



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

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER _____

APPLICATION NUMBER _____

150 Charles Street Holdings, LLC

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
220 E. 42nd Street, 26th Floor

STREET ADDRESS
New York NY 10017

CITY STATE ZIP
212-672-4701 212-672-4726

AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER _____

APPLICATION NUMBER _____

Samuel H. Lindenbaum, Esq.

APPLICANT'S PRIMARY REPRESENTATIVE
Kramer Levin Naftalis & Frankel LLP

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION
1177 Avenue of the Americas

STREET ADDRESS
New York NY 10036

CITY STATE ZIP
212-715-7840 212-715-7850

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:

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.')

303 West 10th Street, Manhattan **The Watershed on Charles**

STREET ADDRESS PROJECT NAME (IF ANY)

West Street, Charles Street, Washington Street, West 10th Street

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C1-7 **12a**

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).

Block 636; Lot 70 **Manhattan** **2**

TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

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")

See attachment

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 \$ 3,600
- ZONING SPECIAL PERMIT.....ZS \$ _____
- ZONING AUTHORIZATION.....ZA \$ 2,250
- 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) \$ 5,850

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 _____

DCP Office/Representative _____ Date of meeting _____

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY Department of City Planning CEQR NUMBER

TYPE OF CEQR ACTION:

Type II category: Date determination was made:

TYPE I Has EAS been filed? Yes No

UNLISTED If yes, Date EAS filed: with this Applicator

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration CND Positive Declaration Date determination made: (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

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)

Scott C. Alper NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE

150 Charles Street Holdings, LLC 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 16-154 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.

**APPLICATION OF 150 CHARLES STREET HOLDINGS, LLC
303 WEST 10TH STREET, MANHATTAN
BLOCK 636, LOT 70**

ATTACHMENT TO FORM LR

APPLICATION FOR:

- I. ZONING TEXT AMENDMENT TO ADD SECTION 15-41 (ENLARGEMENT OF CONVERTED BUILDINGS); AND**
- II. AUTHORIZATION PURSUANT TO SECTION 15-41 (ENLARGEMENT OF CONVERTED BUILDINGS).**

3. DESCRIPTION OF PROPOSAL

This application proposes (i) a Zoning Text Amendment to add Section 15-41 (Enlargement of Converted Buildings) to the New York City Zoning Resolution and (ii) an Authorization pursuant to this new Section 15-41 to facilitate the enlargement and conversion of an existing four-story manufacturing building with 180,746 gross square feet of building area located at 303 West 10th Street on the block bounded by West 10th Street, Charles Street, West Street, and Washington Street (Block 636, Lot 70). The existing building would be enlarged by approximately 99,463 square feet of floor area with a new 11-story residential structure, resulting in a total height of 15 stories. Following this enlargement and the internal reconfiguration of the existing building, the proposed project would contain approximately 280,209 square feet of floor area, approximately 330 residential units, and a below-grade parking garage with 45 attended accessory parking spaces.

The Zoning Text Amendment proposed by this application would allow the City Planning Commission (the "Commission") to authorize the following in pre-1961 buildings that are subject to Article I, Chapter V of the Zoning Resolution:

- The maximum floor area ratio permitted pursuant to Section 23-142 for the applicable district without regard to height factor or open space ratio requirements; and
- A waiver of the requirements of Section 15-12 (Open Space Equivalent) for the existing portion of a building converted to dwelling units.

The Authorization permitted by Section 15-41 would permit greater flexibility in the conversion and enlargement of non-residential buildings built prior to 1961 that are subject to Article I, Chapter V of the Zoning Resolution, and would thereby allow for the retention and preservation of a greater number of such buildings that would otherwise be torn down to build taller, height factor buildings. The text amendment would apply to conversions of non-residential buildings in non-contextual districts that are R6 to R9 equivalents, which are subject to height factor zoning and are currently governed by Article I, Chapter V.

City Map Change MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

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

Zoning Map Change ZM

APPLICATION NO

Proposed Zoning Map Change(s)

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

CHANGE #1	FROM:	EXISTING	TO:	PROPOSED
CHANGE #2	FROM:	EXISTING	TO:	PROPOSED
CHANGE #3	FROM:	EXISTING	TO:	PROPOSED
CHANGE #4	FROM:	EXISTING	TO:	PROPOSED
CHANGE #5	FROM:	EXISTING	TO:	PROPOSED

Zoning Text Amendment ZR

APPLICATION NO.

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

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
15-41	Enlargement of Converted Buildings
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

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

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

Action(s) requested pursuant to ZR (Check one box for each proposed action)	Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO:		TO MODIFY: SECTION NO. (If applicable)
				ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	54-41	Enlargement of Converted Buildings	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

