Land Use Review Application

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

City Planning will assign and stamp reference numbers here

190184 HAM
APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Dept of Housing Pres. & Development
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

100 Gold Street
STREET ADDRESS

New York | **NY** | **10038**
CITY | STATE | ZIP

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

Natsumi Yokura
APPLICANT'S PRIMARY REPRESENTATIVE

HPD
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

100 Gold Street
STREET ADDRESS

New York | **NY** | **10038**
CITY | STATE | ZIP

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

* **List additional applicants below:**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

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

Rona Reodica | **212-863-8576**
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) | TELEPHONE # FAX #

2. SITE DATA

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

199-207 Elizabeth St./222-230 Mott St.
STREET ADDRESS

Haven Green
PROJECT NAME (IF ANY)

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

C6-2
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12c
ZONING SECTIONAL MAP NO(S).

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

Special Little Italy District
URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

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

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

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

☐ MODIFICATION — $

☐ FOLLOW-UP — APPLICATION NO. — $

☐ RENEWAL — APPLICATION NO. — $

☐ OTHER — SPECIFY — $

TOTAL FEE (For all actions) $

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

If fee exemption is claimed check box below and explain

☐

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

If yes **Sylvia Li** (DCP Office/Representative) **May 17, 2018** (Date of meeting)

RECEIVED 2018 NOV -5 AM 11:17 CITY PLANNING

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY **HPD** CEQR NUMBER **18HPD105M**

TYPE OF CEQR ACTION:

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

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

☐ UNLISTED } If yes, Date EAS filed: **May 10, 2018**

Has CEQR determination been made? Yes ☐ No ☐

If yes, what was determination? Negative Declaration ☐

CND ..... ☐

Positive Declaration ☐

} Date determination made: **Ant Nov 9, 2018** (Attach Copy)

If Positive Declaration, has PDEIS been filed? _____

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

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

6. COASTAL ZONE MANAGEMENT

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

7. RELATED ACTIONS BY CITY PLANNING

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

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
C 800758 HPM	**Disposition of part of Block 493 Lot 41**	**27**	**December 23, 1980**
N 800759 ZAM	**Related zoning authorization for façade**	**1**	**April 27, 1981**

8. RELATED ACTIONS BY OTHER AGENCIES

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

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE

9. FUTURE ACTIONS REQUIRED

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

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

Eunice Suh, Assistant Commissioner of Planning
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT 11/5/18 DATE

Department of Housing Preservation & Development
APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

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

NOTICE

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

New York City Department of City Planning
Land Use Review Application — **Supplemental Form**

Property Disposition .....PD

190184 HAM
APPLICATION NO.

1.
Type of disposition
(Check appropriate box)

a. ☒ DIRECT **b.** ☐ GENERAL

2.
Restrictions and conditions

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

3.
For direct disposition only

Indicate intended recipient of direct disposition*

a. FROM: **Department of Housing Preservation & Development**
City Agency

b. TO*: **To be determined by HPD**
Sponsor/ developer/ purchaser/ lessee or local public development corporation

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

UDAA/UDAAP .....HA

190184 HAM
APPLICATION NO.

2010 NOV -5 PM 1:19

APPLICATION NO.

Requested action
(Check applicable boxes and provide requested information)

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

* FOR **DESIGNATIONS AND PROJECTS,** THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.

† For **Projects**, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:
- **a)** Proposed Land Use
- **b)** Proposed Public, Semi-public, Private or Community Facilities or Utilities
- **c)** Proposed New Codes and Ordinances
- **d)** Proposed Time Schedule for Effectuation

New York City Department of City Planning
Land Use Review Application

Supplemental Form

Site Data Sheet.....H

2018 NOV -5 PM 4:18

190184 HAM
APPLICATION NO.

Block No.	Lot No.	Address	UR Site No.	Owner	EXISTING Buildings/Stories/Uses	Zoning	NO. OF COMM./INST.FAC Occup.	Vacant	No. Empl.	NO. OF DWELLINGS Occup.	Vacant	PROPOSED USES/ RESTRICTIONS
493	30	195-207 Elizabeth St/220-226 Mott St*	N/A	Cityowned	Mnth-Mnth Sculpt Gdn	R7-2/C2-4	0	0	0	0	0	Housing/Community Facility/Retail

h 0505 w

LR FORM ITEM 3: DESCRIPTION OF PROPOSAL

1. Introduction
The New York City Department of Housing Preservation and Development ("HPD") proposes an Urban Development Action Area ("UDAA") designation, Urban Development Action Area Project ("UDAAP") approval and disposition for Block 493, Lot 30 ("Project Area"). These land use actions are needed to facilitate the development of a new seven-story mixed-use affordable housing development ("Proposed Development") in the North of Little Italy ("NoLita") neighborhood of Manhattan, Community District 2.

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

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

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

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

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

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

The area is served by several, notable open spaces. DeSalvio Playground is located one block south and west of the Project Area, and is currently under reconstruction by the New York City Department of Parks and Recreation. The new playground is set to be

completed in 2018. The Chrystie Street median provides a significant open space resource, extending for seven blocks between East Houston and Canal Streets, serving as a planted open space with a bi-directional bicycle greenway, seating, comfort stations, several basketball courts, soccer fields, and play areas. Important, pioneering open spaces also exist in the surrounding area – Liz Christy Community Garden, situated on East Houston Street between the Bowery and 2nd Avenue, was founded in 1973, establishing the first community garden in New York City. An important cultural resource can also be found at the First Street Green Cultural Park, located also on East Houston Street, on the eastern side of 2nd Avenue. The First Street Garden converted a derelict building lot into an open art space in 2008, relying on emerging architects, community and cultural groups for programming and art displays. Both Liz Christy Community Garden and First Street Garden are owned by the City of New York and are under the jurisdiction of the New York City Department of Parks and Recreation.

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

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

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

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

4. Description of Proposed Project Area and Development Site

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

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

The streets surrounding the Project Area are mapped and built. Mott and Elizabeth Streets are narrow, north-south streets, while Spring and Prince Streets are narrow, east-west streets. The Bowery, Lafayette, Kenmare and Houston Streets are also proximate to the Project Area and are wide thoroughfares. The sidewalks immediately surrounding the Project Area are built, have tree plantings, and are of adequate width.

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

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

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

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

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

6. Actions Necessary to Facilitate the Project
HPD proposes the following actions to facilitate the Proposed Development:

a. <u>Urban Development Action Area Designation, Project Approval and Disposition</u>

