satisfied before consideration by the Commission of an application for *development* under the provisions of Section 74-74 (Commercial Developments Extending into More than One Block) are modified to the following extent:

To be included in the site for such *development* a *zoning lot* need not be, for an aggregate distance of at least 190 feet, directly across a *street* from other *zoning lots* included in the site. It must, however, either be across a *street* and opposite to other *zoning lots* included in the site or, in the case of *corner lots*, front on the same *street* intersection as other *zoning lots* included in the site.

The percent of the area of the entire site which the Commission may permit to be occupied by a tower as defined in Section 33-45 (Tower Regulations) is not limited to 40 percent, but shall in no event exceed the coverage that would be permitted by applying the provisions of Section 86-063 (Conversion of excess bonus floor area into tower coverage) to the entire site.

Paragraph (c) in Section 74-742 (Authorizations and findings), relating to the requirement that at least 50 percent of the entire site be developed either as *plaza* or open area etc. or as landmark and historic buildings, etc. is not applicable within the District.

86-12

Notice; Certification; Construction of Improvements; etc.

86-121

Developer's notice; Chairman's certification

As conditions to the issuance by the Department of Buildings of an excavation permit for *development* of a *zoning lot* in a block containing any *mandatory* or *preferred lot improvement* or *mandatory pedestrian circulation improvement* or where a *developer* elects to provide an *elective pedestrian circulation improvement*, (a) the *developer* shall have submitted to the Chairman of the City Planning Commission (i) written notice of its intention to *develop* a *zoning lot*, or portion thereof, in the *District*, the *floor area* of such intended *development*, and the *lot* and *pedestrian circulation improvements*, if any, which the *developer* shall construct, or have a private party or a public agency construct on its behalf; (ii) plans and outline specifications for those *lot improvements* and *mandatory* and *elective pedestrian circulation improvements* which it shall construct or have a private party or a public agency construct on its behalf pursuant to this Chapter; and (iii) waivers, consents, agreements, restrictive declarations or other legal documents obligating the *developer*, its heirs and devisees, successors and assigns, to *develop* its property in accordance with the *District Plan* and the provisions of this Chapter and, with regard to those *lot* and *pedestrian circulation improvements* which provide access to a subway station, to permit public passage through such *improvements* at such times as reasonably required by the New York City Transit Authority; and (b) the Chairman of the City Planning Commission shall have certified to the Department of Buildings receipt of the aforesaid documents and the *developer's* compliance with the requirements of the *District Plan*.

86-122

Developer's construction of improvements; certificate of occupancy

A *development* shall not be issued a certificate of occupancy for the additional bonus *floor area* attributable to those *lot* and *pedestrian circulation*

PCI:O. An *elevated shopping bridge* spanning Cedar Street between the east end of the south *lot line* of block 54N and the east end of the north *lot line* of block 54S and providing pedestrian access between the *elevated shopping way* required in block 54S and the elevated public pedestrian circulation system required in block 54N. Not required if block 54S has not been redeveloped to provide the *elevated shopping way*.

Mandatory Lot Improvements

- (a) A *shopping arcade* along Greenwich Street.
- (b) A *pedestrian connection* among *PCI:A*, *PCI:B*, *PCI:C* and *PCI:O*.

Preferred Lot Improvements

An *elevated plaza* along Liberty Street (the north *lot line*). This *elevated plaza* may qualify for bonus *floor area* under the provisions of Section 86-08 (Modification of Special Permit Regulations) if, in addition to meeting the requirements for *plazas* set forth in Section 12-10 (Definitions) as modified by Section 86-059, the *elevated plaza* also, in order to serve adequately as the northern entrance to the *elevated shopping way*:

- (1) provides commodious, and obviously public, pedestrian access from street level on Greenwich Street at the northeast corner of the block as well as from the adjacent blocks, as provided by *PCI:A*, *PCI:B*, *PCI:C* and *PCI:O*, and
- (2) provides for pedestrian facilities including, but not limited to, benches, outdoor cafe, and kiosks for uses from Use Group G.

Block 55S

No designated improvements.

Block 55N

No designated improvements.

Block 56S

No designated improvements.

Block 56N

Mandatory Pedestrian Circulation Improvements

PCI:A. An *open pedestrian bridge* spanning Washington Street between the north end of the east *lot line* of block 56N to the north end of the west *lot line* of block 54N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 54N has not been redeveloped to provide the *pedestrian connection*.

Mandatory Lot Improvements

- (a) Build to *street line* on Liberty Street.
- (b) A *pedestrian connection* between *PCI:A* and West Street (above street level near the north end of the west *lot line*).
- (c) A *pedestrian connection* between the west end of (b) above and street level near the corner of West Street and Liberty Street.

Block 62

Mandatory Lot Improvements

- (a) A *pedestrian connection* (below grade) between PCI:1 and PCI:2.
- (b) A *pedestrian connection* between PCI:1 and street level near the corner of Church Street and Cortlandt Street.
- (c) A *pedestrian connection* between PCI:2 and street level near the corner of Cortlandt Street and Broadway.

- 22. Optician or optometrist establishments.
- 23. Pawn shops.
- 24. Pet shops.
- 25. Photographic equipment or supply stores.
- 26. Photographic studios.
- 27. Picture framing shops.
- 28. Printing establishments, limited to 2,500 square feet of *floor area* per establishment for production.
- 29. Record stores.
- 30. Shoe stores.
- 31. Sporting or athletic stores.
- 32. Stamp or coin stores.
- 33. Television, radio, phonograph or household appliance stores, limited to 10,000 square feet of *floor area* per establishment.
- 34. Toy stores.
- 35. Typewriter or other small business machine sales, rental or repair stores.
- 36. Umbrella repair shops.
- 37. Watch or clock stores or repair shops.
- 38. Off-track betting establishments.

C. Amusements.

- 1. Theaters.

86-10

Modification of Off-Street Parking and Loading Regulations

86-101

Restricted access

Vehicular access or egress for parking facilities shall in no case be located on the *streets* listed below. Vehicular access or egress for permitted or required *accessory* off-street loading berths or for the service entrance to a *building* may not be located on the *streets* listed below unless the Commissioner of Buildings has certified that there is no way to provide such berths or entrances with access or egress on some other *street*.

- (a) The east side of West Street between Liberty Street and Battery Place;
- (b) Greenwich Street between Liberty Street and Edgar Street;
- (c) The west side of Broadway between Cortlandt Street and Battery Place;
- (d) Cedar Street between Broadway and Greenwich Street;
- (e) Rector Street;
- (f) Exchange Alley;
- (g) Morris Street between Broadway and Greenwich Street; and
- (h) Battery Place.

5. Eating or drinking places, including those which provide outdoor table service or incidental musical entertainment.
6. Food stores, including supermarkets, grocery stores, meat markets, or delicatessen stores.
7. Hardware stores.
8. Package liquor stores.
9. Shoe or hat repair shops.
10. Stationery stores.
11. Tailor or dressmaking shops, custom.
12. Variety stores, limited to 10,000 square feet of *floor area* per establishment.
13. Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of *floor area* per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds.

B. Retail or Service Establishments.

1. Antique stores.
2. Art galleries, commercial.
3. Artists' supply stores.
4. Automobile supply stores, with no installation or repair services.
5. Bookstores.
6. Candy or ice cream stores.
7. Cigar or tobacco stores.
8. Clothing or clothing accessory stores, limited to 10,000 square feet of *floor area* per establishment.
9. Dry goods or fabric stores, limited to 10,000 square feet of *floor area* per establishment.
10. Florist shops.
11. Furniture stores, limited to 10,000 square feet of *floor area* per establishment.
12. Furrier shops, custom.
13. Gift shops.
14. Interior decorating establishments, provided that *floor area* used for processing, servicing or repairs shall be limited to 750 square feet per establishment.
15. Jewelry or art metal craft shops.
16. Leather goods or luggage stores.
17. Locksmith shops.
18. Millinery shops.
19. Musical instrument repair shops.
20. Music stores.
21. Newsstands, open or enclosed.

Appendix C

ELECTIVE PEDESTRIAN CIRCULATION IMPROVEMENTS ("PCI"s)

Ranked List of Elective Pedestrian Circulation Improvements

Priority	Improvement	Additional floor area (sq.ft.)
PCI:1	Pedestrian tunnel under Church Street between block 62 and the World Trade Center. ⁽¹⁾	303,500
PCI:2	Pedestrian tunnel between block 62 and the Lex IRT Fulton Street Station. ⁽²⁾	74,000
PCI:3	Pedestrian tunnel under Liberty Street between block 52N and the World Trade Center. ⁽³⁾	222,000
PCI:4	Pedestrian tunnel under Cedar Street between the concourse from the Lex IRT Wall Street Station and block 50N and a stair to street level in block 50N. ⁽⁴⁾	222,000
PCI:5	Modernization of the entrance and control area and provision of an escalator to street level from the southbound platform of the Lex IRT Wall Street Station (near Rector Street and Broadway). ⁽⁵⁾	134,000
PCI:6	Entrance and control area and stairs to street level from the northbound platform of the Lex IRT Wall Street Station (near Exchange Place and Broadway). ⁽⁶⁾	77,000
PCI:7	Entrance and control area and stairs to street level from the northbound platform of the Bwy BMT Rector Street Station (near Morris Street and Trinity Place). ⁽⁷⁾	129,000
PCI:8	Rector Street pedestrian bridge. Not required until the pedestrian connection is provided from Battery Park City to the east side of West Street. ⁽⁸⁾	31,000
PCI:9	Open pedestrian bridge across Greenwich Street connecting Cunard Building (25 Broadway) to the development on block 14. The modification of the Great Hall of the Cunard Building to create a covered pedestrian space with access from both Broadway and the elevated shopping way along the west side of Greenwich Street. ⁽⁹⁾	1,500

Notes: Description of Elective Pedestrian Circulation Improvements

- (1) PCI:1. A pedestrian tunnel not less than 15 feet wide by 10 feet high by approximately 50 feet long running beneath Church Street, directly beneath the tracks of the Bwy BMT subway, beneath the lower end of the access and escalator enclosure from 1 Liberty Plaza block 62) (approximately under the east curb line of Church Street) and the pedestrian concourse system of the World Trade Center and the installation of an escalator in the enclosure provided in the access to 1 Liberty Plaza.
- (2) PCI:2. Lengthening the south end of the southbound platform of the Lex IRT Fulton Street Station to a point approximately 15 feet south

of the south *street line* (extended) of Cortlandt Street, the construction of a pedestrian tunnel not less than 15 feet wide by 10 feet high by approximately 12 feet long between the extended platform and the north end of the east *lot line* of block 62 and the provision of a change booth and turnstiles in the tunnel and providing pedestrian access between the Lex IRT Fulton Street Station and the public pedestrian circulation system proposed for block 62.