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

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

Property ownership/ interest

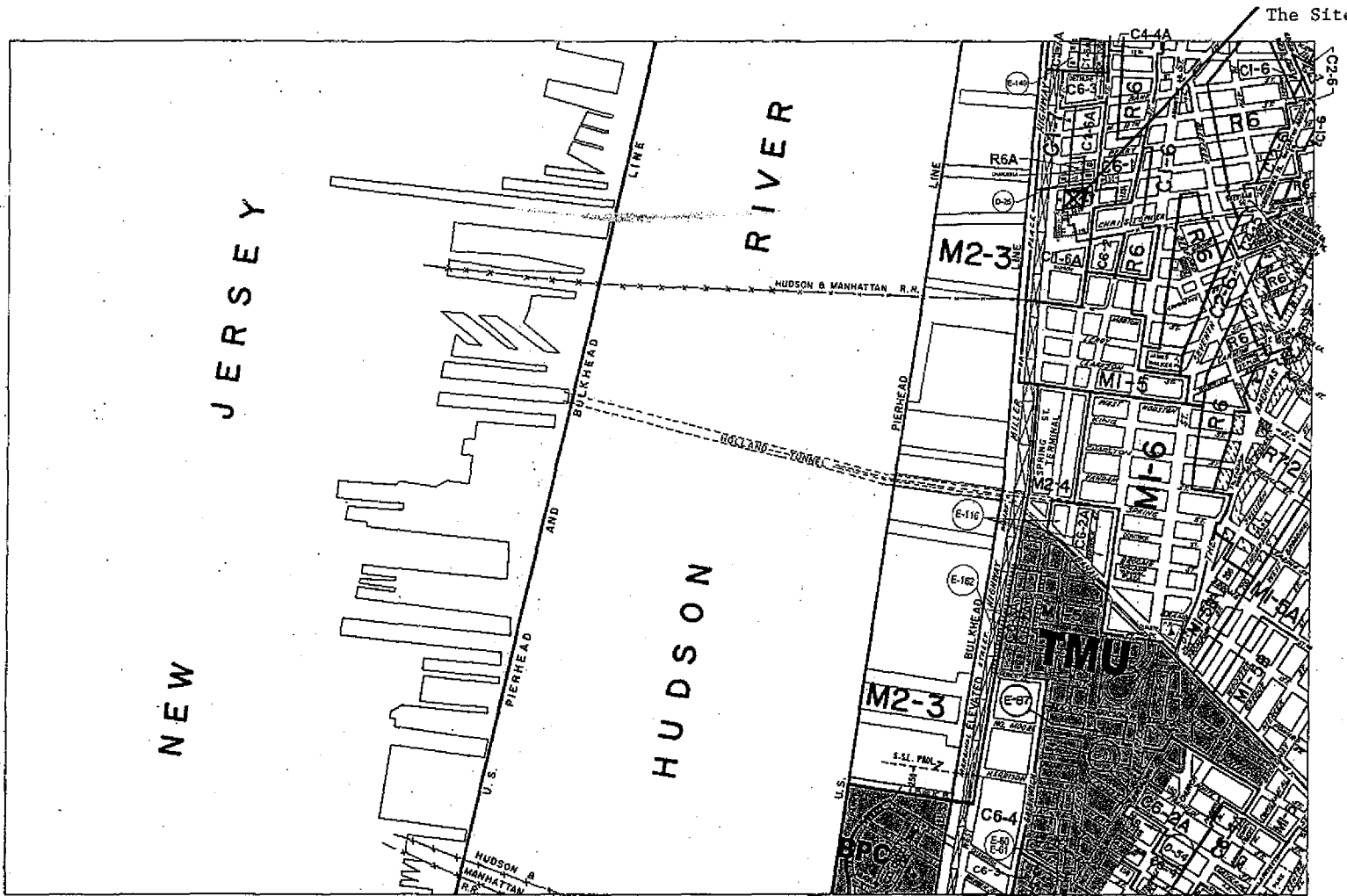
CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

- | | |
|---|--|
| APPLICANT:
<input checked="" type="checkbox"/> IS OWNER OF SUBJECT PROPERTY
<input type="checkbox"/> IS LESSEE OF SUBJECT PROPERTY
<input type="checkbox"/> HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
<input type="checkbox"/> IS OTHER (explain real property interest below) | APPLICANT:
<input type="checkbox"/> IS A CITY AGENCY
<input type="checkbox"/> IS A STATE OR FEDERAL AGENCY |
|---|--|

Discussion of findings

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

See attachment

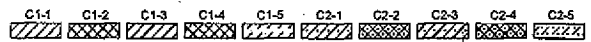
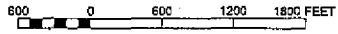


The Site

NEW JERSEY

HUDSON RIVER

HUDSON RIVER



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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on 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

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
9-13-2006 C 049543 ZMM

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

○ - RESTRICTIVE DECLARATION

⊙ - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

CITY MAP CHANGE(S):
▲ 9-30-06 C 010340 MMW
◆ AS CORRECTED 8-10-06

MAP KEY

	8b	8d
	12a	12c
	12b	12d

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ZONING MAP 12a

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, check the Department of City Planning website: <http://www.nyc.gov/html/dcp/html/about/zoning.html> or contact the Zoning Information Desk at (212) 720-8291.

ATTACHMENT 11

**STATEMENT IN SUPPORT OF APPLICATION FOR
ZONING TEXT AMENDMENT TO ADD SECTION 15-41 (ENLARGEMENT OF
CONVERTED BUILDINGS)**

**APPLICATION OF 150 CHARLES STREET HOLDINGS, LLC
303 WEST 10TH STREET, MANHATTAN
BLOCK 636, LOT 70**

I. INTRODUCTION

This application proposes a Zoning Text Amendment to add Section 15-41 (Enlargement of Converted Buildings) to the New York City Zoning Resolution, which would allow the City Planning Commission (the “Commission”) to authorize the following:

- The maximum floor area ratio permitted pursuant to Section 23-142 (Open space and floor area regulations in R6, R7, R8 or R9 Districts) for the applicable district without regard to height factor or open space ratio requirements; and
- A waiver of the requirements of Section 15-12 (Open Space Equivalent) for the existing portion of a building converted to dwelling units.

The Authorization permitted by Section 15-41 encourages the preservation of existing, high-coverage, pre-1961 buildings, rather than their replacement with taller, height factor towers. It would permit greater flexibility in the conversion and enlargement of non-residential buildings built prior to 1961 that are subject to Article I, Chapter V of the Zoning Resolution (Residential Conversion of Existing Non-Residential Buildings), and would thereby allow for the retention and preservation of a greater number of such buildings that would otherwise be torn down to make way for taller, height factor buildings. The text amendment would apply to conversions of non-residential buildings in non-contextual districts that are R6 to R9 equivalents, which are

subject to height factor zoning and are currently governed by Article I, Chapter V. Article I, Chapter V currently applies in 12 Community Districts in Manhattan, Brooklyn, and Queens.

This application also proposes an Authorization pursuant to this new Section 15-41 to facilitate the enlargement and conversion of an existing manufacturing building located at 303 West 10th Street on the block bounded by West 10th Street, Charles Street, West Street, and Washington Street (Block 636, Lot 70). The basis for this Authorization is discussed in the separate Attachment 11 to Form LR and Form ZS/ZA/ZC included herewith.

II. ZONING TEXT AMENDMENT

A. Purpose and Need for Proposed Text Amendment

The proposed text amendment would be a preservation tool for existing pre-1961 buildings, by allowing greater flexibility in the conversion and enlargement of these existing buildings. It would facilitate the retention and preservation of a greater number of buildings constructed before 1961 that would otherwise be torn down to achieve the allowable floor-area-ratio (“FAR”) of a height factor building.

Chapter 5 of Article I of the Zoning Resolution applies to residential conversions of existing pre-1961 non-residential buildings in 12 Community Districts in Manhattan, Brooklyn, and Queens. Section 15-12 (Open Space Equivalent) sets forth the requirements for the percentage of gross roof area to be developed for recreational use in residential conversions of existing non-residential buildings. Section 23-142 (in Article II) sets forth the minimum required open space ratio and the maximum floor area ratio for height factor buildings in R6 through R9 districts. To meet these height factor and open space requirements, a zoning lot developed with an existing high-lot-coverage building that is converted and enlarged would, in

many instances, be required to provide more open space than would be available on its zoning lot. This problem is particularly acute for the bulky, high-lot-coverage buildings that are common in many formerly industrial neighborhoods where conversions are likely to occur, such as the West Village and Chelsea, as these buildings often do not utilize all the floor area permitted on their zoning lots, and also generally do not allow for the development of open space except on their rooftops. Consequently, in order to utilize the permitted floor area on a zoning lot while complying with the height factor and open space requirements, it would often be necessary to demolish such an existing building and build in its place a tall, narrow tower with a small footprint and a large amount of open area. Such a building, though permitted as-of-right, would be larger and more obtrusive than a building constructed pursuant to this text amendment.