The Project Area consists of underutilized property, which tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

b. <u>Disposition</u>

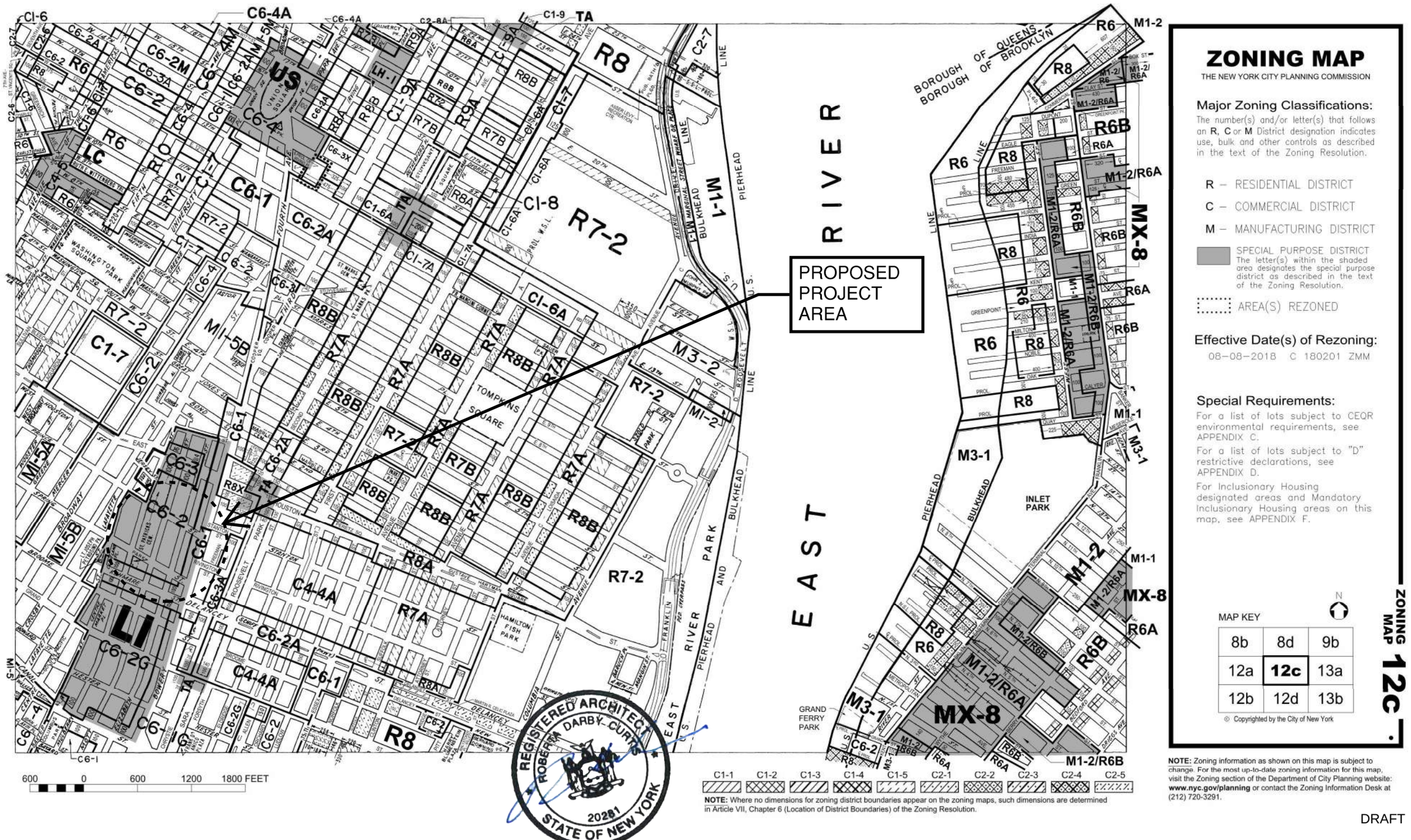
The Project Area is proposed for disposition to a developer to be selected by HPD.

7. Conclusion
The proposed land use actions, UDAA designation, UDAAP approval and disposition are necessary to facilitate the development of a new seven-story mixed-use building which will provide affordable residential units for seniors, community facility office space, retail space and open space that will be open to the public.

UDAAP Project Summary

Block	Lot	Address
493	30	199-207 Elizabeth Street/222-230 Mott Street

1.	LAND USE	Residential/Commercial/Community Facility/Open Space
2.	PROPOSED FACILITIES	Community facility
3.	PROPOSED CODES/ORDINANCES	None
4.	PROPOSED TIME SCHEDULE	Approximately 36 months from closing to the completion of project.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

08–08–2018 C 180201 ZMM

Special Requirements:

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

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

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

MAP KEY

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

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ZONING MAP 12c

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

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

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NYC Finance

NYC Digital Tax Map

Effective Date : 10-15-2012 09:51:47
End Date : Current

Manhattan Block: 493

ZONING DISTRICT LINE

C6-2 EXISTING ZONING DISTRICT

PROJECT AREA

PROPERTY DIMENSION (PER TAX MAP)

Legend

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

REGISTERED ARCHITECT ROBERTA DARBY CURTIS 20281 STATE OF NEW YORK

Feet
0 5 10 20 30 40

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

PROJECT AREA

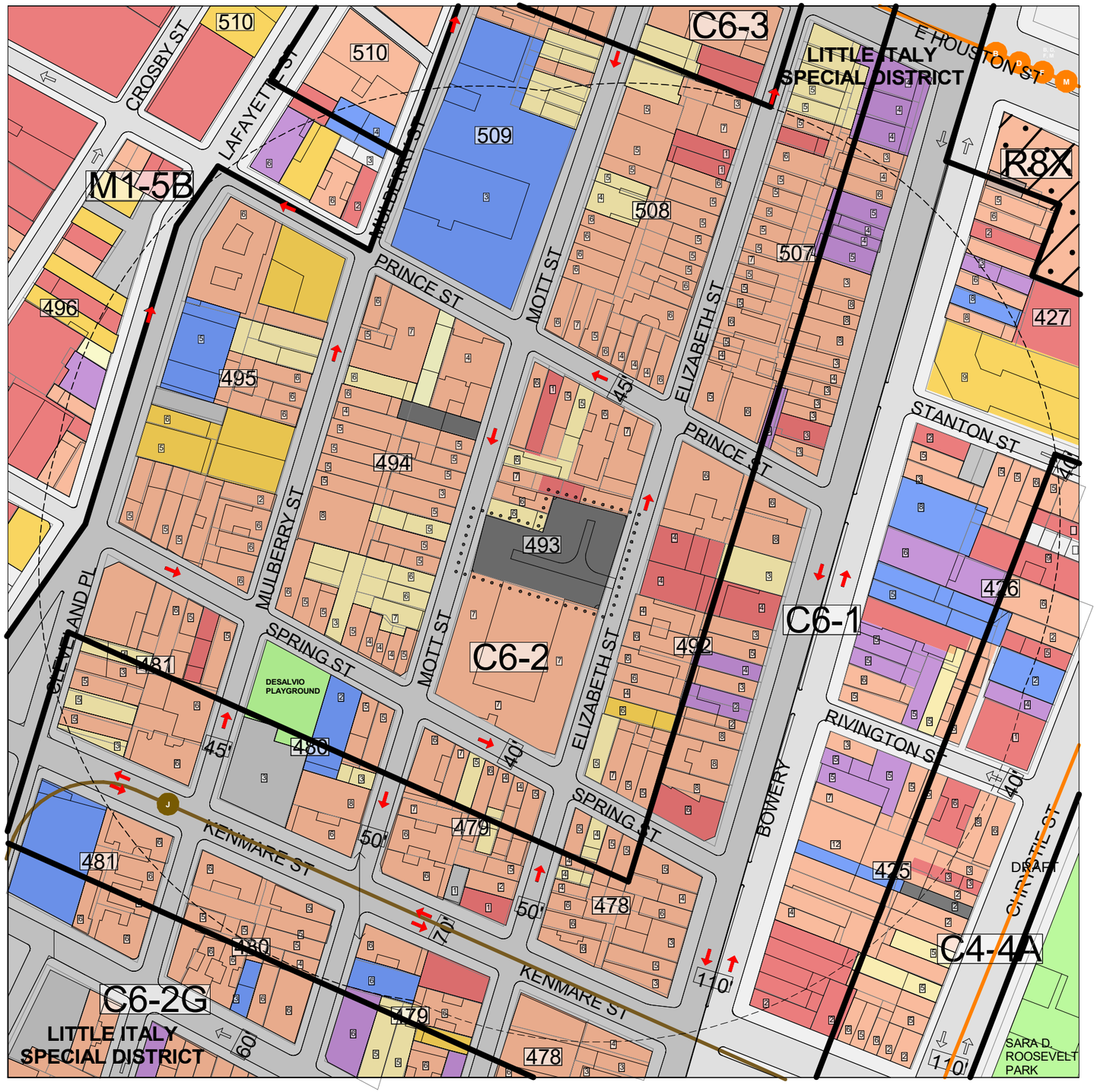
600 FOOT RADIUS

LITTLE ITALY SPECIAL DISTRICT

ZONING:

ZONING DISTRICT	
C1-1	1-2 FAMILY RESIDENTIAL
C1-2	MULTIFAMILY WALKUP
C1-3	MULTIFAMILY ELEVATOR
C1-4	MIXED COMMERCIAL & RESIDENTIAL
C1-5	COMMERCIAL & OFFICE
C2-1	INDUSTRIAL & MFG.
C2-2	TRANSPORTATION & UTILITY
C2-3	PUBLIC FACILITIES & INSTITUTIONS
C2-4	OPEN SPACE
C2-5	PARKING
	VACANT OR NO DATA

SCALE (FT.):
0 75 150 300



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Structural Engineer
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MEP
DAGHER ENGINEERING
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Consultant Name
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2000 Union Avenue
Brielle, NJ 08730

No.	Date	Revision

10/24/2018 ULURP SUBMISSION

No.	Date	Submission

Title:
LAND USE AREA MAP

REGISTERED ARCHITECT ROBERTA DARBY CURTIS 20281 STATE OF NEW YORK

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Job No.: 1636
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Drawn By: SO
Checked By: Checker

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

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

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

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

HAVEN GREEN

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Consultant Name
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Brielle, NJ 08730

No.	Date	Revision

10/24/2018 ULURP SUBMISSION

No.	Date	Submission

Title:
SITE PHOTOGRAPHS I

REGISTERED ARCHITECT ROBERTA DARBY CURTIS 20281 STATE OF NEW YORK

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Job No.: 1636
Scale: Not to Scale
Drawn By: Author
Checked By: Checker

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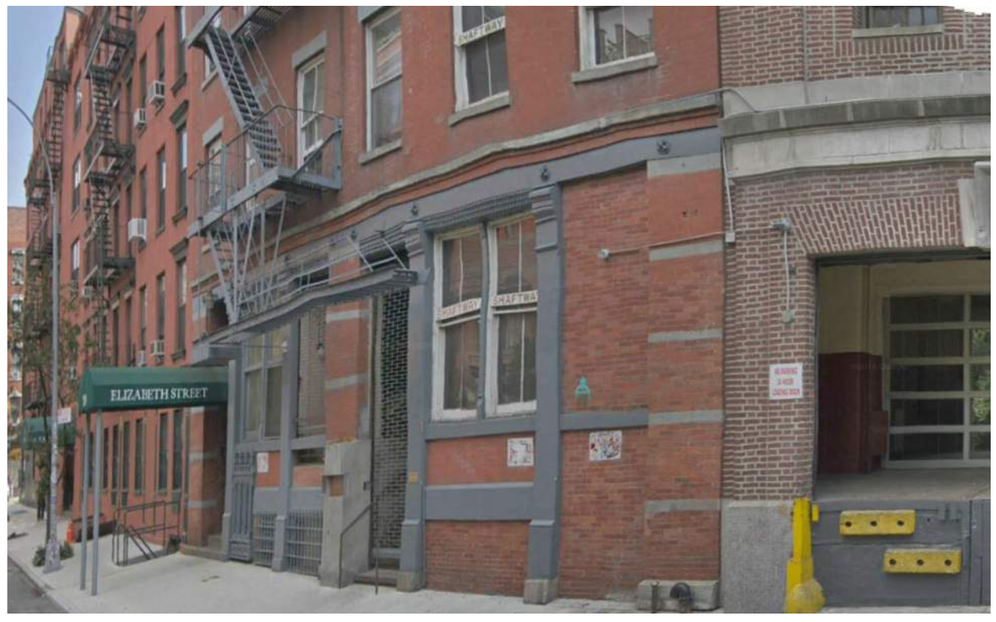
5 VIEW SOUTHWEST FROM SITE, MOTT STREET. TAKEN 2016 NOV 11

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



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

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

HAVEN GREEN

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Consultant Name
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No.	Date	Revision

10/24/2018 ULURP SUBMISSION

No.	Date	Submission

Title:
SITE PHOTOGRAPHS II

REGISTERED ARCHITECT ROBERTA DARBY CURTIS 20281 STATE OF NEW YORK

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Job No.: 1636
Scale: Not to Scale
Drawn By: Author
Checked By: Checker

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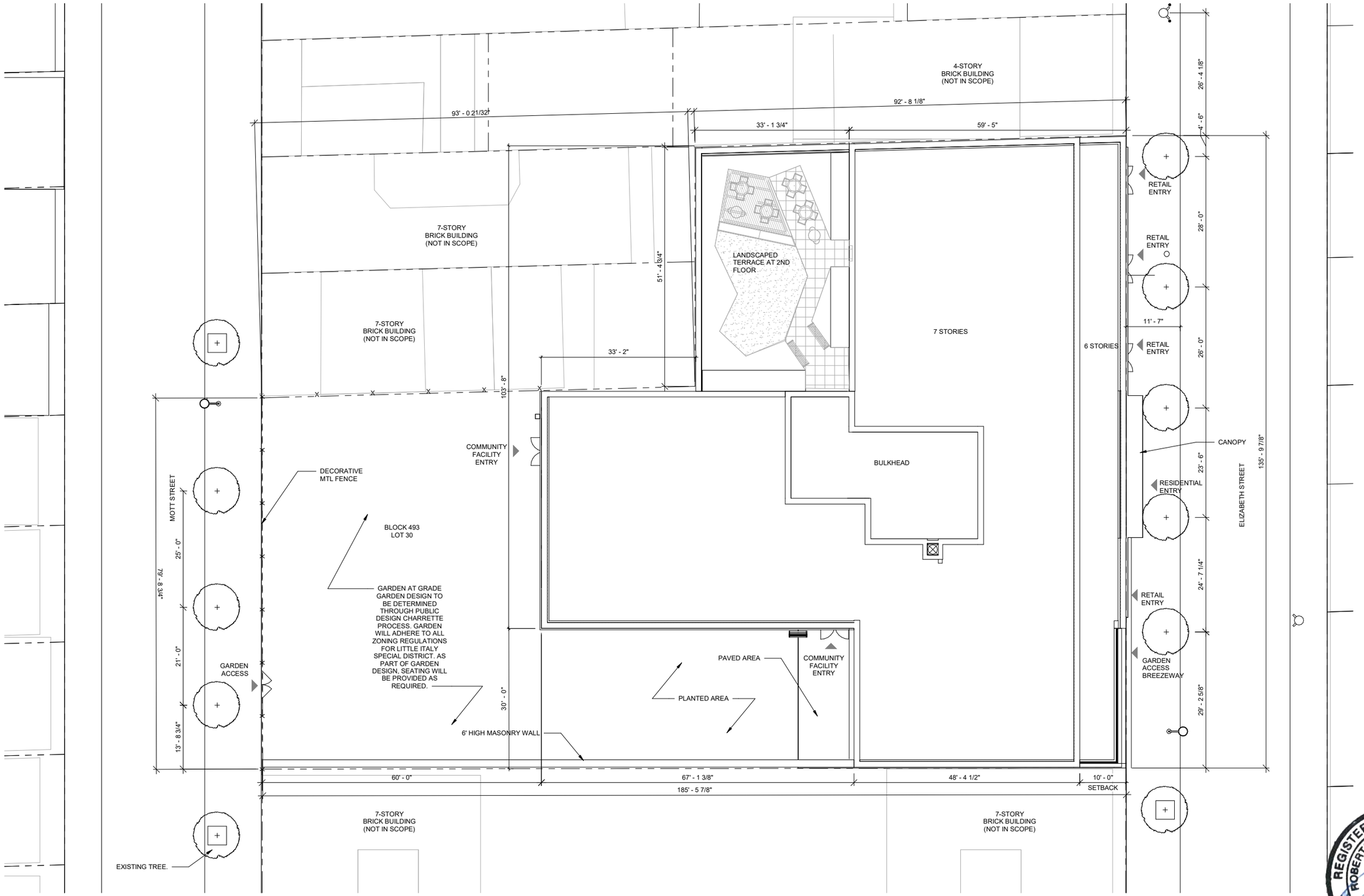