- (3) PCI:3. A pedestrian tunnel not less than 10 feet wide by 10 feet high by approximately 173 feet long running beneath Liberty Street between the east end of the north *lot line* of block 52N and the basement of the World Trade Center and providing pedestrian access between the pedestrian concourse system of the World Trade Center and the public pedestrian circulation system required in block 52N. If at the time PCI:3 is constructed block 52N has not been redeveloped so as to provide the required pedestrian circulation system, PCI:3 shall include access to the sidewalk at the south end of the tunnel by two stairs each 5 feet wide.
- (4) PCI:4. A pedestrian tunnel not less than 10 feet wide by 10 feet high by approximately 75 feet long running beneath the sidewalk on the west side of Broadway and beneath Cedar Street between a point approximately 15 feet north of the north *street line* (extended) of Cedar Street and adjacent to the east *lot line* of block 50N (Liberty Park) to the north end of the pedestrian concourse from the north end of the southbound platform of the Lex IRT Wall Street Station, about halfway between Thames Street and Cedar Street and a stair not less than 12 feet wide between the north end of the pedestrian tunnel and ground level in block 50N and providing pedestrian access between the Lex IRT Wall Street Station and ground level in Liberty Park adjacent to Broadway.
- (5) PCI:5. The modernization of the central portion of the southbound platform of the Lex IRT Wall Street Station (at Rector Street and Broadway), including (a) the provision of a 48 inch wide escalator between platform level and street level, (b) the replacement of the old turnstiles with modern turnstiles, (c) the provision of a new change booth and (d) relocation of fences, in order to improve access to and control of the station.
- (6) PCI:6. A new entrance to the southern portion of northbound platform of the Lex IRT Wall Street Station at (Exchange Place and Broadway), including (a) two stairways, each six feet wide, between platform level and street level on the northeast corner of Broadway and Exchange Place, (b) the provision of a control area, (c) the provision of turnstiles, mechanical entrances and gates and (d) the provision of a change booth, in order to improve access to the station, especially from Exchange Place.
- (7) PCI:7. A new entrance to the south end of the northbound platform of the Bwy BMT Rector Street Station (on Trinity Place near Morris Street), including (a) a six foot wide stairway between platform level and street level, (b) the provision of a control area at the south end of the platform, (c) the provision of turnstiles, mechanical entrances and gates and (d) the provision of a change booth, in order to improve access to the station from the south.
- (8) PCI:8. A *pedestrian deck* not less than 15 feet wide by approximately 230 feet long located at an average height of 24 feet above the center of Rector Street running between the east edge of West Street and the west end of the south *lot line* of block 53S and providing pedestrian access between the pedestrian bridge which is to be built by Battery Park City as far as the east *street line* of West Street and the elevated pedestrian circulation system required in block 53S.

improvement shall not require application for, or issuance of, a special permit by the City Planning Commission.

86-082

Elevated plazas in C6-4 District

For elevated *plazas* not mapped as *mandatory* or *preferred lot improvements*, the provisions of Section 74-76 (Elevated Plazas) are made applicable in the C6-4 portion of the District in addition to the districts in which they are otherwise applicable.

86-09

Special Use Regulations

86-091

Minimum retail requirement

A minimum of 2½ percent of the total floor area of any *development* in the District shall be allocated for occupancy by *uses* listed in Section 86-092 (Use Group G). Only the net floor space for lease and actual physical occupancy by individual *uses* and not including corridors and other space used in common will be counted in determining the amount of space so allocated. For the purposes of meeting the minimum space requirements for such *uses*, space will be counted as qualifying only if accessible to the public and located on one or more of the following levels:

- (a) a level at which access to such space is provided directly from a *street* or indirectly from a *street* through a lobby,
- (b) a mezzanine immediately above the level specified in paragraph (a) above,
- (c) a level other than the *street* level at which access to such space is provided directly from a *mandatory* or *preferred lot improvement* or indirectly from such *improvement* through a lobby, and
- (d) a mezzanine immediately above the level specified in paragraph (c) above.

By special authorization, the City Planning Commission may permit *floor area* not exceeding 20 percent of the total *floor area* required to be allocated for *uses* in Use Group G to be located in an area other than one of the aforementioned areas listed. Alternate areas include, but are not limited to, the top *story* of a *building* for a roof top restaurant open to the public or a *plaza* for an open air cafe. Space devoted to an open air cafe on a *plaza* shall not be included in a *building's floor area*. Such alternate areas may qualify under Commission authorization only if the Commission finds that their arrangement and intended use is suitable from the standpoint of service to the public.

86-092

Use Group G

A. Convenience Retail or Service Establishments

1. Bakeries, provided that *floor area* used for production shall be limited to 750 square feet per establishment.
2. Barber shops.
3. Beauty parlors.
4. Drug stores.

maximum percent of *lot area* which may be occupied by a tower shall be the sum of 40 percent plus one-half of one percent for every .1 by which the *floor area* for such *development* would exceed *floor area ratio* 18, provided that in no event may tower coverage on a *zoning lot* exceed 55 percent.

86-07

Modification of Height and Setback Regulations

86-071

Increased tower coverage

Tower coverage permitted by the provisions of Section 33-45 (Tower Regulations) may be increased in accordance with the provisions of Section 86-063 (Conversion of excess bonus floor area into tower coverage).

86-072

Building walls along certain street lines

Notwithstanding any other provision of this Chapter, where the District Plan shows a mandatory requirement for a *development* to be built to a *street line*, any such *development* shall have an exterior wall (i) coincident with such *street line*, (ii) constructed along the entire length of the portion of the *street line* bounding the *zoning lot* and (iii) with regard to the blocks listed below, rising, without setback, for a height above *curb level* of not less than the amount specified below:

(a) For Blocks 13N, 20S, 20N and 21, a height of not less than 85 feet.

(b) For Block 13S, a height of not less than 85 feet, provided, however, if Block 13S is *developed* as one *development*, such *development* shall rise at the *street line* of Battery Place and of Broadway, without setback, to a minimum height of 35 feet but not exceeding 85 feet, except that the tower of such *development* shall rise, without setback, for its full height at the southeast corner of such block.

86-073

Exemptions from tower setback requirements

Any *development* which contains a *mandatory or preferred lot improvement* which the *developer* elects to construct and is *developed* under the provisions of this Chapter, is exempted from those provisions of Sections 33-451, 33-455, 33-456 or 33-457 which establish tower setback requirements or otherwise restrict the location of a tower on the *zoning lot*.

86-074

Modifications by special permit

For any *development* in the District, the provisions of Section 73-68 (Height and Setback and Yard Modifications) shall not apply in the District.

The City Planning Commission may, by special permit after public notice and hearing and subject to Board of Estimate action, permit modifications of the height and setback regulations of the underlying districts or of such regulations as modified by the provisions of this Chapter.

86-08

Modification of Special Permit Regulations

86-081

Mandatory or preferred lot improvements

Notwithstanding any provisions to the contrary, a *development's* receipt of a *floor area* bonus for a *mandatory lot improvement* or a *preferred lot*

- (9) PCI:9. An *open pedestrian bridge*, spanning Greenwich Street, between the west end of the Great Hall of Cunard Building (25 Broadway) and the *elevated shopping way* required on the east side of block 14. The renovation of the Great Hall of the Cunard Building shall be in accordance with a plan prepared in consultation with the Landmarks Commission and approved by the City Planning Commission. Above not required if block 14 has not been developed.

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

No. 10

(CP-21419)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 12b, establishing a G District bounded by Liberty Street, Church Street, Cortlandt Street, Broadway, Whitehall Street, Bridge Street, State Street, Battery Place, and West Street, Borough of Manhattan.

(On November 18, 1970, Cal. No. 14, the matter was laid over to December 9, 1970.)

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

BOROUGH OF BROOKLYN

No. 11

(CP-21431)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 13b, changing from an M1-1 District to an M1-2 District property bounded by Grand Street, Morgan Avenue, Meadow Street and Waterbury Street, Borough of Brooklyn.

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

BOROUGH OF QUEENS

No. 12

(CP-21432)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 30b,

eliminating from within an existing R1-2 District, a C1-2 District bounded by Beach 146th Street, a line 100 feet northerly of Neponsit Avenue, Beach 145th Street, and a line 100 feet southerly of Neponsit Avenue, Borough of Queens.

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

No. 13

(CP-21434)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 10c, establishing within an existing R5 District, a C1-2 District bounded by Roosevelt Avenue, a line passing through a point on Roosevelt Avenue distant 228.5 feet easterly of 155th Street and at an angle of 73 degrees 25 minutes with Roosevelt Avenue, a line at right angles to the last mentioned line at a point 155.8 feet southerly of Roosevelt Avenue, and a line 100 feet east of 155th Street, Borough of Queens.

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

CAPITAL BUDGET

BOROUGH OF BROOKLYN

No. 14

(CB-70-27)

IN THE MATTER OF proposed amendment of the 1970-1971 Capital Budget, under the Board of Education, to add New Line, Project E-1100, "Franklin K. Lane High School, Brooklyn, Renovation, Jamaica Avenue and Dexter Court" in the amount of \$1,572,000.00.

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

elevated shopping way or shopping arcade which is part of the public pedestrian circulation system, as well as from an adjoining *street, plaza or arcade*; and

2) *uses permitted to occupy frontage along a through block arcade* are limited to those uses listed in Use Group G.

Bonus *floor area* allowances shall be as set forth in Section 74-82 (Through Block Arcades) or as modified by the provisions of Section 86-048 (Basic maximum floor area ratio).

86-0510

Permitted obstructions in plazas

By special authorization, the City Planning Commission may authorize obstructions in addition to those permitted by the definition of *plaza* upon the terms and conditions set forth in paragraph (3) of Section 86-059(b) (Floor area bonus for certain lot improvements).