To construct an enlargement of an existing high-lot-coverage building in compliance with the height factor and open space requirements would, in most instances, require that the building contain less than the maximum permitted floor area for the zoning lot. The height factor and open space requirements, therefore, create a disincentive for property owners to preserve and enlarge existing high-lot-coverage buildings, because the full floor area potential of a site often cannot be realized without demolishing the existing building and replacing it with a slender, height factor tower. The proposed text amendment would enable the Commission, for enlargements of non-commercial buildings converted to dwelling units pursuant to Article I, Chapter V, to authorize the maximum floor area ratio permitted on a zoning lot without regard to the height factor and open space ratio requirements that would otherwise be required by the underlying district designations, provided that the Commission finds that the open areas on the zoning lot are of sufficient size to serve the residents of the building, that the open areas are accessible to and usable by all residents of the building, and that the open areas have appropriate

access, circulation, seating, lighting, and paving. In addition, the Commission must find that the site plan includes superior landscaping for all open areas, including the planting of street trees. Therefore, the proposed text amendment would facilitate the preservation of these existing high-lot-coverage buildings by removing any floor area penalty imposed by their preservation.

The proposed text amendment would allow for the retention and preservation of a greater number of buildings built before 1961 in those Community Districts subject to Article I, Chapter V, particularly the bulky, high-lot-coverage buildings that are common in older industrial neighborhoods. These buildings are particularly vulnerable to demolition, because in order to maximize FAR on the site it is often necessary replace the existing building with a slender, taller, height factor tower, which is what would result from compliance with the existing height factor and open space requirements of Section 23-142.

B. Proposed Text Amendment

The proposed text amendment would be the addition of Section 15-41, “Enlargement of Converted Buildings,” to modify the applicable open space ratio and height factor requirements for enlargements of residential conversions of non-residential buildings. Existing Subsections 15-40, 15-41, and 15-50 would be renumbered accordingly, to 15-50, 15-51, and 15-60 respectively, and reference to the new Section 15-41 would be made in Section 15-01, as specified below (matter in underline is new, to be added; matter within # # is defined in Section 12-10):

15-01

Applicability

In Manhattan Community Districts 1, 2, 3, 4, 5, and 6, Brooklyn Community Districts 1, 2, 6, and 8, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings# or portions thereof, erected prior to December 5, 1961, shall be subject to the provisions of this Chapter. In addition, in Manhattan Community District 1, in the area south

of Murray Street and its easterly prolongation and the Brooklyn Bridge, the conversion to #dwelling units# of non-#residential buildings#, or portion thereof, erected prior to January 1, 1977 shall be subject to the provisions of this Chapter. Existing floor space used for mechanical equipment and not counted as #floor area# in non-#residential buildings# built prior to January 1, 1977 may be converted to #dwelling units# under the provisions of this Chapter.

However, the conversion to #dwelling units# of non-#residential buildings# that meet all the requirements for new #residential development# of Article II (Residence District Regulations) and are located in R4, R5, R6, R7, R8, R9, R10, C1, C2, C3, C4, C5, or C6 Districts is exempt from the provisions of this Chapter. Except as modified by the express provisions of this Chapter, the regulations of the applicable zoning districts remain in effect.

New #developments# or #enlargements# shall be in accordance with the applicable requirements of Article II and Article III, except as provided by authorization pursuant to Section 15-41 (Enlargements of Converted Buildings).

15-41

Enlargements of Converted Buildings

In all #commercial# and #residence districts#, for #enlargements# of non-#residential# buildings converted to #dwelling units#, the City Planning Commission may authorize the following:

(a) A waiver of the requirements of Section 15-12 (Open Space Equivalent) for the existing portion of the # building# converted to #dwelling units#; and

(b) The maximum #floor area ratio# permitted pursuant to Section 23-142 for the applicable district without regard for #height factor# or #open space ratio# requirements.

In order to grant such authorization, the Commission shall find that:

(1) The #enlarged building# is compatible with the scale of the surrounding area;

(2) Open areas are provided on the #zoning lot# that are of sufficient size to serve the residents of the #building#. Such open areas, which may be located on rooftops, courtyards, or other areas on the #zoning lot# shall be accessible to and usable by all residents of the #building#, and have appropriate access, circulation, seating, lighting and paving;

(3) The site plan includes superior landscaping for all open areas on the #zoning lot#, including the planting of #street trees#, and

(4) The #enlarged building# will not adversely affect structures or #open space# in the vicinity in terms of scale, location, and access to light and air.

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

C. Areas of Applicability

The proposed zoning text amendment would apply to future enlargements of converted, non-residential buildings constructed prior to December 15, 1961 that are in those Community Districts subject to Article I, Chapter V (Manhattan Community Districts 1 through 6, Brooklyn Community Districts 1, 2, 6, and 8, and Queens Community Districts 1 and 2). These Community Districts are listed in Article I, Chapter V, and these districts are most likely to contain non-residential buildings in non-residential zoning districts that are likely to be converted to residential use. Specifically, the proposed text amendment would apply to enlargements of non-residential buildings in R6 to R9 zoning district equivalents that are subject to height factor zoning and that are located within the aforementioned Community Districts. The only special zoning district in which the proposed text amendment would apply – the only special zoning district within the aforementioned Community Districts where height factor zoning is permitted – is in limited portions of the Clinton Special District.

Within Manhattan, the proposed zoning text amendment would apply to future enlargements of converted, non-residential buildings constructed prior to December 15, 1961 in portions of the following areas: Chinatown, Chelsea, Murray Hill/Tudor City, the Lower East Side, the East Village, Greenwich Village, Stuyvesant Town, Peter Cooper Village, the West Village, a small area near Sutton Place (between First and Second Avenues and 59th and 60th Streets, and a small portion of the Turtle Bay neighborhood (between First and Second Avenues and 55th Street to the mid-block between 56th and 57th Streets).