1 G-008 SITE PLAN
3/64" = 1'-0"

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No.	Date	Revision

10/24/2018 ULURP SUBMISSION

No.	Date	Submission

Title:
SITE PLAN

REGISTERED ARCHITECT ROBERTA DARBY CURTIS 20281 STATE OF NEW YORK

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Job No.:	1636
Scale:	3/64"= 1'-0"
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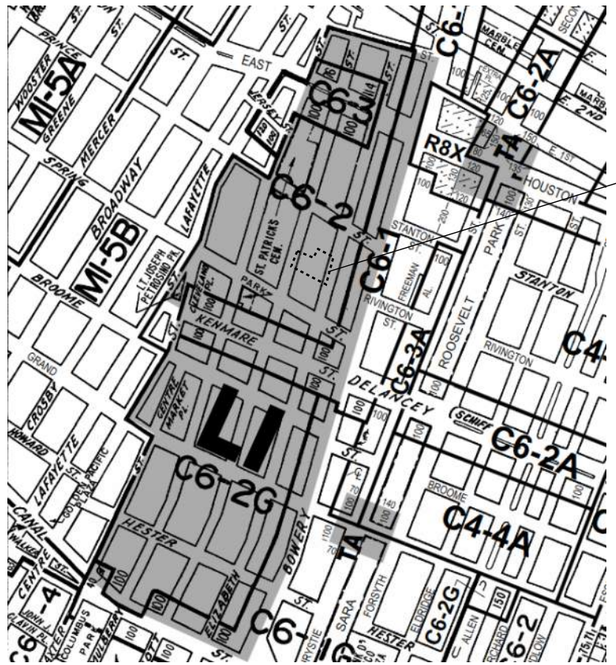
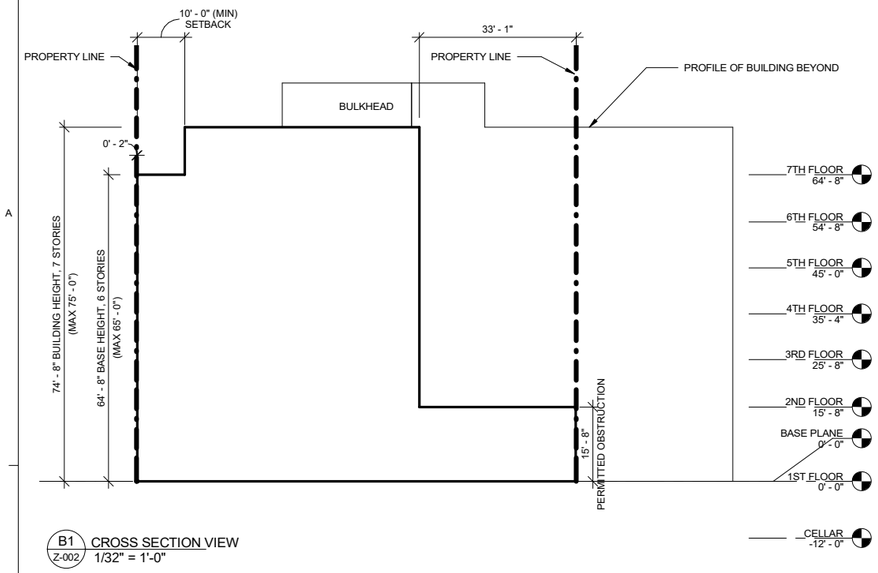
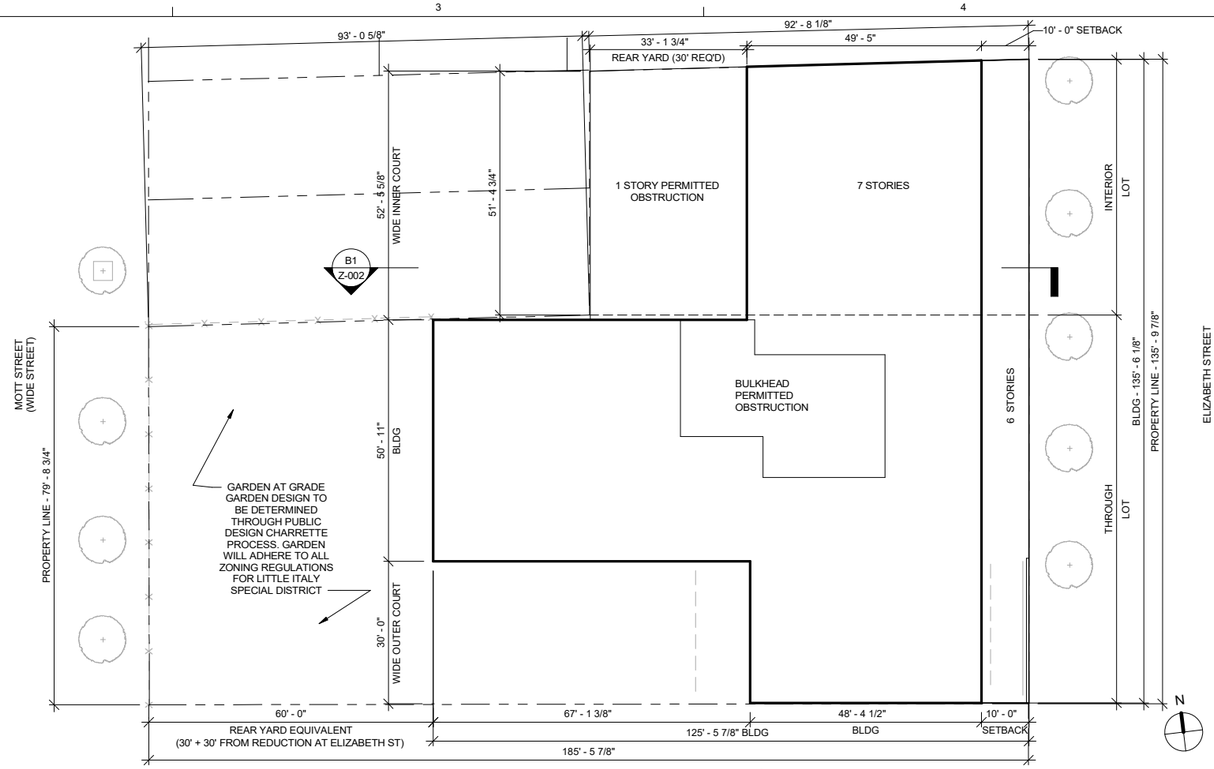
LOT INFORMATION	
ADDRESS	207 ELIZABETH STREET
BLOCK	493
LOT	30
LOT AREA	19,995
ZONING MAP	12c
DISTRICT	C6-2 (R8 EQUIVALENT)
SPEC. DISTRICT	LITTLE ITALY SPECIAL DISTRICT
CONSTRUCTION TYPE	TYPE IB