86-06

Floor Area Limitations

86-061

Bonus floor area limitations

Floor area bonuses for (i) *mandatory or preferred lot improvements*, (ii) *pedestrian circulation improvements* where the additional *floor area* attributable to such improvements is credited as bonus *floor area* as provided in Section 86-048 (Basic maximum floor area ratio), or (iii) *amenities* for which bonus *floor area* is allowed under the provisions of the underlying districts, or under such provisions as modified by the provisions of this Chapter, are limited as follows:

(a) Aggregate *floor area* bonuses for any *development* in the District shall not exceed 40 percent of the basic or adjusted basic maximum *floor area ratio* as set forth in Sections 33-12 (Maximum Floor Area Ratio) and 86-048 (Basic maximum floor area ratio), respectively.

(b) That portion of the aggregate *floor area* bonuses attributable to improvements or amenities other than *mandatory lot improvements* or *mandatory pedestrian circulation improvements* shall not exceed 20 percent of the basic or adjusted basic maximum *floor area ratio*.

86-062

Floor area ratio limitation

In no event shall the *floor area ratio* for any development exceed 18.0, except that on a *zoning lot* the permitted *floor area ratio* may exceed 18.0 if developed in accordance with the provisions of Section 86-11 (Modification of Regulations for Commercial Development Extending into More than One Block) or the provisions of Section 74-79 (Transfer of Development Rights from Landmark Sites).

86-063

Conversion of excess bonus floor area into tower coverage

Bonus *floor area* for which a *development* would be eligible under the provisions of this Chapter but for the *floor area ratio* limitation set forth in Section 86-062 may be converted into increased tower coverage so that the

District Plan as *lot improvements* and are constructed in accordance with the provisions of this Section.

(a) The grant of bonus *floor area* for *covered pedestrian spaces* shall be conditioned upon compliance with the definition of *covered pedestrian space* as set forth in Section 12-10 (Definitions) and with the provisions of Section 74-87 (Covered Pedestrian Space), except that:

- 1) the *covered pedestrian space* may qualify by being directly accessible to the public from an adjoining *through block arcade*, *loggia*, *elevated shopping way*, *shopping arcade* or *elevated plaza* which is part of the public pedestrian circulation system, as well as from an adjoining *street*, *arcade*, *plaza*, *court*, *yard*, *pedestrian mall*, or other *covered pedestrian space*;
- 2) *uses* permitted to occupy frontage along a *covered pedestrian space* are limited to those *uses* listed in Use Group G; and
- 3) any findings pertaining to location or public need for the *covered pedestrian space* shall be considered to be satisfied by its mapping on the District Plan as a *preferred lot improvement*.

Bonus *floor area* allowances shall be as set forth in Section 74-87 (Covered Pedestrian Space) or as modified by the provisions of Section 86-048 (Basic maximum floor area ratio).

(b) The grant of bonus *floor area* for *elevated plazas* shall be conditioned upon compliance with the definition of *plaza* as set forth in Section 12-10 (Definitions), except that:

- 1) the inner boundary of an adjacent *elevated shopping way* may serve as a reference line for location and dimension requirements instead of the *front lot line*;
- 2) the level of the *elevated plaza* shall be limited to not more than three feet above or below the level of an adjacent *elevated shopping way* or other adjacent *lot* or *pedestrian circulation improvements* by which public access to the *elevated plaza* is provided;
- 3) the *elevated plaza* shall have not less than one tree per 1300 square feet of *elevated plaza*, each tree being of a minimum caliper of 6 inches and being watered by an automatic watering system, the measurement of caliper and the specifications for planting being in accordance with the standards and specifications of the American Society of Nurserymen; and
- 4) the Commission may authorize obstructions in addition to those permitted by the definition of *plaza*. Such obstructions may generally include features of an artistic nature, kiosks or open *uses* for public recreation, eating, entertainment and enjoyment, such as open air cafes. Not more than two-thirds of the *plaza's* area may be occupied by such obstructions or *uses*, and they shall be restricted to appropriate areas so that suitable space is reserved and conveniently located for walking, standing, sitting and the providing of any pedestrian connection required by the District Plan.

Bonus *floor area* allowances shall be as set forth in Section 33-13 (Floor Area Bonus for a Plaza) or as modified by the provisions of Section 86-048 (Basic maximum floor area ratio).

(c) The grant of bonus *floor area* for *through block arcades* shall be conditioned upon compliance with the definition of *through block arcade* as set forth in Section 12-10 (Definitions) and the provisions of Section 74-82 (Through Block Arcades), except that:

- 1) the *through block arcade* may qualify by being directly accessible to the public from a *loggia*, *elevated plaza*, *covered pedestrian space*,

II. REPORTS

LANDMARKS PRESERVATION

No. 15

(CP-21430)

COMMUNICATION, dated November 13, 1970 from the Landmarks Preservation Commission forwarding pursuant to Section 207-2.0 of the Administrative Code, a list of six landmarks and landmark sites designated by the Landmarks Preservation Commission in the Boroughs of Manhattan and The Bronx.

Borough of the Bronx and Borough of Manhattan

1. **HIGH BRIDGE, AQUEDUCT AND PEDESTRIAN WALK**, Harlem River at West 170th Street, Borough of The Bronx, to High Bridge Park, Borough of Manhattan (LP-0639).
2. **AUTOMATION HOUSE, AMERICAN FOUNDATION ON AUTOMATION AND EMPLOYMENT**, (formerly Mrs. J. William Clark House), 49 East 68th Street, Borough of Manhattan (LP-0703).
3. **CENTER FOR INTER-AMERICAN RELATIONS**, (formerly Percy R. Pyne House), 680 Park Avenue, Borough of Manhattan (LP-0704).
4. **SPANISH INSTITUTE** (formerly Oliver D. Filley House), 684 Park Avenue, Borough of Manhattan (LP-0705).
5. **ITALIAN CULTURAL INSTITUTE**, Istituto Italiano di Cultura (formerly William Sloane House), 686 Park Avenue, Borough of Manhattan (LP-0706).
6. **CONSULATE GENERAL OF ITALY** (formerly the Henry P. Davidson House), 690 Park Avenue, Borough of Manhattan (LP-0707).

Communication, dated November 16, 1970, from the Secretary of the Board of Estimate, transmitting these matters to the City Planning Commission for reports.

For consideration.

CITY MAP CHANGE

BOROUGH OF MANHATTAN

No. 16

(CP-21389)

IN THE MATTER OF communication, dated September 28, 1970, from the President, Borough of Manhattan, submitting map showing a change in the street system by establishing the lines and grades of a New Street, west of 12th Avenue between West 135th Street and a point 150 feet northerly thereof, Borough of Manhattan.

(On October 8, 1970, Cal. No. 127, the Board of Estimate referred this matter to the Commission; on November 4, 1970, Cal. No. 2, the Commission scheduled November 18, 1970, for a hearing; on November 18, 1970, Cal. No. 38, the hearing was closed.)

For consideration.

ZONING

BOROUGH OF BROOKLYN

No. 17

(CP-21393)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 22c, establishing within an existing R5 District, a C2-3 District bounded by Dahill Road, a line 100 feet south of Caton Avenue, a line midway between Dahill Road and McDonald Avenue, a line 150 feet south of Caton Avenue, McDonald Avenue, a line 190 feet south of Caton Avenue, a line midway between Dahill Road and McDonald Avenue and a line 150 feet south of Caton Avenue, Borough of Brooklyn.

(On November 4, 1970, Cal. No. 3, the Commission scheduled November 18, 1970, for a hearing; on November 18, 1970, Cal. No. 39, the hearing was closed.)

For consideration.

86-057

Frontage allocated for Use Group G

Frontage along the inside boundary of a *shopping arcade* or an *elevated shopping way* shall be *developed* and used in accordance with the provisions of this Section.

(a) A portion of such frontage equivalent to at least 50 percent of the linear dimension of the *front lot line* of the *zoning lot* along which *front lot line* or part thereof the *shopping arcade* or *elevated shopping way* is located shall be allocated for occupancy by uses in Use Group G.

(b) The remainder of such frontage may be devoted to *access to lobbies, plazas or other pedestrian spaces, escalators or stairs, or to any uses permitted by the applicable regulations of the underlying district*, provided that the aggregate linear dimension of all frontage occupied by *airline offices, banks, loan offices or security brokerage offices* may not exceed 25 percent of the linear dimension of the aforementioned *front lot line* of the *zoning lot*, and that no individual establishment in such category of uses may occupy more than 40 feet of frontage.

(c) The *minimum depth* for all store space fronting on a *shopping arcade* or *elevated shopping way* shall be 15 feet.

(d) No single segment of such frontage occupied exclusively by the facilities or uses set forth in paragraph (b) hereof may exceed 80 feet in length.

86-058

Floor area bonus

For each portion of a *lot improvement* provided, the *development* shall be eligible for bonus *floor area* at the rate set forth in the following table. The linear footage of an improvement is measured along the *lot line* of a *zoning lot*.

Bonus Floor Area for Provision of Lot Improvements

a) for a <i>shopping way</i> *	400 sq. ft. per linear foot
b) for a <i>shopping arcade</i> (or <i>retail colonnade</i>)	100 sq. ft. per linear foot
c) for an <i>elevated shopping way</i>	300 sq. ft. per linear foot
d) for a <i>loggia</i>	100 sq. ft. per linear foot
e) for a <i>pedestrian connection</i>	the bonus rate specified in the Zoning Resolution for the amenity provided
f) for required escalators	20,000 sq. ft. per pair of 32 inch wide escalators if single run provided; 30,000 sq. ft. bonus if double run with intermediate landing provided
g) for each tree provided on an elevated <i>plaza</i>	300 sq. ft. per tree

* A *lot improvement* which qualifies as a *shopping way* shall receive the bonus *floor area* therefor in lieu of separate bonuses for the *shopping arcade* and *elevated shopping way* comprising such *shopping way*.

86-059

Floor area bonus for certain lot improvements

Bonus *floor area* shall be granted for *covered pedestrian spaces, elevated plazas or through block arcades* where such features are designated on the

86-054

Shopping way

A *shopping way* consists of two major elements—a *shopping arcade* and an *elevated shopping way*. As a connection between such elements, each *development* shall provide a minimum of one pair of 32 inch wide escalators for each 150 linear feet, or fraction thereof, of *shopping way* within the *development*, except that when a *development* provides a secondary means of access to the *shopping way* from an upper-level lobby which (i) is reached from street level by an escalator and (ii) connects with the *shopping way* at a point at least 100 feet from a *shopping way* escalator, then additional *shopping way* escalators need be provided for each 200 linear feet of *shopping way*, or fraction thereof, in lieu of 150 linear feet. The ends of the escalators shall be clearly visible and directly accessible from the *shopping arcade* and *elevated shopping way* and, at those levels, shall be no farther than 25 feet from the *lot line*. At street level there shall be, with the exception of night gates and air doors, no restriction or obstruction between the sidewalk and the escalators.