Within Brooklyn, these areas include portions of: Greenpoint, Williamsburg, East Williamsburg, Downtown Brooklyn, Prospect Heights, Boerum Hill, Carroll Gardens, Gowanus, Fort Greene, Weeksville, Crown Heights, one block in Park Slope (between 5th and 7th Streets

and 7th and 8th Avenues), and a small portion of Red Hook (around Red Hook Park, roughly between Delavan and Creamer Streets and Richards and Columbia Streets).

Within Queens, these areas include Woodside, Sunnyside Gardens, Astoria, and a small area of Long Island City (between Queens Bridge Park and 23rd Street and 40th Avenue and the Queensboro Bridge).

ATTACHMENT 11

**STATEMENT IN SUPPORT OF APPLICATION FOR
AUTHORIZATION PURSUANT TO SECTION 15-41 (ENLARGEMENT OF
CONVERTED BUILDINGS)**

**APPLICATION OF 150 CHARLES STREET HOLDINGS, LLC
303 WEST 10TH STREET, MANHATTAN
BLOCK 636, LOT 70**

I. INTRODUCTION

This application proposes an Authorization pursuant to Section 15-41 of the New York City Zoning Resolution (the “Zoning Resolution”) to facilitate the preservation, conversion, and enlargement of an existing four-story manufacturing building, which could otherwise be torn down in order to make way for a residential tower. The existing building, which is located at 303 West 10th Street on the block bounded by West 10th Street, Charles Street, West Street, and Washington Street (Block 636, Lot 70), currently contains 180,746 gross square feet of building area, and would be enlarged by approximately 99,463 square feet of floor area and by 11 additional stories, resulting in a total height of 15 stories. Following this enlargement and the internal reconfiguration of the existing building, the proposed project would contain approximately 280,209 square feet of floor area, approximately 112 residential units, and a below-grade parking garage with 22 attended accessory parking spaces. This application also proposes a Zoning Text Amendment to add Section 15-41 (Enlargement of Converted Buildings) to the Zoning Resolution, which is described in the separate Attachment 11 included herewith.

The proposed project, which is located in the West Village neighborhood of Manhattan in Community District 2, would involve the renovation of the existing building for residential use. The building that would be converted as part of the proposed project, like most

of the buildings within the vicinity, is built to the lot line, without setbacks. The existing four-story streetwall of the building would be preserved, and two 11-story, stepped towers would be constructed atop the northeast and southeast (respectively) portions of the existing building, joined by a nine-story connector. Two five-story sections would be added on the northwest and southwest (respectively) portions of the existing building. The tallest portion of the building would be approximately 178 feet in height.

A row of four-story, single family, maisonette units will be knit into the fabric of the existing warehouse along both Charles and West 10th Streets. Many of these 11 townhouse units will have individualized entries, stoops, window boxes and small gardens, bringing a residential character to the street and greater articulation to the former warehouse walls. Above the third floor of the maisonettes, the streetwall will be pushed back to create garden terraces along the street. This setback removes an existing fourth-floor addition; it will increase light to the street and provide new greenspace above the setback.

Behind these maisonette units a significant interior portion of the existing warehouse will be removed to create a common courtyard and greenspace for all building residents. Above the stepped back fourth level of the maisonette units, the building will have four more levels of gently terraced lofts and greenspaces. There will be a total of 15,904 square feet of outdoor space for building residents, including the interior courtyard, the space adjacent to the building's drive-thru, and the rooftop open space.

The towers to be located on the eastern portion of the building will also be stepped back from the streetwall at the height of the existing roof. This 30-foot setback will allow for a spacious common terrace with abundant plantings. Additional insets and setbacks on levels seven, eight, nine, and 14 will work to reduce the bulk of the 15-story tower further and

preserve street level views of the sky from around the building. A reduction in the number of units per floor on the upper floors will enable the towers to remain narrow, with a minimal silhouette. The upper levels of the building are also distinguished by a reduced amount of masonry and increasing amounts of glass which further lighten the perceived volume of the tower.

Two new curb cuts on West 10th and Charles Streets would provide access to and from the proposed building's accessory below-grade parking garage at the mid-block.

This proposed building contrasts with the height factor building that could be constructed on the site on an as-of-right basis. In the absence of the proposed Authorization, the existing building could be demolished and replaced with a building that would need to comply with the height factor and open space requirements of Section 23-142 of the Zoning Resolution (Open space and floor area regulations in R6, R7, R8 or R9 Districts). In order to utilize the permitted floor area on a site while complying with these requirements, it would be necessary to build a tall, narrow tower with a small footprint and a large amount of open area. Such a building, though permitted as-of-right, would be larger and more obtrusive than the building constructed pursuant to this Authorization. The residential buildings that could be built as-of-right under the existing C1-7 zoning designation could be between 105 and 321 feet in height, or 31 stories, could be set back from the streetline, and could satisfy the open space requirements of Section 23-142 through the use of at-grade plazas, as shown in the illustrative as-of-right building forms attached hereto as Exhibit B. Each of these potential buildings would involve the demolition of the existing building and construction of a taller, more slender tower that would be set back from the adjacent streets, as compared to the building of approximately 178-feet in

height that is proposed, which would also preserve the existing building and maintain the streetwall on the block.

Such a height factor tower building, which, as noted, is what would be likely to be developed absent the proposed Authorization, would also be out of context with the surrounding neighborhood, which contains a mix of low-, mid-, and high-rise buildings with largely commercial and residential uses. The existing building is in keeping with the scale of the many low-rise and mid-rise, high-lot-coverage buildings in the neighborhood, which are similar to the existing building in their scale. Medium-scale apartment buildings and rowhouses predominate in the eastern portion of the neighborhood are also located in the western portion of the neighborhood. There are also three historic districts located near the project site – Greenwich Village Historic District, the Greenwich Village Historic District Extension, and the Weehawken Street Historic District – which are characterized by their collection of older, low-scale, high-coverage brick rowhouses of between three and five stories. Therefore, this Authorization, by facilitating the preservation of the existing building, helps to maintain the character of the neighborhood.

II. AUTHORIZATION

This application seeks an Authorization pursuant to Section 15-41 (Enlargement of Converted Buildings) to allow the preservation of the existing four-story, streetwall building that currently occupies the site, while constructing a shorter enlargement than would be required by height factor calculations above it. The Authorization also would allow, in connection with the conversion and enlargement of an existing building, the development of the maximum floor area permitted on the zoning lot pursuant to Section 23-142 without regard to height factor or

open space ratio requirements, and would allow the waiver of the requirements of Section 15-12 (Open Space Equivalent) for the existing portion of the building to be converted.