SITE
EAST
BROADWAY
BROOME
GRAND
HESTER
DELANCEY
RIVINGTON
STANTON
HOUSTON
KENMARE
LAFAYETTE
BOWERY
ELIZABETH
MOTT
MULBERRY
MOTT
MULBERRY
MOTT
MULBERRY



B1 / Z-002 CROSS SECTION VIEW
1/32" = 1'-0"



B2 / Z-002 ZONING PLOT PLAN
1/32" = 1'-0"

DWELLING UNIT TYPE AND DISTRIBUTION TABLE

Level	UNIT DISTRIBUTION		
	0-BR	2-BR	TOTAL UNITS
2ND FLOOR	18	0	18
3RD FLOOR	22	0	22
4TH FLOOR	22	0	22
5TH FLOOR	22	0	22
6TH FLOOR	22	0	22
7TH FLOOR	17	1	18
TOTAL	123	1	124

SECTION 504 UNIT DESIGNATION TABLE

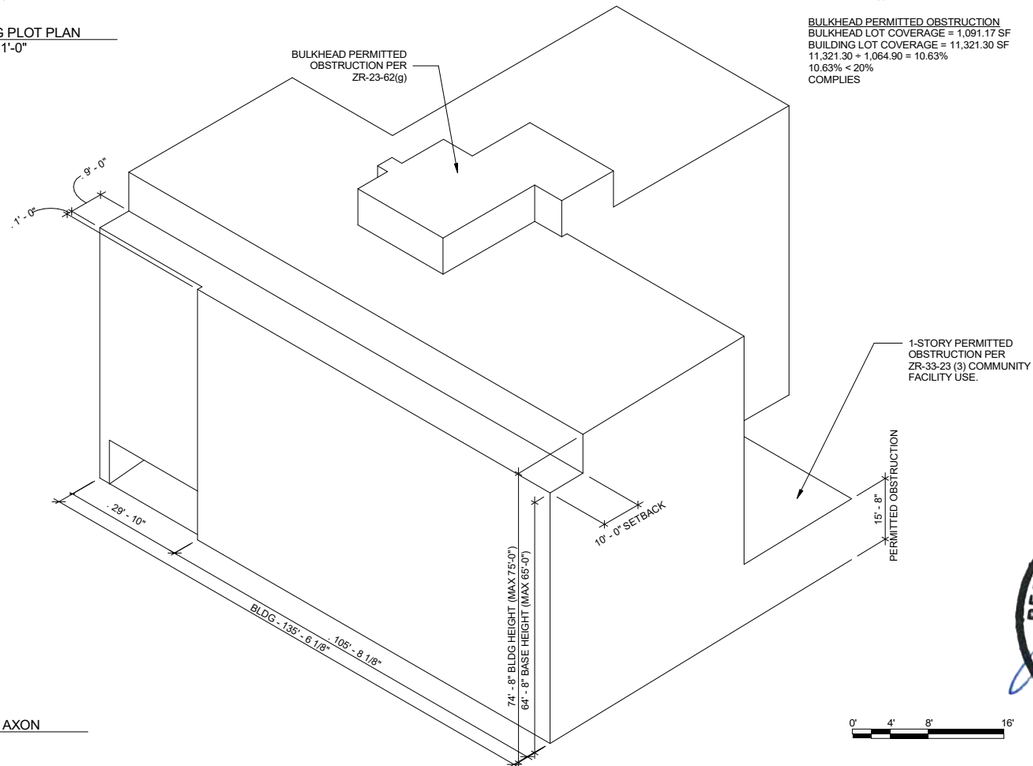
Level	SECTION 504 UNITS (UFAS)					
	MOBILITY			HEARING / VISION		
	0-BR	2-BR	TOTAL	0-BR	2-BR	TOTAL
2ND FLOOR	2	0	2	1	0	1
3RD FLOOR	4	0	4	0	0	0
4TH FLOOR	4	0	4	1	0	1
5TH FLOOR	4	0	4	0	0	0
6TH FLOOR	4	0	4	1	0	1
7TH FLOOR	1	0	1	0	0	0
TOTAL	19	0	19	3	0	3

FULLY ACCESSIBLE UNIT FOR MOBILITY IMPAIRED:
(124 DU * 15% = 18.6) 19 PROVIDED

APARTMENT:
208, 210 (0-BDR, 2ND FLOOR)
306, 308, 310, 322 (0-BDR, 3RD FLOOR)
406, 408, 410, 422 (0-BDR, 4TH FLOOR)
506, 508, 510, 522 (0-BDR, 5TH FLOOR)
606, 608, 610, 622 (0-BDR, 6TH FLOOR)
718 (0-BDR, 7TH FLOOR)

FULLY ACCESSIBLE UNIT FOR AUDIO/VISION IMPAIRED:
(124 DU * 2% = 2.48) 3 PROVIDED

APARTMENT:
209 (0-BDR, 2ND FLOOR)
416 (0-BDR, 4TH FLOOR)
602 (0-BDR, 6TH FLOOR)



C2 / Z-002 ZONING AXON

BULKHEAD PERMITTED OBSTRUCTION
BULKHEAD LOT COVERAGE = 1,091.17 SF
BUILDING LOT COVERAGE = 11,321.30 SF
11,321.30 > 1,064.90 = 10.63%
10.63% < 20%
COMPLIES