86-055

Loggia

A *loggia* is a continuous covered space within a *zoning lot* which effects a pedestrian connection as required in the District Plan and which

- (a) is located along a *street line*,
- (b) is located above the level of the *street* such that it may not qualify as an *arcade*,
- (c) is open, except for building columns and railing, to the air space over the *street* throughout its length,
- (d) has a minimum continuous width of 15 feet unobstructed except for building columns,
- (e) has a minimum height of 20 feet,
- (f) is open to the public at all hours, and
- (g) is designed so as to allow connection with all contiguous elements of the District Plan.

86-056

Pedestrian connections

Pedestrian connections as shown in the District Plan are of two types—connections between two elements which are approximately at the same level and connections between two clearly separate levels. In the former case, the connection shall not be less than a level, or approximately level, walkway 15 feet in width; in the latter case the connection shall not be less than a pair of 32 inch wide escalators. In either case the connection may be effected by means of a *plaza*, *arcade*, *plaza-connected open area*, *through block arcade*, *elevated plaza*, *covered pedestrian space*, *loggia* or combination thereof. Bonus floor area shall be allowed at the rate specified in Section 86-058 (Floor area bonus) and shall be attributed to the provision of a *mandatory lot improvement* as such terms are used in Section 86-061 (Bonus floor area limitations).

No. 18

(CP-21394)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 12d, changing from an M1-1 District to a C6-1 District property bounded by Tillary Street, Flatbush Avenue Extension, Duffield Street, a line 100 feet south of Johnson Street, Bridge Street, Johnson Street and Jay Street, Borough of Brooklyn.

(On November 4, 1970, Cal. No. 4, the Commission scheduled November 18, 1970, for a hearing; on November 18, 1970, Cal. No. 40, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 19

(CP-21108)

IN THE MATTER OF petition, of Bayswater Civic Association, Inc., pursuant to Section 201 of the New York City Charter, requesting an amendment of the Zoning Map, Section No. 31a, changing from an R6 District to an R3-2 District, property bounded by Ocean Crest Boulevard, Beach 32d Street, Dwight Avenue, United States bulkhead line, Healy Avenue, Bay 30th Street and its northerly prolongation, and a line 200 feet westerly of Hartman Lane, Borough of Queens.

(On April 29, 1970, Cal. No. 25, the Commission scheduled May 13, 1970, for a hearing; on May 13, 1970, Cal. No. 52, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

URBAN RENEWAL AND HOUSING

BOROUGH OF MANHATTAN

No. 20

(CP-21406)

PUBLIC HEARING in the matter of a limited-profit rental housing project to be known as **Washington Plaza Towers**, pursuant to Article 2 of the New York State Private Housing Finance Law to be developed within the Washington Street Urban Renewal Area, on disposition parcel 3 generally bounded by North Moore Street, Greenwich Street, Duane Street and Washington Street, as formerly mapped, Borough of Manhattan. This project was submitted by the Housing and Development Administration on October 26, 1970.

(On November 18, 1970, Cal. No. 2, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF THE BRONX

No. 21

(CP-21378)

PUBLIC HEARING in the matter of an **Amended Urban Renewal Plan for the Twin Parks West Urban Renewal Area**, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York. (Amends CP-20703). This Plan was submitted by the Housing and Development Administration on September 23, 1970.

(On November 18, 1970, Cal. No. 3, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

86-05 Lot Improvements

86-051

General

Mandatory lot improvements are those elements of the District Plan identified in Appendix B which shall be built by the *developer* of the *zoning lot* on which they are mapped, and for which the *developer* is allowed the *floor area bonus* specified in Sections 86-058 (Floor area bonus) and 86-059 (Floor area bonus for certain lot improvements). *Preferred lot improvements* are those elements of the District Plan identified in Appendix B which may be built without a Special Permit from the City Planning Commission as set forth in Section 86-08, by the *developer* of the *zoning lot* on which they are mapped, and for which the *developer* is allowed the *floor area bonus* specified in Sections 86-058 (Floor area bonus) and 86-059 (Floor area bonus for certain lot improvements).

86-052

Shopping arcade

A shopping arcade is a continuous covered space which extends along the front lot line of a *zoning lot* for the entire distance shown on the District Plan and described in Appendix B and which

- (a) has a minimum continuous width, unobstructed except for building columns, measured from and perpendicular to the lot line, of 15 feet,
- (b) has a minimum continuous height of 15 feet,
- (c) is open to the street and has its floor at the same level and continuous with the sidewalk,
- (d) is open to the public at all hours and
- (e) has fronting uses as described in Section 86-057 (Frontage allocated for Use Group G).

86-053

Elevated shopping way

An elevated shopping way is a continuous enclosed space which extends along the front lot line of a *zoning lot* for the entire distance shown on the District Plan and described in Appendix B and which

- (a) has its floor located 22 feet above curb level,
- (b) has a minimum continuous width, unobstructed except for building columns, of 15 feet,
- (c) has a minimum continuous height of 30 feet,
- (d) has fronting uses as described in Section 86-057, (Frontage allocated for Use Group G),
- (e) is open to the public from 7:00 a.m. to 7:00 p.m. on weekdays,
- (f) is heated and air conditioned,
- (g) is designed so as to allow connection to all contiguous systems shown on the District Plan and
- (h) is, in a given block, connected at each intersecting street with the sidewalk either by escalators required in Section 86-054 (Shopping way) or by stairs not less than 8 feet in width to be provided by the *developer* and located within the boundaries of the *zoning lot* abutting such intersecting street.

Cash Contribution

12

tional floor area desired, the excess being credited as bonus floor area, or (b) is less, by the smallest amount, than the additional floor area desired, the difference between such aggregate additional floor area and the additional floor area desired being credited as additional floor area in exchange for a contribution (the "Fund Contribution") to the Greenwich Street Development District Fund to be established and administered in accordance with Section 86-0410 (Greenwich Street Development District Fund). The Fund Contribution shall be at the monetary rate specified in Section 86-0411 (Fund Contribution), be in the form of cash and be tendered to such Fund prior to the granting by the Department of Buildings of a building permit for the development.

86-0410

Greenwich Street Development District Fund

The City Planning Commission, the Transit Authority and the Comptroller shall establish a Greenwich Street Development District Fund which shall accept the Fund Contribution and apply such moneys solely toward the improvement of public transit facilities within the District in accordance with a Transit Improvement Program prepared by the New York City Transit Authority and approved by the City Planning Commission and the identification and cost estimating of pedestrian circulation improvements as added, from time to time, to Appendix C. Such Transit Improvement Program, the preparation of which may be financed from the fund, shall set forth a coordinated series of improvements and a renovation design which shall include, but not be limited to, (a) lighting, (b) the painting or resurfacing of the walls, floors and ceilings, (c) the modernization of turnstiles, mechanical exits and change booths, (d) graphic design and replacement of signs, and (e) other design improvements which shall add to the amenities of the subway stations within the District. The Program shall deal with and set forth priorities for the following stations:

Lex IRT Fulton Street Station
Lex IRT Wall Street Station
Lex IRT Bowling Green Station
Bwy BMT Cortlandt Street Station
Bwy BMT Rector Street Station
Bwy BMT Whitehall Street Station
7 Ave IRT Rector Street Station

86-0411

Fund Contribution

The Fund Contribution, if tendered prior to July 1, 1971, shall be at the rate of \$6.75 per square foot of additional floor area credited pursuant to Section 86-049 (Selection of pedestrian circulation improvements). On July 1, 1971, and on each subsequent July 1, the City Planning Commission shall publish the monetary rate at which additional floor area shall be so credited for the forthcoming year. Such rate shall be calculated by multiplying the monetary rate for the previous year ending on June 30 by a fraction, the numerator of which shall be the land assessed value (as defined below) for the fiscal year beginning such July 1 and the denominator of which shall be the land assessed value for the fiscal year having just ended. As used herein, the term "land assessed value" shall mean the sum of the "values of real estate unimproved" (as such term is calculated and published by the Tax Commission of the City of New York) of those zoning lots upon which are constructed the thirty most recently completed (i.e., having received a permanent certificate of occupancy) privately-owned office buildings having at least 100,000 square feet of floor area and located south of Chambers Street in the Borough of Manhattan, to be selected each year on May 1. The list of such zoning lots (and the buildings thereon) shall be filed with the Chairman of the City Planning Commission.

45

No. 22

(CP-21395)

PUBLIC HEARING in the matter of a Plan and Project for a Federally-aided public housing project tentatively designated as the Glebe Avenue area, pursuant to Section 150 of the New York State Public Housing Law, to be located on the west-erly side of Glebe Avenue between Westchester and Lyon Avenues, Block 3963, Lot 43, (2119-2129 Glebe Avenue) Borough of The Bronx, submitted by the New York City Housing Authority on October 13, 1970.

(On November 18, 1970, Cal. No. 4, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

CITY MAP CHANGES

BOROUGH OF RICHMOND

No. 23

(CP-19420)

PUBLIC HEARING in the matter of communication, dated May 4, 1966, from the President, Borough of Richmond, submitting Map No. 3581 establishing a change in the lines and grades within the area bounded by Jules Drive, Goethals Road North, South Avenue, Ada Drive and Richmond Avenue, and a change in the lines of a Park in Section 7, Borough of Richmond.

(On May 20, 1966, Cal. No. 196, the Board of Estimate referred this matter to the Commission; on November 18, 1970, Cal. No. 5, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF MANHATTAN

No. 24

(CP-21407)

PUBLIC HEARING in the matter of communication, dated October 14, 1970, from the President, Borough of Manhattan, submitting Map Acc. No. 29994 showing a change in the street system by adjusting the dimensions in the area bounded by Grand Street, Clinton Street, Broome Street, Pitt Street, a New Street and Willett Street, Borough of Manhattan.

(On October 29, 1970, Cal. No. 171, the Board of Estimate referred this matter to the Commission; on November 18, 1970, Cal. No. 6, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

No. 25

(CP-21417)

PUBLIC HEARING in the matter of a map initiated by the City Planning Commission, pursuant to the provisions of Section 199c of the New York City Charter, providing for the establishment of a permanent and perpetual sidewalk easement within the territory bounded by Greenwich Street, former Duane Street, West Street and North Moore Street, Borough of Manhattan. The map is signed by the Chairman of the City Planning Commission and President of the Borough of Manhattan and dated November 9, 1970.