The proposed building would be approximately 178 feet in height and would contain approximately 280,209 square feet of floor area. The zoning lot of the existing building is located in a C1-7 zoning district, which permits a maximum residential FAR of 6.02 and a maximum commercial FAR of 2.0. The total lot area of the zoning lot is 47,493 square feet; the FAR of the proposed enlarged building would be approximately 5.90, below the maximum permitted FAR of 6.02. Approximately 15,904 square feet of open space will be provided on the building's rooftops and in a central courtyard.

Without this Authorization the full utilization of the permitted floor area on the site in compliance with height factor and open space regulations would necessitate the demolition of the existing building and the construction of a height factor tower, set back from the street line. Such a tower could be significantly taller than the proposed building, and would be out of context with the many high-coverage, low-rise and mid-rise buildings of the surrounding neighborhood.

As an alternative to demolishing the existing non-residential building and constructing a tall height factor tower, the Authorization waives the open space equivalent requirement for the existing portion of the building, pursuant to Section 15-41(a), and permits the maximum floor area ratio without regard to height factor or open space requirements, pursuant to Section 15-41(b), and thereby permits the existing non-residential building to be preserved and an enlargement to be constructed on top of the existing building, which, as noted, is shorter than the as-of-right height factor tower that could be built on the site.

The total amount of open space to be provided in the proposed building – 15,904 square feet – exceeds the sum of the amount of recreation space that would be required for the proposed conversion pursuant to Section 15-12 and the amount of open space that would be required for the proposed enlargement pursuant to Section 23-142, if these portions of the new building were considered independently of one another. An analysis of the recreation space that would be required for the conversion pursuant to Section 15-12 and the open space that would be required for the enlargement pursuant to Section 23-142, prepared by Cook + Fox Architects, LLP, is presented in Table 1 below.

Table 1

CONVERSION: RECREATION SPACE CALCULATION

ROOF ABOVE 3&4	<i>A</i>	15,611	ZSF
# OF UNITS	<i>B</i>	58	
REQ'D AREA FOR FIRST 15 UNITS (30% x AREA)	$C = A*30\%$	4,683	SF
100 SF FOR EACH ADD UNITS	$D = 28*100$	4,300	SF
TOTAL RECREATION SPACE REQUIRED	$E = C+D$	8,983	SF

ENLARGEMENT: OPEN SPACE CALCULATION

TOTAL ENLARGEMENT RESIDENTIAL AREA	<i>A</i>	99,463	ZSF
5TH FLOOR RESIDENTIAL COVERAGE	<i>B</i>	22,712	ZSF
RESIDENTIAL HF for OS	$C = A/B$	4.38	
OPEN SPACE RATIO (FROM CHART)	<i>D</i>	6.80%	
OPEN SPACE REQUIRED FOR ENLARGEMENT	$E = A*D$	6,763	SF
OPEN SPACE REQUIRED FOR RECREATION	<i>F</i>	8,983	SF
TOTAL OPEN SPACE REQUIRED	$G = E+F$	15,746	SF

The enlargement, when considered independently from the existing building, would have 99,463 square feet of floor area contained in a building with 22,712 square feet of lot coverage, and thus a height factor of 4.38, which would correspond to a required open space ratio of 6.8, or 6,763 square feet, pursuant to Section 23-142. The amount of recreation space that would be required for the converted portion of the building pursuant to Section 15-12, when considered independently from the enlargement, is 8,983 square feet, given the roof area of 15,611 square

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feet and the 58 units proposed in this converted portion of the building. Thus, there would be a total of 15,746 square feet of recreation space and open space required for the conversion and the enlargement, if these portions of the building were considered independently. The amount of open space provided in the proposed building, 15,904 square feet, is 158 square feet greater.

Section 54-41 permits the Commission to authorize a building with the proposed amount of floor area and open space on the zoning lot, provided that the following findings are made:

(1) The enlarged building is compatible with the scale of the surrounding area;

The proposed building would retain the existing four-story building, which is built to the streetlines along Charles and West 10th Streets, and would add two 11-story, stepped towers atop the northeast and southeast (respectively) portions of the existing building, joined by a 9-story connector. Two 5-story sections would be added on the northwest and southwest (respectively) portions of the existing building, and an outdoor space would be located at the existing rooftop level between these two 5-story sections. An illustrative massing diagram of the proposed building is attached here as Exhibit A.

As noted above, the area of the proposed project includes a mix of low-, mid-, and high-rise buildings with largely commercial and residential uses. There are three historic districts located near the project site – Greenwich Village Historic District, the Greenwich Village Historic District Extension, and the Weehawken Street Historic District – which are characterized by their collection of older, low-scale, high-coverage brick rowhouses of between three and five stories. Medium-scale apartment buildings and rowhouses predominate to the east of the location of the proposed building and are also located in the western portion of the neighborhood.

There are also several buildings in the neighborhood of a height similar to or greater than the proposed overall height of the enlarged building within 400 feet or less of the proposed project site, particularly within the block between West Street and Washington Street.

Buildings of similar height and scale located nearby include the three 16-story towers of 165 Charles Street and the Perry West development, and the 21-story building at the southeast corner of Washington and Charles Streets. A 14-story residential building is located at 296-298 Christopher Street between West and Washington streets. A ten-story building is currently under construction at the southeast corner of West 11th and West Streets. Another large residential building, the Archive Apartments, is located on the block bounded by Christopher, Greenwich, Barrow, and Washington Streets. Originally the United States Appraisers' Store, this ten-story Romanesque building has been converted to 479 apartments. Therefore, the overall height of the proposed building would be similar to the height of many existing buildings in the study area, particularly those buildings outside of the historic districts.

In addition, the building that would be converted and preserved as part of the proposed project, like most of the buildings within the vicinity, is built to the lot line, without setbacks. Because the proposed new construction would occur atop an existing building, no substantial changes are anticipated to the streetwall or setback of the existing building. While the fourth story of the existing building (a later addition) may be altered as part of the proposed project, the first three stories would retain their overall visual character.

A row of four-story, single family, maisonette units will be knit into the fabric of the existing warehouse along both Charles and West 10th Streets. Many of these 11 townhouse units will have individualized entries, stoops, window boxes and small gardens, bringing a residential character to the street and greater articulation to the former warehouse walls. Above the third floor of the maisonettes, the streetwall will be pushed back to create garden terraces along the street. This setback removes an existing fourth-floor addition; it will increase light to the street and provide new greenspace above the setback.