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10/24/2018 ULURP SUBMISSION

No.	Date	Submission

Title:
ZONING ANALYSIS II

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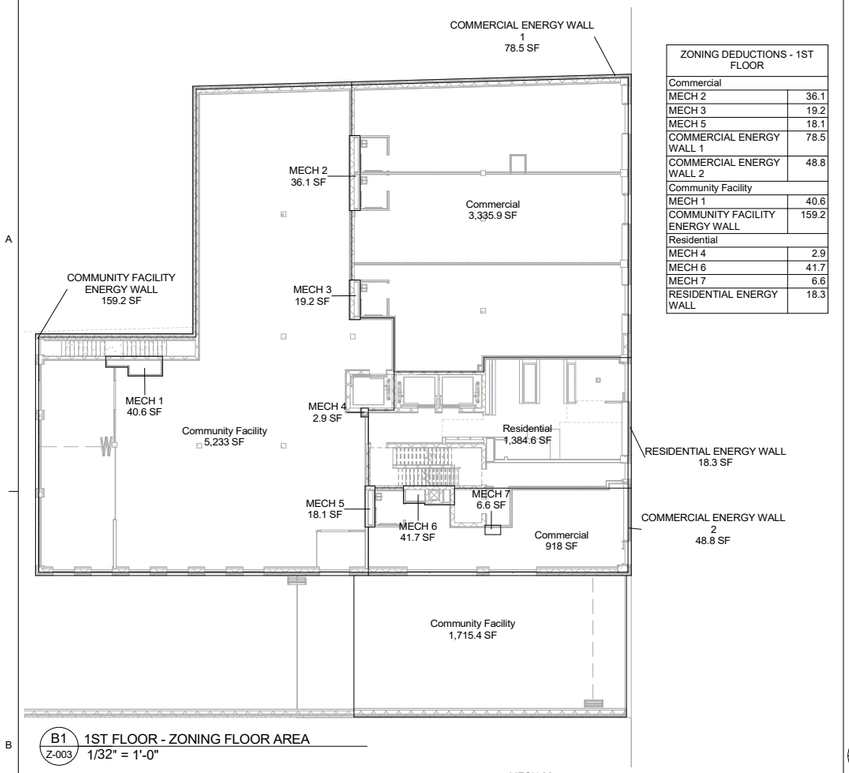
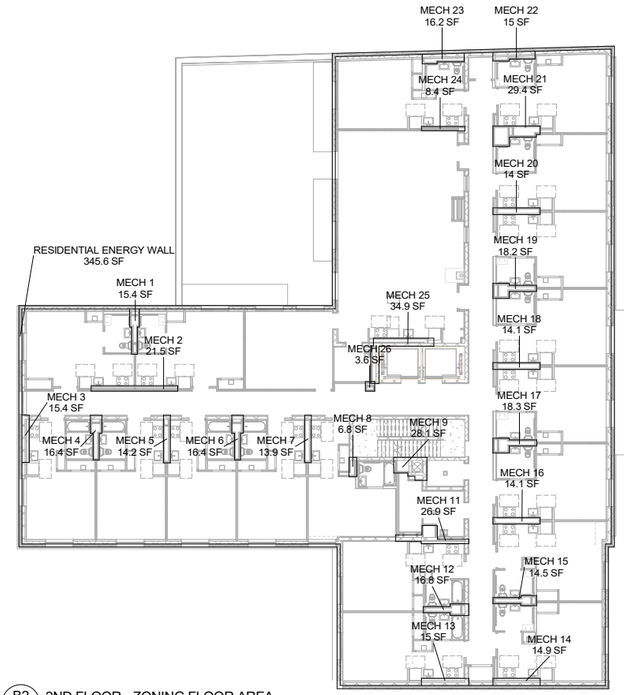


B1 Z-003 1ST FLOOR - ZONING FLOOR AREA
1/32" = 1'-0"

ZONING DEDUCTIONS - 1ST FLOOR	
Commercial	
MECH 2	36.1
MECH 3	19.2
MECH 5	18.1
COMMERCIAL ENERGY WALL 1	78.5
COMMERCIAL ENERGY WALL 2	48.8
Community Facility	
MECH 1	40.6
COMMUNITY FACILITY ENERGY WALL	159.2
Residential	
MECH 4	2.9
MECH 6	41.7
MECH 7	6.6
RESIDENTIAL ENERGY WALL	18.3

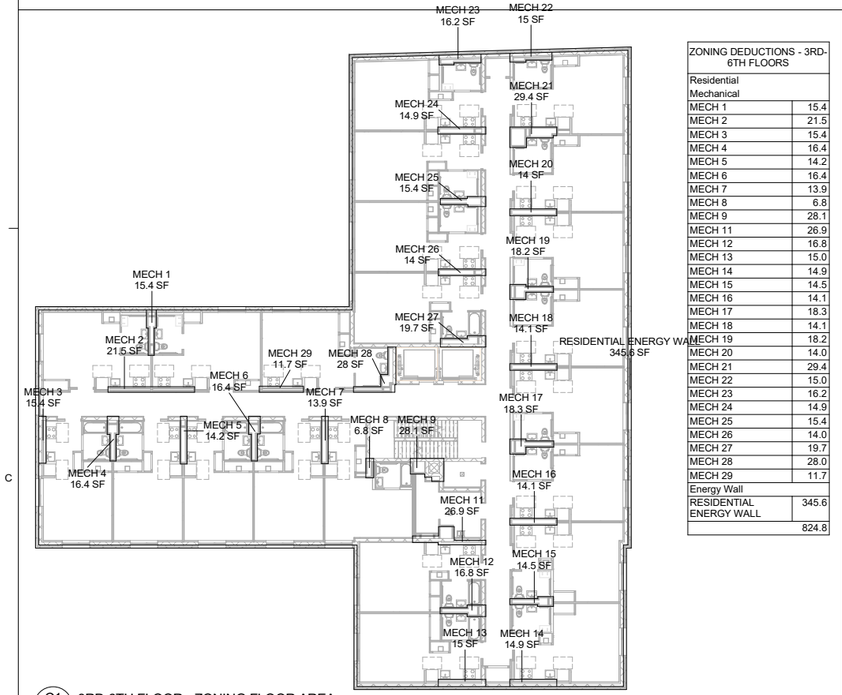


B2 Z-003 2ND FLOOR - ZONING FLOOR AREA
1/32" = 1'-0"

ZONING DEDUCTIONS - 2ND FLOOR	
Residential	
Mechanical	
MECH 1	15.4
MECH 2	21.5
MECH 3	15.4
MECH 4	16.4
MECH 5	14.2
MECH 6	16.4
MECH 7	13.9
MECH 8	6.8
MECH 9	28.1
MECH 11	26.9
MECH 12	16.8
MECH 13	15.0
MECH 14	14.9
MECH 15	14.5
MECH 16	14.1
MECH 17	18.3
MECH 18	14.1
MECH 19	18.2
MECH 20	14.0
MECH 21	29.4
MECH 22	15.0
MECH 23	16.2
MECH 24	8.4
MECH 25	34.9
MECH 26	3.6
Energy Wall	
RESIDENTIAL ENERGY WALL	345.6
	768.0