(On November 18, 1970, Cal. No. 7, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

ZONING

No. 26

(CP-21420)

PUBLIC HEARING in the matter of amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to various sections concerning transfer of development rights from R8 to R10 Districts as follows:

Matter in Bold Type is new;

Matter in italics is defined in Section 12-10.

23-29

Special Provisions for Transfer of Development Rights

23-291

Transfer of development rights from an R8 district to an R10 district in same block

Any transfer of development rights from a *zoning lot* located in an R8 District to a *zoning lot* in the same block which fronts on a *wide street* and is located in an R10 District shall be governed by the provisions of Section 35-63 of this resolution.

23-292

Transfer of development rights within a zoning lot divided by a district boundary

or has a private party or a public agency construct on its behalf, *pedestrian circulation improvements* as provided in Section 86-04.

86-048

Basic maximum floor area ratio

(a) For any *development* in that portion of the District superimposed upon a C6-4 District the basic maximum *floor area ratio* set forth in Section 33-12 (Maximum Floor Area Ratio) may be raised from 10.0 to not more than 15.0 by means of additional *floor area* allowances for provision of *pedestrian circulation improvements* or for money contributions in lieu thereof as set forth in Section 86-049 (Selection of pedestrian circulation improvements). A basic maximum *floor area ratio* increased in this manner is hereinafter referred to as the "adjusted basic maximum *floor area ratio*".

If a *development's adjusted basic maximum floor area ratio* is 15.0, the bonus rates established in the regulations of the C5-5 District shall apply to any *plaza, plaza-connected open area, arcade, covered pedestrian space, through block arcade* or elevated *plaza* provided by such *development*. When additional *floor area* attributable to the provision of *pedestrian circulation improvements* would result in a *floor area ratio* in excess of 15, the excess *floor area* shall be credited as bonus *floor area* subject to the provisions of Section 86-06 (Floor Area Limitations).

(b) For any *development* in that portion of the District superimposed upon a C5-5 District the basic maximum floor area ratio set forth in Section 33-12 (Maximum Floor Area Ratio) shall remain at 15. Any such *development* may provide *elective pedestrian circulation improvements* and receive the additional *floor area* attributable thereto, provided that such *development* (i) provides those *mandatory pedestrian circulation improvements* and *mandatory lot improvements*, if any, designated by the District Plan to be constructed on the *zoning lot* and (ii) complies with the provisions of Section 86-06 (Floor Area Limitations). Any additional *floor area* attributable to the provision of *pedestrian circulation improvements* shall be credited as bonus *floor area*.

86-049

Selection of pedestrian circulation improvements

Pedestrian circulation improvements to be provided by a *developer* shall be selected in the following manner:

1) First, those *mandatory pedestrian circulation improvements* which the *developer* is required to construct in connection with the *development* of its *zoning lot*, such *improvements* being listed by block number in the Description of Improvements by Block (Appendix B).

2) Second, those *elective pedestrian circulation improvements* which remain unconstructed, selected in the order in which they are ranked on the list of Elective Pedestrian Circulation Improvements (Appendix C) and whose aggregate additional *floor area* when added to that attributable for the provision of *mandatory pedestrian circulation improvements*, if any, entitles the *developer* to the total additional *floor area* desired.

3) Third, if no unconstructed *elective pedestrian circulation improvement* or *improvements* enables a *developer* to obtain the total additional *floor area* desired, the *developer* may select the highest ranked unconstructed improvement and, if necessary, such other improvement or improvements listed in Appendix C, so that the aggregate additional *floor area* attributable to all *pedestrian circulation improvements* provided either (a) exceeds the addi-

86-044

Open pedestrian bridge

An *open pedestrian bridge* is a continuous open bridge which spans a *street* between two *zoning lots* and connects with *elevated shopping ways* or *pedestrian connections* in each of such *zoning lots*. The *open pedestrian bridge* (a) is located at the same level as the floors of the *elevated shopping ways* or *pedestrian connections* to which it connects and (b) has a minimum width of 15 feet.

86-045

Pedestrian deck

A *pedestrian deck* is a continuous open platform which extends above a *street* from a *zoning lot* and connects to adjacent elevated pedestrian circulation systems. The *pedestrian deck* (a) is located at the same level as the elevated pedestrian circulation systems to which it connects, (b) provides for pedestrian facilities including, but not limited to, benches, outdoor cafe, and kiosks for uses from Use Group G, (c) has not less than one tree per 1300 square feet of *pedestrian deck*, each tree being of a minimum caliper of 6 inches and being watered by an automatic watering system, the measurement of caliper and the specifications for planting being in accordance with the standards and specifications of the American Society of Nurserymen and (d) may have amenities such as fountains and sculptures.

86-046

Floor area allowance

For each *mandatory pedestrian circulation improvement* provided, the *development* shall be eligible for a *floor area allowance* at the rate set forth in the following table.

Floor Area Allowance for Mandatory
Pedestrian Circulation Improvements

a) for an <i>elevated shopping bridge</i>	<u>700 sq.ft. per linear foot</u>
b) for an <i>enclosed pedestrian bridge</i>	<u>270 sq.ft. per linear foot</u>
c) for an <i>open pedestrian bridge</i>	
(1) single span	<u>90 sq.ft. per linear foot</u>
(2) multiple span	<u>100 sq.ft. per linear foot</u>
(3) with stair or ramp	<u>120 sq.ft. per linear foot</u>
d) for a <i>pedestrian deck</i>	<u>10 sq.ft. per square foot</u>
e) for each tree provided on a <i>pedestrian deck</i>	<u>300 sq.ft. per tree</u>

86-047

Additional floor area for pedestrian circulation improvements

A *developer*, in the case of *mandatory pedestrian circulation improvements*, shall, and in the case of *elective pedestrian circulation improvements* may, elect to increase its basic maximum *floor area ratio* set forth in Section 33-12 (Maximum Floor Area Ratio) in accordance with the provisions of Section 86-048 (Basic maximum floor area ratio) provided the *developer* constructs,

Any transfer of development rights from a portion of a *zoning lot* located in an R8 District to a portion of the same *zoning lot* located in an R10 district shall be governed by the provisions of Section 35-632 of this resolution.

35-63

Special Provisions for Transfer of Development Rights

35-631

Transfer of development rights from an R8 district to an R10 district or R10 equivalent commercial district in same block

Subject to the limitations and conditions set forth in this Section, the development rights of a *zoning lot* located in an R8 District may be transferred to a *zoning lot* within the same block which fronts on a *wide street* and is located in an R10 District or a commercial district permitting equivalent R10 residential *floor area ratio*. For the purpose of this Section the transfer of development rights shall include floor area with or without zoning rooms. Such rights may include zoning rooms in proportion to the floor area transferred.

(1) Development rights may be transferred from *zoning lots* located in an R8 District, provided:

- (a) That such R8 lot does not front on a *wide street*;
- (b) That such R8 lot is occupied by *buildings* containing uses listed in Use Groups 1, 2, 3, or 4A or by legal non-conforming uses in a *mixed building* in which no less than 50 per cent of the total *floor area* is devoted to *residential uses*; and that such development does not require a special permit pursuant to Section 74-89.
- (c) That any *building* which existed prior to the effective date of this amendment on an R8 lot has not been demolished; and
- (d) That at least 50 per cent of the total *floor area* of every *building* on such R8 lot is occupied and every *dwelling unit* is in compliance with the Housing Maintenance Code.

(2) The maximum amount of *floor area* that may be transferred from a *zoning lot* located in an R8 District shall be six times the R8 lot area minus the total *floor area* of all existing *buildings* on such lot. However, the aggregate increase of *floor area* from all such transfer shall not exceed the residential floor area by more than 20 per cent of the maximum limit set forth for a *zoning lot* located in an R10 District or R10 equivalent commercial district, and in no event shall a building in the R10 or R10 equivalent portion exceed a *floor area ratio* of 14.40.

(3) The number of additional *rooms* that may be allowed as a result of such transfer of *floor area* shall be a number equivalent to the R8 lot area in square feet divided by 44 square feet minus the number of existing *rooms* on such lot, provided that the *lot area* requirement per *room* on the R10 lot is not less than 20 square feet.

(4) The *zoning lot* or portion thereof to which development rights have been transferred shall provide *open space* in the amount of 33⅓ per cent of the lot area of the *zoning lot* plus a 1 per cent increase of such required *open space* for every 1 per cent increase in *floor area* in the R10 or R10 equivalent portion of the *zoning lot*. Such *open space* shall be contiguous and be provided either as *plazas* or as public *open spaces* at the street level, and be accessible to the public at all times. Driveways are not permitted within such space.

(5) Every *building* within a *zoning lot* to which development rights have been transferred pursuant to this Section shall provide no less than 50 per cent of the total *floor area* for *residential use*.

(6) Within 30 days after the issuance of a *building permit* for a *development* utilizing development rights which have been transferred from an R8 lot pursuant to this Section, as a condition to the continued validity of such permit, a notice of the permanent reduction in allowable *floor area* and *rooms* for each *zoning lot* from which the development rights have been transferred shall be filed by the owners of all affected *zoning lots* in the place and county designated by law for the filing of deeds and restrictions on real property. Proof of such filing shall be furnished to the Department of Buildings. A copy of the notice of permanent reduction shall be submitted and filed together with any *building*, *zoning*, rent control or eviction application affecting any such *zoning lot* or *lots*, or any portion thereof, which is hereafter filed with any governmental agency.

(7) The transfer of development rights once recorded shall be irrevocable and permanently reduce the amount of *floor area* and *rooms* allowed upon R8 *zoning lot* by the amount transferred.

Any future *development* of the R8 lot shall be limited to the *floor area ratio* and *rooms* retained on such lot pursuant to paragraphs (2) and (3) of this Section, provided that the future *development* of the R8 lot conforms to all other requirements of the Zoning Resolution.

35-632

Transfer of development rights within a *zoning lot* divided by a district boundary

Notwithstanding any other provision of this Resolution, the provisions of Section 35-631 may be applied to transfer development rights from a portion of a *zoning lot* located in an R8 District to a portion of the same *zoning lot* located in an R10 or R10 equivalent commercial district if these two portions would satisfy all conditions and limitations imposed by Section 35-631.