Furthermore, the stepped arrangement of the towers to be located on the eastern portion of the building would use varying heights and setbacks to break up the building's bulk as viewed from vantage points immediately surrounding the project site. A 30-foot setback will allow for a spacious common terrace with abundant plantings. Additional insets and setbacks on levels seven, eight, nine, and 14 will work to reduce the bulk of the tower further and preserve street level views of the sky from around the building. A reduction in the number of units per floor on the upper floors will enable the towers to remain narrow, with a minimal silhouette.

The use of the Authorization would permit the building form of the proposed building as an alternative to an as-of-right, height factor building. The proposed building is clearly more in keeping with the scale and character of the surrounding neighborhood than an as-of-right, height factor building would be.

(2) Open areas are provided on the zoning lot that are of sufficient size to serve the residents of the building. Such open areas, which may be located on rooftops, courtyards, or other areas on the zoning lot shall be accessible to and usable by all residents of the building, and have appropriate access, circulation, seating, lighting and paving;

The total open space to provided in the proposed development – 15,904 square feet – exceeds the amount of open space that would be required for the enlargement and the amount of recreation space that would be required for the conversion – 6,763 square feet and 8,983 square feet, respectively, or 15,746 square feet in total – if these two portions of the proposed building were considered independently, as shown in Table 1 above.

The 15,904 square feet of open space to be provided in connection with the project will be located both on the building's rooftops, in an entry court on the ground floor level, and in a large, central courtyard of 6,685 square feet, which will be created in the center of the project by removing part of the existing building. This central courtyard area will be directly accessible from the lobby to the East, as well as from the maisonette units located to the North and South. A large glass wall will ensure that the garden in this central courtyard will be visible from the lobby sitting areas, which will enable residents to enjoy the landscape in inclement weather. In addition, landscape lighting will allow use of the courtyard in the evening hours.

As indicated on the drawings included with this application, prepared by Cook + Fox Architects, LLP, dated November 20, 2006 (the "Drawings"), the rooftop open spaces will be located on both the north and south ends of the building, along West 10th Street and Charles Street, in two separate terraces of 3,615 square feet and 3,744 square feet. There will also be an open space area of 1,860 square feet located at ground level, adjacent to the building's drive-thru.

Each of the required open space areas will be open and accessible to all residents of the building from either the ground level or the roof of the existing building. The required open space areas will also be wheelchair accessible, and will comply with City and New York State requirements on access for persons with disabilities. In addition, raised planting beds in some areas will provide opportunities for residents with disabilities to garden. These raised planters will also allow for sufficient soil depth for healthy plantings, and will provide acoustic buffers to shield residents from street noise and to create semi-private spaces within the open space areas.

Open space circulation will be paved and designed for easy maintenance through the seasons. Paving materials will be durable and designed to reduce slipperiness in all weather. Pathways will be well illuminated with low lighting to reduce glare and “light pollution” in the night sky. Adequate seating areas will be distributed through open space areas, and will be designed to accommodate large or small groups and support privacy and quiet or social interaction.

Outdoor lighting will be designed to Illuminating Engineering Society of North America (IESNA) guidelines and include cut-off luminaires to reduce light trespass and night sky pollution.

(3) The site plan includes superior landscaping for all open areas on the zoning lot, including the planting of street trees;

The large central courtyard will be planted with native trees, lawn areas, and perennial gardens, and will include a reflecting pool. The courtyard will receive plentiful light in all seasons with native plantings designed to support songbirds and butterflies, and provide color and variety to the landscape through the seasons. A waterfall/fountain will add the soothing sound of moving water. As noted above, a large glass wall will ensure that the garden will be visible from lobby sitting areas and enable residents to enjoy the landscape in inclement weather.

Additional open space will be created on two rooftop levels above the existing building. These open space areas will also have native plantings with small trees, perennial gardens, and trellised plantings. The South terrace garden will receive a great deal of sun and will be designed to provide areas of shade and to include more heat tolerant plantings. The North terrace garden will receive less sun and will be designed as a shade garden. Providing building

residents with access to a variety of outdoor spaces will ensure that they will be able to use these areas through more of the year as outdoor comfort requirements change through the seasons.

The majority of private rooftop terraces, at all levels, will have permanent plantings to capture rainwater, reduce rooftop contributions to the urban heat island, enhance views, and increase neighborhood greenspace. Those plantings on the more inaccessible areas of the rooftop will be designed with a minimum of irrigation and maintenance requirements, such that they will remain attractive with less frequent attention. Planted areas, including terraces on multiple levels, will account for more than 50% of the site area providing more than a ½ acre of new greenspace on the block.

The existing streetscape around the proposed building will also be improved with added street trees, as well as recessed entries, small gardens, and stoops for the maisonette units. A drive-thru, which will allow cars to pull onto the site for passenger pick-up and drop-off, will also be landscaped. The entire new building, above the existing 4 story warehouse, will be set back 30 feet from the street, which will reduce its effective scale and maximize sun and daylight to the sidewalk, street plantings, and stoops.

(4) The enlarged building will not adversely affect structures or open space in the vicinity in terms of scale, location, and access to light and air.

The proposed building would retain the existing four-story building, which is built to the streetlines along Charles and West 10th Streets, and would add two 11-story, stepped towers atop the northeast and southeast (respectively) portions of the existing building, joined by a 9-story connector. Two 5-story sections would be added on the northwest and southwest

(respectively) portions of the existing building. An illustrative massing diagram of the proposed building is attached here as Exhibit A.

As noted above, the area of the proposed project includes a mix of low-, mid-, and high-rise buildings with largely commercial and residential uses. The high-rise buildings located within this area are principally concentrated in the western portion of the neighborhood, in the block between Washington and West Streets. Medium-scale apartment buildings and rowhouses are also located in the western portion of the neighborhood, and predominate in the eastern portion. The three historic districts located near the project site – the Greenwich Village Historic District, the Greenwich Village Historic District Extension, and the Weehawken Street Historic District – are characterized by their collection of older, low-scale, brick rowhouses of between three and five stories.

There are also many buildings of a height similar to or greater than the height of the proposed enlargement within 400 feet or less of the proposed project site, particularly within the block between West Street and Washington Street. Buildings of similar height and scale located nearby include the three 16-story towers of 165 Charles Street and the Perry West development, the 21-story building at the southeast corner of Washington and Charles Streets, the 14-story residential building at 296-298 Christopher Street, the Archive Apartments on the block bounded by Christopher, Greenwich, Barrow, and Washington Streets, and a ten-story building that is currently under construction at the southeast corner of West 11th and West Streets. Therefore, the proposed project would be in keeping with the scale of many existing buildings in the study area, particularly those buildings outside of the historic districts.