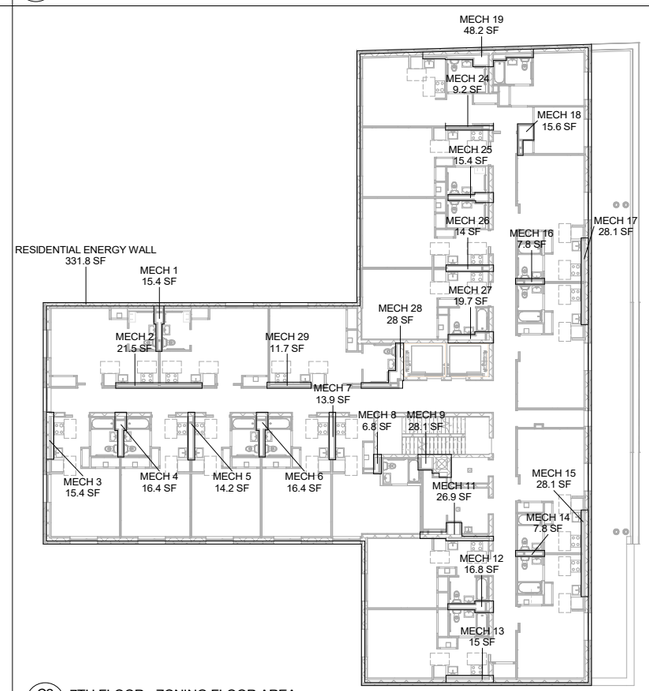
ZONING FLOOR AREAS

Floor	Zoning Use Group	Gross Floor Area	Zoning Deductions			Zoning Floor Area			
			Residential	Community Facility	Commercial	Residential	Community Facility	Commercial	Total
CELLAR	Community Facility	5,737.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CELLAR	Residential	6,307.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1ST FLOOR	Commercial	4,454.6	0.0	0.0	200.7	0.0	0.0	4,253.9	4,253.9
1ST FLOOR	Community Facility	7,148.2	0.0	199.8	0.0	0.0	6,948.4	0.0	6,948.4
1ST FLOOR	Residential	1,454.1	69.5	0.0	0.0	1,384.6	0.0	0.0	1,384.6
2ND FLOOR	Residential	11,312.8	768.0	0.0	0.0	10,544.8	0.0	0.0	10,544.8
3RD FLOOR	Residential	11,321.3	824.8	0.0	0.0	10,496.5	0.0	0.0	10,496.5
4TH FLOOR	Residential	11,321.3	824.8	0.0	0.0	10,496.5	0.0	0.0	10,496.5
5TH FLOOR	Residential	11,321.3	824.8	0.0	0.0	10,496.5	0.0	0.0	10,496.5
6TH FLOOR	Residential	11,321.3	824.8	0.0	0.0	10,496.5	0.0	0.0	10,496.5
7TH FLOOR	Residential	9,996.6	772.2	0.0	0.0	9,224.4	0.0	0.0	9,224.4
ROOF	Residential	1,064.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		92,761.0	4,908.9	199.8	200.7	63,139.8	6,948.4	4,253.9	74,342.1



C1 Z-003 3RD-6TH FLOOR - ZONING FLOOR AREA
1/32" = 1'-0"

ZONING DEDUCTIONS - 3RD-6TH FLOORS	
Residential	
Mechanical	
MECH 1	15.4
MECH 2	21.5
MECH 3	15.4
MECH 4	16.4
MECH 5	14.2
MECH 6	16.4
MECH 7	13.9
MECH 8	6.8
MECH 9	28.1
MECH 11	26.9
MECH 12	16.8
MECH 13	15.0
MECH 14	14.9
MECH 15	14.5
MECH 16	14.1
MECH 17	18.3
MECH 18	14.1
MECH 19	18.2
MECH 20	14.0
MECH 21	29.4
MECH 22	15.0
MECH 23	16.2
MECH 24	14.9
MECH 25	15.4
MECH 26	14.0
MECH 27	19.7
MECH 28	28.0
MECH 29	11.7
Energy Wall	
RESIDENTIAL ENERGY WALL	345.6
	824.8



C2 Z-003 7TH FLOOR - ZONING FLOOR AREA
1/32" = 1'-0"

ZONING DEDUCTIONS - 7TH FLOORS	
Residential	
Mechanical	
MECH 1	15.4
MECH 2	21.5
MECH 3	15.4
MECH 4	16.4
MECH 5	14.2
MECH 6	16.4
MECH 7	13.9
MECH 8	6.8
MECH 9	28.1
MECH 11	26.9
MECH 12	16.8
MECH 13	15.0
MECH 14	7.8
MECH 15	28.1
MECH 16	7.8
MECH 17	28.1
MECH 18	15.6
MECH 19	48.2
MECH 24	9.2
MECH 25	15.4
MECH 26	14.0
MECH 27	19.7
MECH 28	28.0
MECH 29	11.7
Energy Wall	
RESIDENTIAL ENERGY WALL	331.8
	772.2

0' 4' 8' 16'

N

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10/24/2018 ULURP SUBMISSION

No.	Date	Submission

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ZONING ANALYSIS III

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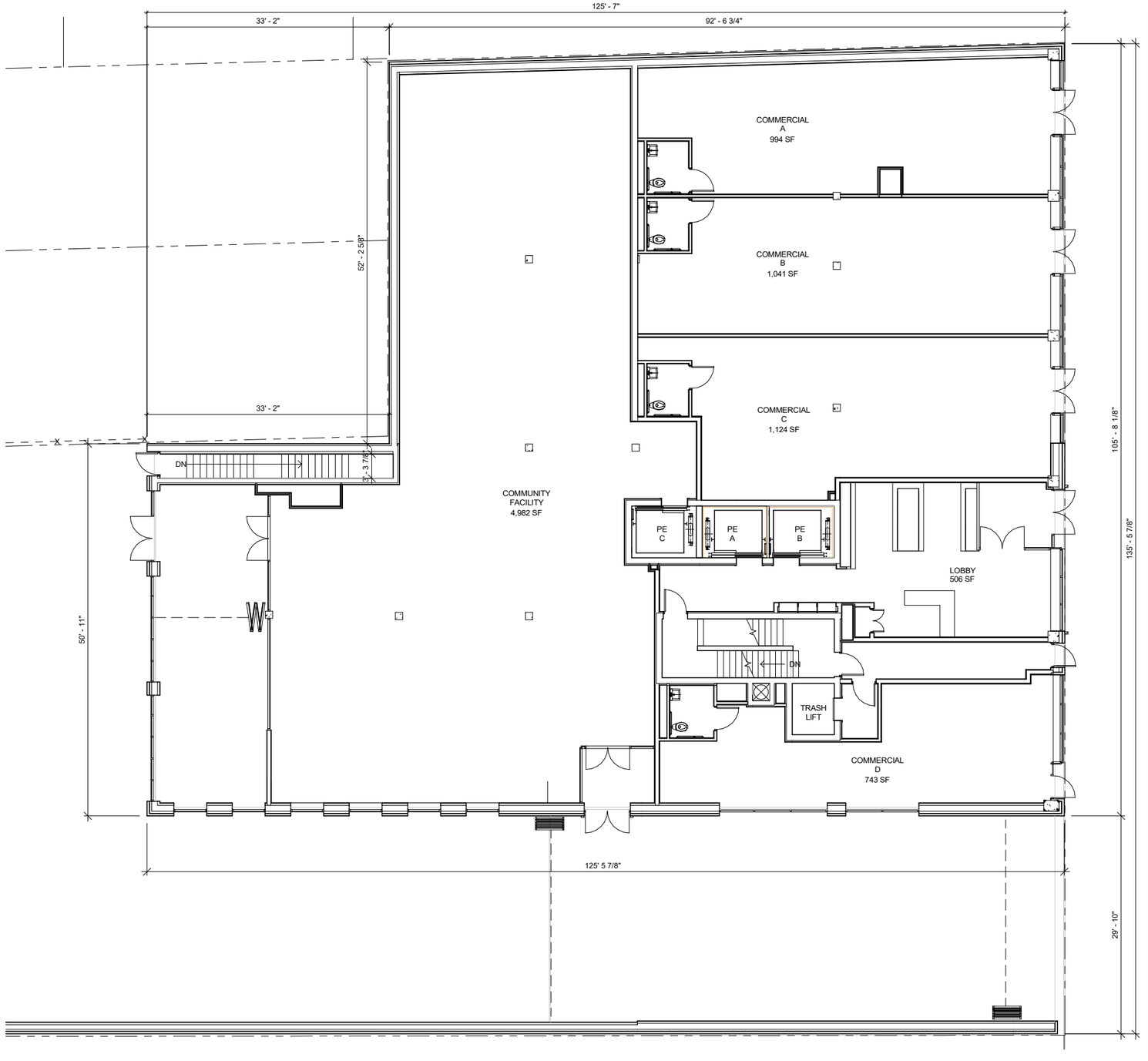