A *zoning lot* for which *building plans* were filed and pending with the Department of Buildings as of June 1, 1970, and which is located partly within an R10 District or a commercial district permitting a residential *floor area ratio* equivalent to that permitted in an R10 District, shall be eligible for a transfer of development rights in accordance with paragraphs (2) to (7) of Section 35-63, notwithstanding any other provisions of Section 35-63.

74-89

Transfer of Development Rights Within Certain Zoning Lot or Lots in Same Block

Where an R8 district and an R10 district or an R10 equivalent commercial district are located within the same block the City Planning Commission may permit development rights to be transferred from the lot or portion thereof located in the R8 district to the lot or portion thereof located in the R10 or R10 equivalent commercial district, may permit the maximum permitted *floor area* on the R10 lot or portion thereof to be increased on the basis of such transfer of development rights, may permit the minimum *lot area per room* requirement to be modified on the basis of such transfer of development rights, may permit variations in the height and setback regulations, and may permit modification of parking requirements for the purpose of providing better relationships between *buildings* and *open spaces* on the *zoning lot* or *lots*.

bonuses allowed under provisions of this Chapter. The physical improvements are of four general types—*mandatory pedestrian circulation improvements*, *elective pedestrian circulation improvements*, *mandatory lot improvements* and *preferred lot improvements*, each of such improvements being described and its bonus set forth in the provisions of and appendices to this Chapter. The District Plan and elements thereof are set forth in the following appendices attached hereto and made an integral part hereof:

- (a) District Plan (Appendix A).
- (b) Description of Improvements by Block (Appendix B).
- (c) Elective Pedestrian Circulation Improvements (Appendix C).

86-04

Pedestrian Circulation Improvements

86-041

General

Pedestrian circulation improvements are those elements of the District Plan which are identified in Appendices B and C. Such improvements are of two types—mandatory and elective. *Mandatory pedestrian circulation improvements* are those elements which shall be built by the developer of a *zoning lot* in the block or blocks identified in Appendix B and for which the developer is allowed the additional *floor area* specified in Section 86-046 (Floor area allowance). *Elective pedestrian circulation improvements* are those elements identified in Appendix C which a developer may elect to build, and for which the developer is allowed the additional *floor area* specified therein. Any *development* within the District shall be eligible for the additional *floor area* authorized by Section 86-047 (Additional floor area for pedestrian circulation improvements) subject, however, to the limitations imposed by Sections 86-048 (Basic maximum floor area ratio) and 86-06 (Floor Area Limitations).

86-042

Elevated shopping bridge

An *elevated shopping bridge* is a continuous enclosed space which spans a *street* between two *zoning lots* and connects to *elevated shopping ways* in one or both of such *zoning lots*. The *elevated shopping bridge* (a) has its floor located at the same level as the floors of the *elevated shopping ways* to which it connects and (b) has a minimum width of 40 feet and a maximum width of 50 feet within which a minimum width of 15 feet is devoted to pedestrian space and a minimum width of 25 feet is devoted to retail space. Such pedestrian space has a minimum height between floor and ceiling of 30 feet and is heated and air conditioned. Such retail space may be occupied only by uses listed in Use Group G.

86-043

Enclosed pedestrian bridge

An *enclosed pedestrian bridge* is a continuous enclosed space which spans a *street* between two *zoning lots* and connects to *elevated shopping ways* or *pedestrian connections* in both *zoning lots*. The *enclosed pedestrian bridge* (a) has its floor located at the same level as the floors of the *elevated shopping ways* or *pedestrian connections* to which it connects, (b) has a minimum width of 15 feet, (c) has a minimum height between floor and ceiling of 30 feet and (d) is heated and air conditioned.

(f) To encourage a desirable urban design relationship between each building in the District, between the buildings and the District's circulation systems and between the development in the District and in the adjacent areas of Battery Park City and the World Trade Center;

(g) To encourage development in accordance with a District Plan, including the provision of mandated improvements, by the coordinated relaxation of tower coverage and other height and setback regulations; and

(h) To promote the most desirable use of land in accordance with a development plan and thus to conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

86-01

Definitions

For purposes of this Chapter, matter in italics is defined in Section 12-10 (Definitions) and Sections 86-00 (General Purposes), 86-01 (Definitions), 86-04 (Pedestrian Circulation Improvements) and 86-05 (Lot Improvements).

Development, to develop or developer

For purposes of this Chapter, a "development" includes the construction of a new *building or other structure* on a *zoning lot or lots*, the relocation of an existing *building* on another *zoning lot or lots*, the use of a tract of land for a new use, or an *enlargement*.

To "develop" is to create a *development*.

"Developer" is the party which undertakes a *development*.

Special Greenwich Street Development District (repeated from Section 12-10)

The "Special Greenwich Street Development District" is a Special Purpose District designated by the letter "G", in which special regulations set forth in Article VIII, Chapter 6 apply to all *developments* (as defined in Section 86-01).

The *Special Greenwich Street Development District* appears on the *zoning maps* superimposed on other districts, and its regulations supplement and modify those of the districts on which it is superimposed.

86-02

General Provisions

The *Special Greenwich Street Development District* includes portions of two underlying zoning districts: a C6-4 and a C5-5 District. In harmony with the general purpose and intent of this resolution and the general purposes of the *Special Greenwich Street Development District* and in accordance with the provisions of this Chapter, certain specified regulations of the districts on which the *Special Greenwich Street Development District* is superimposed are made inapplicable. Except as modified by the express provisions of this District, the regulations of the underlying zoning districts remain in effect.

In addition to meeting the requirements, conditions and safeguards as set forth in this Chapter, each *development* shall conform to and comply with all of the applicable district regulations on use, *bulk*, supplementary use regulations, regulations applying along district boundaries, *accessory signs*, *accessory* off-street parking and off-street loading, and all other applicable provisions of this resolution, except as otherwise specifically provided in this Chapter.

86-03

District Plan

The District Plan for the *Special Greenwich Street Development District* identifies the physical improvements to be provided in the District in exchange for

Notwithstanding any other provisions of this Resolution, the provisions of this section may also be applied to the transfer of development rights within a *zoning lot* divided by a boundary between an R8 district and R10 district or R10 equivalent commercial district if such *zoning lot* satisfies all conditions and limitations imposed by this Section.

The grant of any special permit authorizing the transfer of such development rights shall be in accordance with all regulations set forth in Sections 74-891 to 74-896.

For the purpose of this Section the transfer of development rights shall include *floor area* with or without rooms. Such rights may include rooms in proportion to the *floor area* transferred.

A notice acceptable to the Commission stating the *development* restrictions imposed on a *zoning lot* by this Section shall be filed by the owners of all affected *zoning lot* or lots in the place and county designated by law for the filing of deeds and restrictions on real property, which filing shall be completed within 30 days after issuance of the special permit as a condition for the continued validity of such permit. Proof of such filing shall be furnished to the Department of Buildings. A copy of the notice of permanent reduction shall be submitted and filed together with any *building*, *zoning*, rent control or eviction application affecting any such *zoning lot*, or lots, or any portion thereof, which is hereafter filed with any governmental agency.

74-891

Requirements for application

An application to the City Planning Commission for a grant of a special permit to allow a transfer of development rights shall be made by the owner or owners of the *zoning lot* or lots involved and shall include: a site plan for the *development* of both portions of the lot or lots; a documented report concerning the physical condition and tenancy of all *buildings* including those which were demolished subsequent to the effective date of this amendment within the R8 lot or portion thereof; a program for the continuing maintenance of any public *open space* provided for in the site plan; and such other information as may be required by the City Planning Commission.

74-892

Requirements for the transfer of development rights

No *zoning lot* shall be eligible for a transfer of development rights unless:

(a) The R8 lot, or portion thereof retains every *building* existing prior to the effective date of this amendment, except for any *building* demolished or to be demolished for which it is found that continued preservation and maintenance would have been or would be unfeasible or unsafe, and such condition did not result from any action or inaction by the applicant or by any person or company who will benefit from the grant of a special permit;

(b) The R8 lot or portion thereof which is vacant or is occupied by *buildings* to be demolished, or by any commercial use, shall be developed for *residential use* or *open space*, whichever use is found more appropriate to the site by the Commission.

As a condition of permitting a transfer of development rights, the Commission shall make the following findings:

(1) That the permitted transfer of *floor area* or modifications of the height and setback regulations, when considered together with the public *open space* provided pursuant to Section 74-893, will not increase the bulk of any new *development*, density of population or intensity of use in the block to the detriment of the occupants of *buildings* in the area; and will not unduly obstruct access of light and air to surrounding *streets* and properties.

(2) That any new *residences* erected in the R8 district shall be no more than 6 stories or 60 feet in height, whichever is less, occupy not more than 65 per cent of the lot area, and be of a scale and design compatible with nearby *buildings* which front on the same *street*; and

(3) That the *zoning lot* or portion thereof to which development rights have been transferred shall provide *open space* in the amount of 33 $\frac{1}{3}$ per cent of the lot area of the *zoning lot* plus a 1 per cent increase of such required *open space* for every 1 per cent increase in *floor area* in the R10 or R10 equivalent portion of the *zoning lot*. Such *open space* shall be continually maintained.

The Commission may prescribe appropriate conditions and safeguards to insure that the *development* will continue to satisfy the findings required by this Section after issuance of the special permit.

74-893

Requirements for public open space and bonuses on the zoning lot to which development rights are transferred

As a further condition precedent to the issuance of a special permit under Section 74-89, the Commission shall find that the requirement of public *open space* as set forth in paragraph (3) of Section 74-892, in addition to complying with all applicable provisions of the Resolution, meets the following requirements:

- (a) is provided in one location, preferably on the southerly side of the *zoning lot*, at *street level*;
- (b) is partially within, or immediately adjacent to, the portion of the *zoning lot* located in the R10 or R10 equivalent district;
- (c) has a minimum width of 40 feet at all points or, if it extends through a block, from *street* to *street*, a minimum width of 50 feet at all points;
- (d) is accessible to the public at all times;
- (e) is developed as a sitting area, and as a play area for children where appropriate;
- (f) contains no driveways or other vehicular passageways, and
- (g) contains adequate lighting, landscaping, planting and pedestrian walkways.

For each square foot of such public *open space*, a bonus of 6 square feet of *floor area* shall be authorized.