Because the proposed new construction would occur atop an existing building, no substantial changes are anticipated to the streetwall or setback of the existing building, which

would retain its overall visual character. The requested Authorization will therefore facilitate the preservation the existing character and scale of the neighborhood, since the existing building could be independently demolished and replaced with a height factor tower with setbacks from the streetline.

The EAS analyzes the impact of the proposed project on views and shadows in the neighborhood, and states that view corridors afforded from public spaces (streets and sidewalks) immediately adjacent to the project site, including views westward towards the Hudson River, south towards the Weehawken Street Historic District, and views of the Greenwich Village Historic District Extension, are not expected to be compromised by the proposed project. The stepped tower arrangement of the proposed project would use its varying heights and setbacks to break up its bulk as viewed from vantage points immediately surrounding the project site. Thus, the project would not block the view to any visual resources identified in the EAS. The EAS also notes that the proposed project would not affect the nearby street furniture, including adjacent historic lampposts, or existing streets trees.

To avoid any impact from construction activities on nearby historic resources, all historic buildings located within 90 feet of the site would be included in the Construction Protection Plan to be developed for the proposed project. Five such buildings are within this 90-foot radius, including the Holland Hotel, buildings in the Weehawken Street Historic District, and the residence at 159 Charles Street (calendared for consideration by New York City Landmarks Preservation Commission).

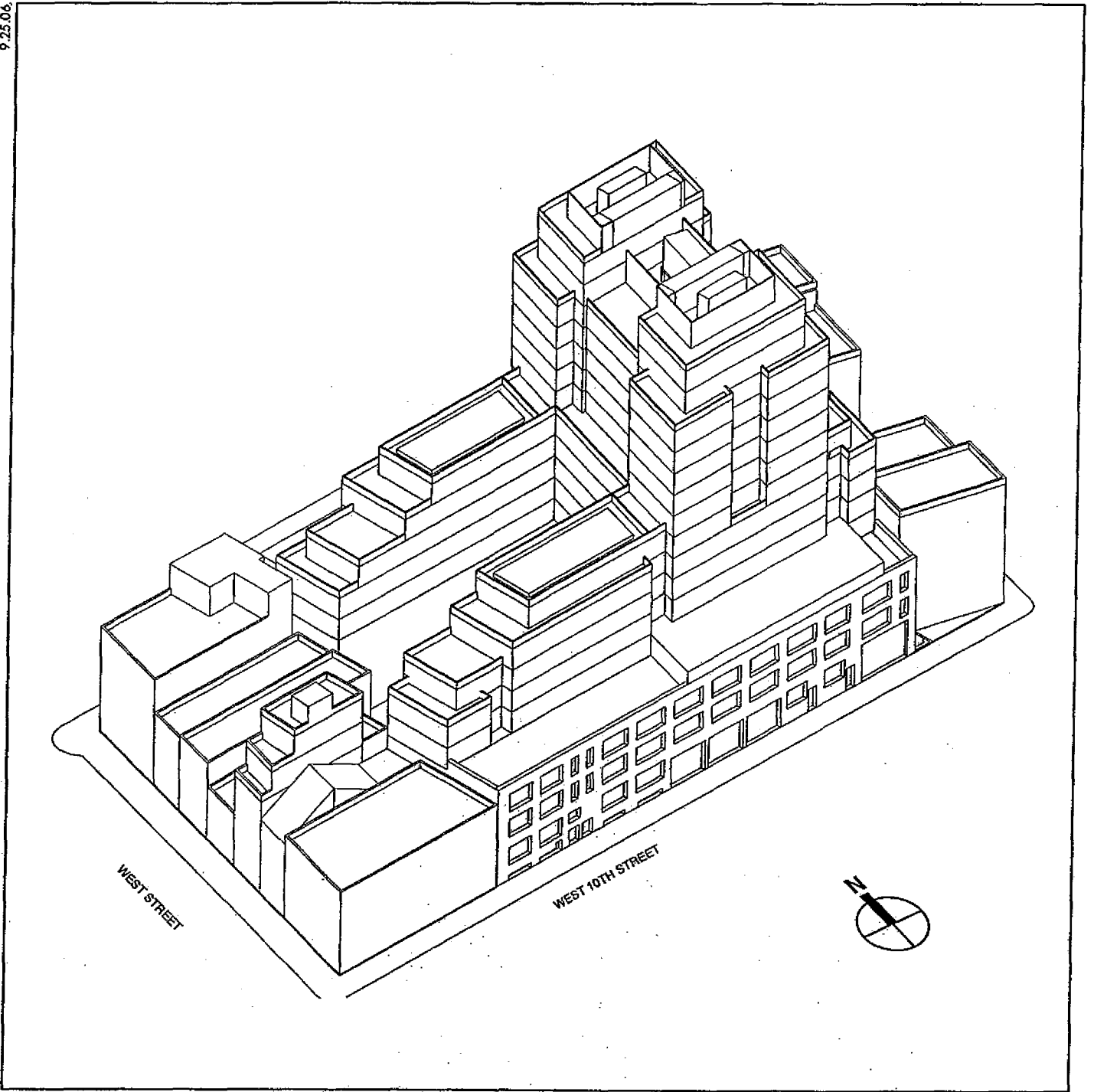
V. CONCLUSION

Based on the foregoing, the applicant respectfully requests that the Commission enact the proposed text amendment and grant the proposed Authorization.