C1 / A-101 1ST FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16'

N

FLOOR PLAN GENERAL NOTES

1. SEE 1/8" SCALE PLANS FOR OVERALL BUILDING DIMENSIONS, FOR LOCATIONS OF PARTITIONS REFER TO DIMENSIONS ON ENLARGED PLANS
2. SEE A-410 SERIES FOR ELEVATOR PLANS AND SECTIONS
3. SEE A-420 FOR TRASH ROOM DETAILS
4. SEE A-500 SERIES FOR KITCHEN PLANS AND ELEVATIONS
5. SEE A-510 SERIES FOR BATHROOM PLANS AND ELEVATIONS
6. SEE A-520 SERIES FOR LOBBY DETAILS AND ELEVATIONS
7. SEE A-610 FOR DOOR SCHEDULE
8. ALL CLOSETS ARE 2'-0" DEEP UON
9. ALL LINEN CLOSETS ARE 1'-6" DEEP UON

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FIRST FLOOR PLAN

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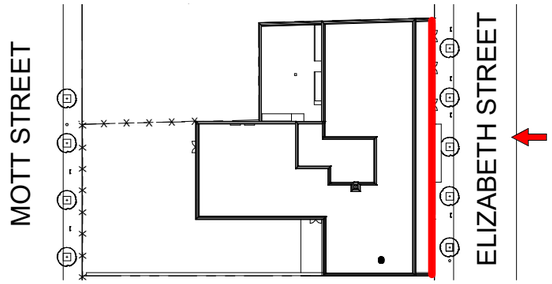

C1 / A-200 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

BRICK #1	EIFS #1
BRICK #2	EIFS #2
BRICK #3	EIFS #3
	EIFS #4

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Title:
EAST ELEVATION

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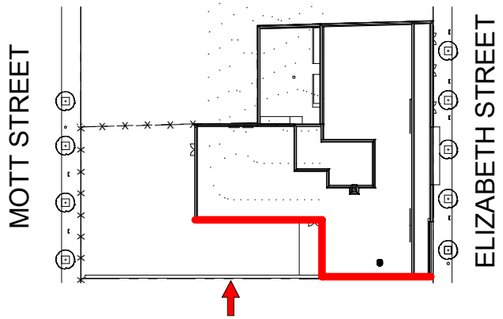

C1 / A-201 SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

BRICK #1	EIFS #1
BRICK #2	EIFS #2
BRICK #3	EIFS #3
	EIFS #4

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SOUTH ELEVATION

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C1 / A-202 WEST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

BRICK #1	EIFS #1
BRICK #2	EIFS #2
BRICK #3	EIFS #3
	EIFS #4

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WEST ELEVATION

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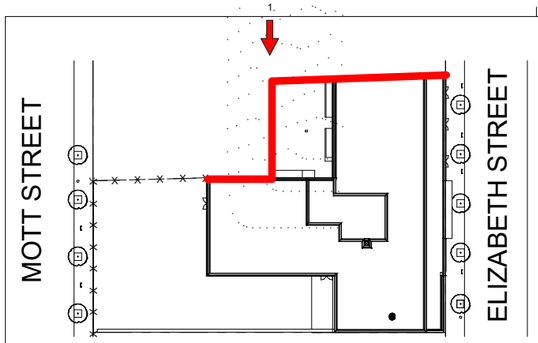

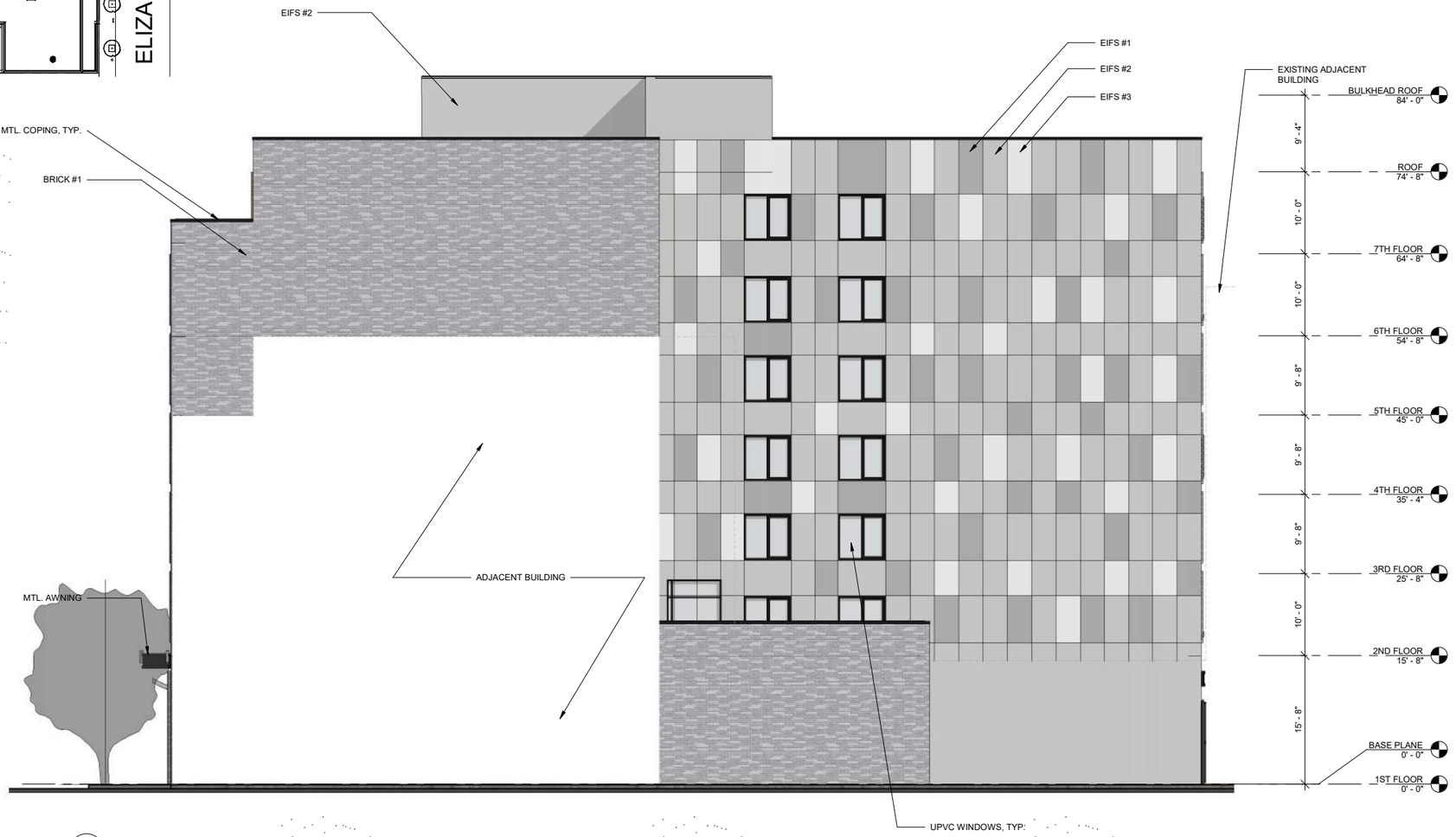

C1 / A-203 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

BRICK #1	EIFS #1
BRICK #2	EIFS #2
BRICK #3	EIFS #3
	EIFS #4

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NORTH ELEVATION

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