74-894

Limitations on transfer or increase in floor area and number of rooms within development authorized herein

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Appendices

- A District Plan
- B Description of Improvements by Block
- C Elective Pedestrian Circulation Improvements

Special Greenwich Street Development District

86-00

General Purposes

The Special Greenwich Street Development District (hereinafter also referred to as the "District") established in this resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following purposes:

- (a) To foster and promote the orderly expansion of commercial office development so that the City of New York will enhance its position as a national center for economic and commercial affairs, provide an expanding source of employment opportunities for its inhabitants and encourage the development of a desirable working environment;
- (b) To develop and implement a plan for improved pedestrian and vehicular circulation, including the grade separation of pedestrian and vehicular circulation systems, in order to avoid congestion arising from the movements of large numbers of people;
- (c) To improve the rapid transit facilities in the area and pedestrian access thereto, including the provision of subsurface pedestrian connections from centers of major commercial development to the transit facilities;
- (d) To retain and promote the establishment of a variety of retail consumer and service businesses so that the needs and requirements of the area's working population will be satisfied;
- (e) To provide an incentive for development in a manner consistent with the foregoing objectives which are integral elements of the Comprehensive Plan of the City of New York;

WALL ST- WORLD TRADE CENTRE
PRECINCT

ZONING

BOROUGH OF MANHATTAN

No. 9

(CP-21418)

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, adding new Section 86-00 concerning the establishment of a Special Greenwich Street Development District as follows:

Matter in bold type is new;

Matter in *italics* is defined in Section 12-10 or as otherwise specified in Section 86-01.

* * *

11-12

Establishment of Districts

* * *

11-127

Establishment of Special Greenwich Street Development District

In order to carry out a special purpose of this resolution as set forth in Article VIII, Chapter 6, the *Special Greenwich Street Development District* is hereby established.

* * *

12-10

Definitions

* * *

Special Greenwich Street Development District

The "Special Greenwich Street Development District" is a Special Purpose District designated by the letter "G", in which special regulations set forth in Article VIII, Chapter 6 apply to all *developments* (as defined in Section 86-01). The *Special Greenwich Street Development District* appears on the *zoning maps* superimposed on other districts, and its regulations supplement and modify those of the districts on which it is superimposed.

* * *

Article VIII

Special Purpose Districts

Chapter 6 Special Greenwich Street Development District

TABLE OF CONTENTS

[This Table of Contents is for reference purposes and is not part of the official text of the District.]

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86-01 Definitions	8

The amount of *floor area* that may be transferred from the R8 lot or portion thereof shall be the difference in square feet between six times the R8 *lot area* and the total *floor area* of all *buildings* to be constructed and/or retained on such lot. In no event shall the residential *floor area* resulting from such transfer to an R10 lot or R10 equivalent lot or portion thereof exceed the maximum limit set forth in the applicable sections of the Resolution by more than 20 per cent and in no event shall a building in the R10 or R10 equivalent portion have a *floor area ratio* in excess of 14.40. The number of additional *rooms* that may be allowed as a result of such transfer of floor area, shall be a number equivalent to the R8 *lot area* in square feet divided by 44 square feet minus the number of *rooms* reserved for use on the R8 lot. The required *lot area* per *room* in the R10 portion shall not be less than 20 square feet.

The transfer of *floor area* and *rooms* once recorded shall be irrevocable and permanently reduce the amount of *floor area* and *rooms* allowed upon an R8 lot or portion thereof by the amount transferred.

74-895

Minimum percentage of residential floor area located on a lot area of the zoning lot to which development rights are transferred

Residential uses shall occupy no less than 50 per cent of the total *floor area* of every *building* within the lot area of a *zoning lot* or portion thereof to which development rights have been transferred pursuant to Section 74-89.

74-896

Reduction of required off-street parking spaces for dwelling units within development authorized herein

For any *development* granted a special permit pursuant to Section 74-89, the Commission may reduce the number of off-street parking spaces required for such *development* in order to facilitate the provision of public *open space*.

On November 18, 1970, Cal. No. 8, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF MANHATTAN

No. 27

(CP-21131)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 12a, changing from an M1-5 District to a C6-4 District property bounded by Chambers Street, West Street, North Moore Street, and Greenwich Street, Borough of Manhattan.

(On November 18, 1970, Cal. No. 9, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

No. 28

(CP-21397)

PUBLIC HEARING in the matter of an application pursuant to Section 74-80 of the Zoning Resolution, from Navarro Hotel Co., for the grant of a special permit for a transient hotel on property located 125 feet west of Avenue of the Americas, known as 112 West 59th Street, Borough of Manhattan.

Plans for this proposed transient hotel are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N.Y. 10007.

(On November 18, 1970, Cal. No. 10, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

No. 29

(CP-21413)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 8c, establishing within an existing R8 District, a C2-5 District bounded by Amsterdam Avenue, West 65th Street, a line 285 feet east of West End Avenue, and West 66th Street, Borough of Manhattan.

(On November 18, 1970, Cal. No. 11, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF BROOKLYN

No. 30

(CP-21401)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 28c, changing from an M1-1 District to an R5 District property bounded by Lake Street, a line 100 feet south of Kings Highway, a line midway between Lake Street and McDonald Avenue, and Avenue S, Borough of Brooklyn.

(On November 18, 1970, Cal. No. 12, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

43-20 YARD REGULATIONS

Definitions and General Provisions

43-23

Permitted Obstructions in Required Yards or

Rear Yard Equivalents

* * *

Any *building* or portion of a *building* used for any permitted use, except that any portion of a building containing rooms used for living or sleeping purposes (other than a room in a hospital used for the care or treatment of patients, or joint living-work quarters for artists) shall not be permitted obstruction.

* * *

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

BOROUGH OF MANHATTAN

No. 8

(CP-21260A)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 12a and 12c, changing from an M1-5 District to M1-5A and M1-5B Districts property bounded by Canal Street, Avenue of the Americas, Spring Street, Sullivan Street, a line 200 feet north of Broome Street, a line midway between West Broadway and Thompson Street, West Houston Street, East Houston Street, Mulberry Street, Prince Street, Lafayette Street, Cleveland Place, Centre Street, Broome Street, Centre Market Place and Baxter Street, Borough of Manhattan.

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

Joint Living-Work Quarters for Artists

A "Joint living-work quarters for artists" consists of one or more rooms in a non-residential building, on one or more floors, which are arranged and designed for use by, and are used by not more than four non-related artists, or an artist and his family maintaining a common household, with lawful cooking space and lawful sanitary facilities, and including adequate space reserved for the artist or artists residing therein. An artist is a person so certified by the New York City Department of Cultural Affairs.

* * *

41-10 PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS

41-11

M1 Light Manufacturing Districts (High Performance)

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residential development is excluded from these districts, except for joint living-work quarters for artists in M1-5A and M1-5B Districts, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

42-10 Uses Permitted As Of Right

D. Special Use

- 1—Joint Living-Work Quarters for Artists in M1-5A Districts, provided that the area of the lot covered by the building does not exceed 3600 square feet, except that quarters may also be located in a building occupying more than 3600 square feet of lot area if the entire building was held in cooperative ownership by artists on September 15, 1970. M1-5A
- 2—Joint Living-Work Quarters for Artists in M1-5B Districts, provided: M1-5B
 - a) for quarters occupied on September 15, 1970, that the area of the lot covered by the building does not exceed 3600 square feet, except that quarters may also be located in a building occupying more than 3600 square feet of lot area if the entire building was held in cooperative ownership by artists on September 15, 1970,
 - b) for quarters occupied after September 15, 1970, that the area of the lot covered by the building does not exceed 3600 square feet and that the building was occupied at least in part by an artist on September 15, 1970.

* * *

43-17 Special Provisions for Joint Living-Work Quarters for Artists

In the district indicated, no building containing joint living-work quarters for artists shall be enlarged. M1-5A—
M1-5B

In the districts indicated, no building containing joint living-work quarters for artists shall be subdivided into quarters of less than 1200 square feet. M1-5A—
M1-5B

* * *

CAPITAL BUDGET

VARIOUS BOROUGHES

No. 31

(CB-70-25)

PUBLIC HEARING in the matter of proposed amendment of the 1970-1971 Capital Budget, under the Board of Education, to add a new Line 19e, Project E-1259, "Buildings for Temporary Use, Various Locations, Various Boroughs", in the amount of \$5,650,000.00.

(On November 18, 1970, Cal. No. 13, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

No. 32

(CB-70-26)

PUBLIC HEARING in the matter of proposed amendment of the Capital Budgets, under the Board of Education, as follows:

1969-1970 Capital Budget

Change the title of Line 11, Project E-643, from "Modernization and Reconstruction of Various Schools and Other Educational Facilities, Including Additions and Equipment, All Boroughs, (Individual Projects Not to Exceed \$800,000)", to "Modernization and Reconstruction of Various Schools and Other Educational Facilities, Including Additions and Equipment, All Boroughs".

1970-1971 Capital Budget

Eliminate the phrase "(Individual Projects Not to Exceed \$800,000)" from the titles of Line 19b, Project E-643X; Line 45, Project E-643K; Line 100, Project E-643M; Line 132d, Project E-643Q; and Line 155, Project E-643R; in the same manner as above.

(On November 23, 1970, Cal. No. 1, the Commission scheduled this day for a hearing, which has been duly advertised.)

Close hearing.

NOTE**FUTURE PUBLIC HEARINGS**

on

MATTERS PREVIOUSLY CALENDARED BY THE COMMISSION**WEDNESDAY, JANUARY 6, 1971****URBAN RENEWAL**

BOROUGH OF BROOKLYN

(CP-21414)

IN THE MATTER OF (1) **Designation** pursuant to Section 504, Article 15 of the General Municipal Law of the area generally bounded by 1st Street, 4th Avenue, 7th Street, 3rd Avenue, Hamilton Avenue, Smith Street, 4th Street, Bond Street, Borough of Brooklyn, as an Urban Renewal Area (**Gowanus Industrial Development Area**).

(2) **Adoption**, pursuant to Section 197 of the City Charter, of a modification of the Master Plan of Sections Containing Areas Suitable for Development and Re-development comprising the addition of new Section BN-39, a Section Containing Predominantly Non-Residential Areas Characterized by Blight and Suitable for Clearance, Replanning, Reconstruction or Rehabilitation for Predominantly Non-Residential use comprising the area hereinbefore described, Borough of Brooklyn.

(On November 4, 1970, Cal. No. 47, the Commission scheduled November 18, 1970, for a hearing; on November 18, 1970, Cal. No. 36, the hearing was continued to January 6, 1971.)

No. 6**(CP-21425)**

COMMUNICATION, dated October 20, 1970, from the President, Borough of The Bronx, submitting **map showing the extension of DeReimer Avenue and Palmer Avenue from Bassett Avenue to Erskine Place** and change of grades in Erskine Place from Boller Avenue to Stillman Avenue, Borough of The Bronx.

(On November 13, 1970, Cal. No. 133, the Board of Estimate referred this matter to the Commission.)

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

ZONING**No. 7****(CP-21256A)**

IN THE MATTER OF **amendments**, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to various sections concerning **artists living and working quarters**, as follows:

Matter in **bold type** is new; matter in *italics* is defined in Section 12-10.

11-12

Establishment of Districts in order to carry out the purposes and provisions of this resolution, the following districts are hereby established:

* * *

Manufacturing Districts

* * *

M1-5 Light Manufacturing Districts
(High Performance)

M1-5A Light Manufacturing District
(High Performance)

M1-5B Light Manufacturing
(High Performance)

* * *

12-10 DEFINITIONS

* * *

Initial Setback Distance

* * *

No. 3**(CP-21410)**

IN THE MATTER OF a Plan and Project for a Federally-aided public housing project tentatively designated as **Teller Avenue-East 166th Street Area**, pursuant to Section 150 of The New York State Public Housing Law, to be located at the **northeasterly corner of Teller Avenue and East 166th Street**, Block 2429, Lot 1, Borough of The Bronx, submitted by the New York City Housing Authority on October 28, 1970.

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

CITY MAP CHANGES**BOROUGH OF THE BRONX****No. 4****(CP-21423)**

COMMUNICATION, dated October 20, 1970, from the President, Borough of The Bronx, submitting map eliminating the lines of and showing the discontinuing and closing of **Barretto Street from Ryawa Avenue to Viele Avenue**; Ryawa Avenue from U.S. Bulkhead Line to Manida Street, and Manida Street from U.S. Bulkhead Line to Ryawa Avenue; the widening of Manida Street on the westerly side from Ryawa Avenue to Viele Avenue, the layout of a Sewer Easement in Ryawa Avenue and Barretto Street and the adjustment of grades necessitated thereby, Borough of The Bronx.

(On November 13, 1970, Cal. No. 131, the Board of Estimate referred this matter to the Commission.)

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

No. 5**(CP-21424)**

COMMUNICATION, dated October 27, 1970, from the President, Borough of The Bronx, submitting map showing the elimination of excess parkway lands in block bounded by **Waters Avenue, Fink Avenue, Waters Place and Westchester Avenue**, Borough of The Bronx.

(On November 13, 1970, Cal. No. 132, the Board of Estimate referred this matter to the Commission.)

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

(CP-21415)

IN THE MATTER OF an **Urban Renewal Plan for the Gowanus Industrial Development Area** pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, Borough of Brooklyn.

The following properties are to be acquired in Phase I:

<i>Block</i>	<i>Lot</i>	<i>Block</i>	<i>Lot</i>
967	24	1031	1
			9
			11
			41
972	1		52
			53
			54
			62
1025	1		67
	16		70
	26		71
	52		72
	43		75
	46		78
	47		79
	49		80
			82
1038	1		
	6		
	35		
	34		
	33		

(On November 4, 1970, Cal. No. 48, the Commission scheduled November 18, 1970, for a hearing; on November 18, 1970, Cal. No. 37, the hearing was continued to January 6, 1971.)

ZONING**BOROUGH OF BROOKLYN****(CP-21282)**

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving amendment of the Zoning Map, Section No. 1c:

(a) changing from an R4 District to an R3-1 District property bounded by West 259th Street, Delafield Avenue and its northerly prolongation, the boundary line of the City of New York and a line 100 feet west of Broadway; and

(b) establishing within an existing R4 District, a C1-2 District bounded by Mosholu Avenue, a line 150 feet west of Post Road, a line 100 feet south of Mosholu Avenue and the southerly prolongation of a line midway between Spencer Avenue and Huxley Avenue, Borough of The Bronx.

(On July 15, 1970, Cal. No. 11, the Commission scheduled August 12, 1970 for a hearing; on August 12, 1970, Cal. No. 58, the hearing was continued to September 9, 1970; on September 9, 1970, Cal. No. 65, the hearing was continued to September 23, 1970; on September 23, 1970, Cal. No. 46, the hearing was continued to October 14, 1970; on October 14, 1970, Cal. No. 47, the hearing was continued to November 18, 1970; on November 18, 1970, Cal. No. 42, the hearing was continued to January 6, 1971.)

MONDAY, TUESDAY AND WEDNESDAY,

DECEMBER 14, 15 AND 16, 1970, RESPECTIVELY

CAPITAL BUDGET AND CAPITAL IMPROVEMENT PLAN

IN THE MATTER OF the Proposed 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years.

MONDAY, DECEMBER 14, 1970

Starting at 10 a.m.

1. (a) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years As A Whole, followed by the 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years for the Board of Education, generally.

WEDNESDAY, DECEMBER 9, 1970, AT 10 A. M.

No. 1

APPROVAL OF MINUTES of Special Meetings of June 15, 1970, and June 30, 1970, and Regular Meeting of June 24, 1970, as printed in THE CITY RECORD Supplement of September 22, 1970.

**I. SCHEDULING WEDNESDAY, JANUARY 6, 1971, AT 10 A. M.
FOR FUTURE PUBLIC HEARINGS**

URBAN RENEWAL AND HOUSING

BOROUGH OF THE BRONX

No. 2

(CP-21408)

IN THE MATTER OF a plan and project for a Federally-aided public housing project, tentatively designated as the **Eagle Avenue-East 163rd Street Area**, pursuant to Section 150 of the New York State Public Housing Law, within the **South Bronx Model Cities Area**, on the westerly side of Eagle Avenue, between East 161st Street and East 163rd Street Block 2620, Lot 36, Borough of The Bronx.

Resolution for adoption scheduling January 6, 1971, as the date for a hearing.

CITY PLANNING COMMISSION

2 Lafayette Street, New York, N. Y. 10007
(opposite Municipal Building)

DONALD H. ELLIOTT, *Chairman*

GERALD R. COLEMAN,

MARTIN GALLENT,

WALTER McQUADE,

IVAN A. MICHAEL,

CHESTER RAPKIN,

BEVERLY MOSS SPATT, *Commissioners*

GAIL BUXBAUM, *Secretary*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10 a.m. in Room 16, City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

Calendar No. 22

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B. Approval of Minutes of previous meetings	1
I. Scheduling dates for future hearings	1
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III. Public Hearings	44

The next regular meeting is scheduled for Monday, December 14, 1970.

57

Starting not before 11 a.m.

- (b) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years for the Board of Education, Borough of Queens.

Starting not before 1 p.m.

- (c) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years for the Board of Education, Borough of Manhattan.

Starting not before 4 p.m.

- (d) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years by Community Planning Boards, All Boroughs.

TUESDAY, DECEMBER 15, 1970

Starting at 10 a.m.

2. (a) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years for the Board of Education, Borough of Richmond.

Starting not before 11 a.m.

- (b) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years for the Board of Education, Borough of The Bronx.

Starting not before 1 p.m.

- (c) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years for the Board of Education, Borough of Brooklyn.

Starting not before 4 p.m.

- (d) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years by Community Planning Boards, All Boroughs.

WEDNESDAY, DECEMBER 16, 1970

Starting at 10 a.m.

3. (a) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years for the following City Administrations, in the following order:

Economic Development Administration (Industrial Parks, Piers, Markets); Transportation Administration (Highways, Ferries and Airports, Bridges, Traffic, Transit Authority); Public Safety (Correction, Fire, Police, Courts); Environmental Protection Administration (Air Resources, Water Pollution Control, Sewers, Water Mains, Water Supply, Sanitation); Municipal Service Administration (Public Buildings, Street Lighting, Purchase Department, Department of Real Estate, Municipal Broadcasting System); Board of Higher Education; Health Services Administration.

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.
5. At public hearings those opposed to a proposition shall be heard first and then those in favor thereof, unless otherwise ordered.
6. All proposals scheduled for public hearings shall be duly advertised in accordance with Charter provisions, i.e., the Commission shall afford the public an opportunity to be heard at a time and place to be specified in a notice of hearing to be published in THE CITY RECORD for ten days of publication of THE CITY RECORD immediately prior thereto with the exception of Capital Budget items. (Subscribers to this Calendar have a minimum of 15 days notice before items are heard. Detailed information on these items may be obtained by contacting the Department of City Planning).

Note—Matters requiring a public hearing usually appear on three separate calendars: first in Section I, "Scheduling Dates for Future Public Hearings;" second in Section III, "Public Hearings;" and third in Section II, "Reports on Items Previously Considered by the Commission."

Calendars—Any member of a Community Planning Board, any Civic Association or any non-profit organization may ask the Secretary to the Commission to be placed on the mailing list to receive a Calendar. Calendars are also available to the public in the Office of the Secretary, 2 Lafayette Street, on Monday preceding a public meeting. Any other individual or organization who wishes to be placed on the Calendar mailing list (subscription \$5 per year pro-rated) may do so by contacting the Office of the Secretary, 566-8510.

Starting not before 1 p.m.

- (b) The 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years for the following City Administrations, in the following order:

Executive (Office of the Mayor, Model Cities, Borough Presidents); Housing and Development Administration; Human Resources Administration (Social Services); Parks, Recreation and Cultural Affairs (Libraries, Museums and Institutions, Parks).

This 1971-1972 Draft Capital Budget and Capital Improvement Plan for ensuing five fiscal years was published as a special section, attached to The City Record of December 1, 1970.

(On November 23, 1970, Cal. No. 2, the Commission scheduled December 14, 15 and 16, 1970, as the dates for a hearing.)

50

George Clarke 18.5.71

CALENDAR

of the

CITY PLANNING COMMISSION

of

The City of New York

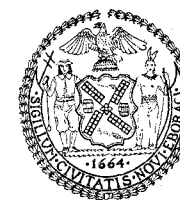
WEDNESDAY, DECEMBER 9, 1970

Meeting at 10 A. M.

in the

CITY HALL

See cash contribution p. 12.



John V. Lindsay, Mayor

[Number 22]

Prepared by Gail Buxbaum, Secretary

See Transfer of Dev. Rights p. 47.

FROM:

Stephen Quick
Office of Midtown Planning &
Development -- 23rd floor --
220 West 42nd Street
New York, New York 10036