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Exhibit A

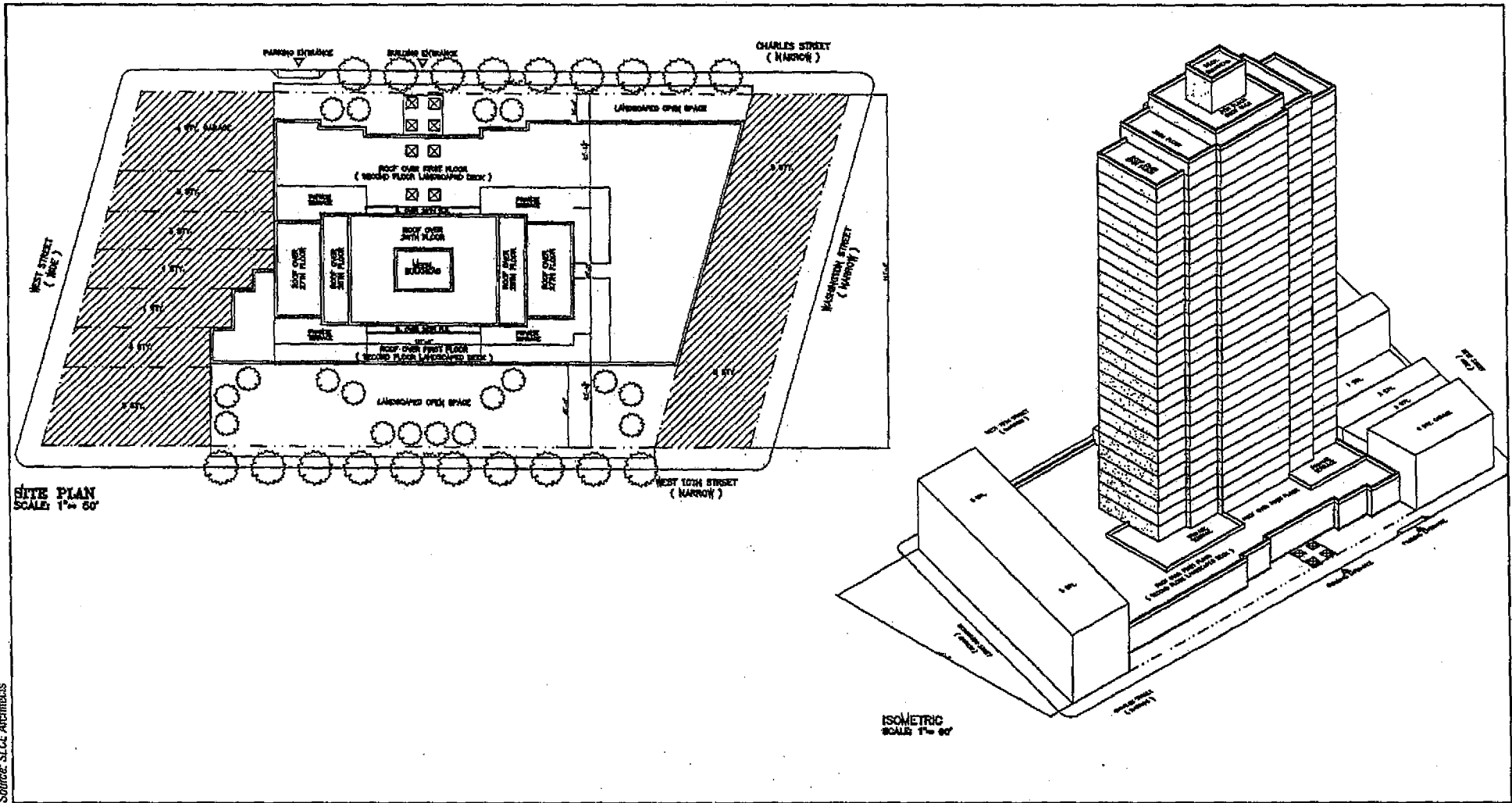
Illustration of Proposed Building

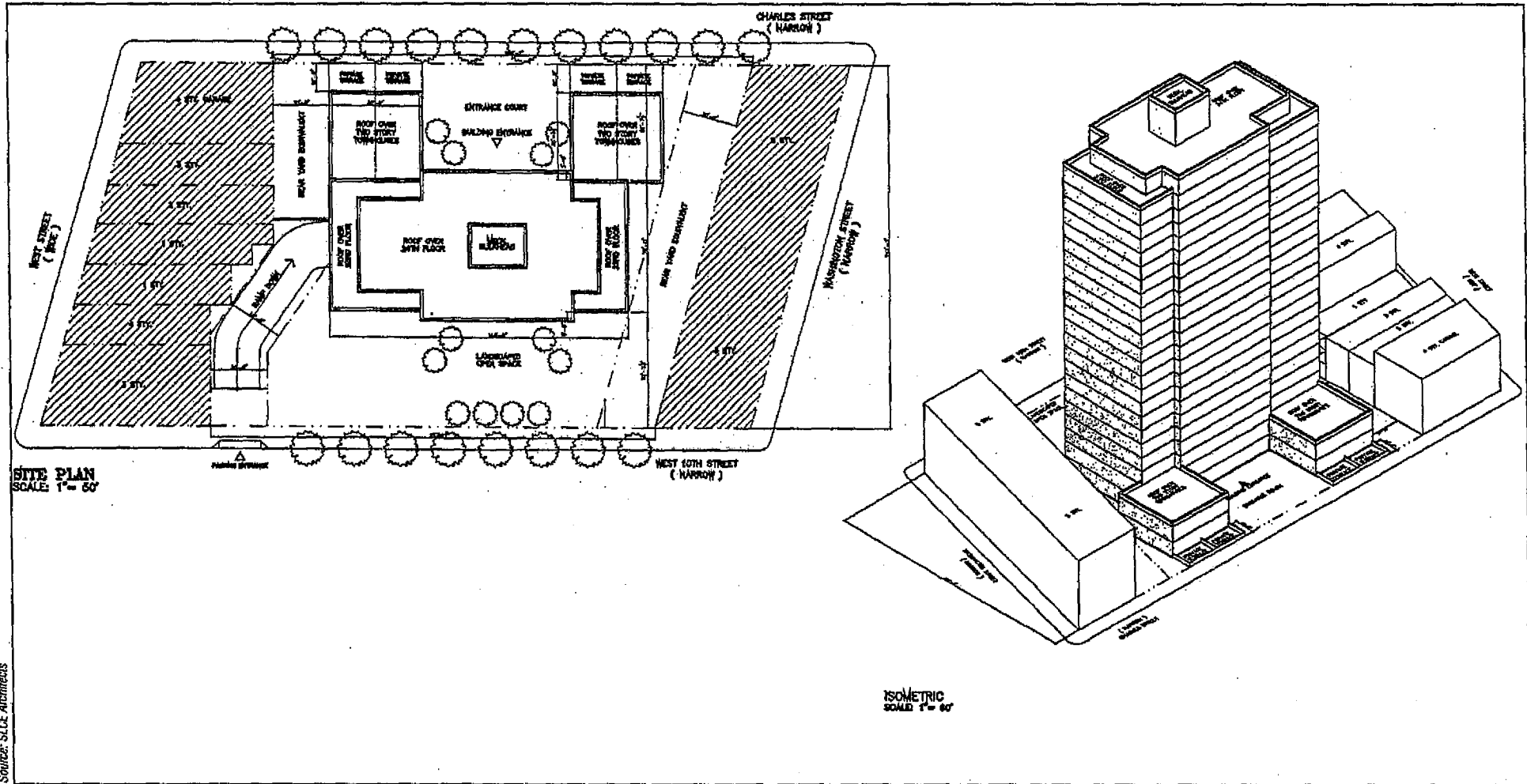


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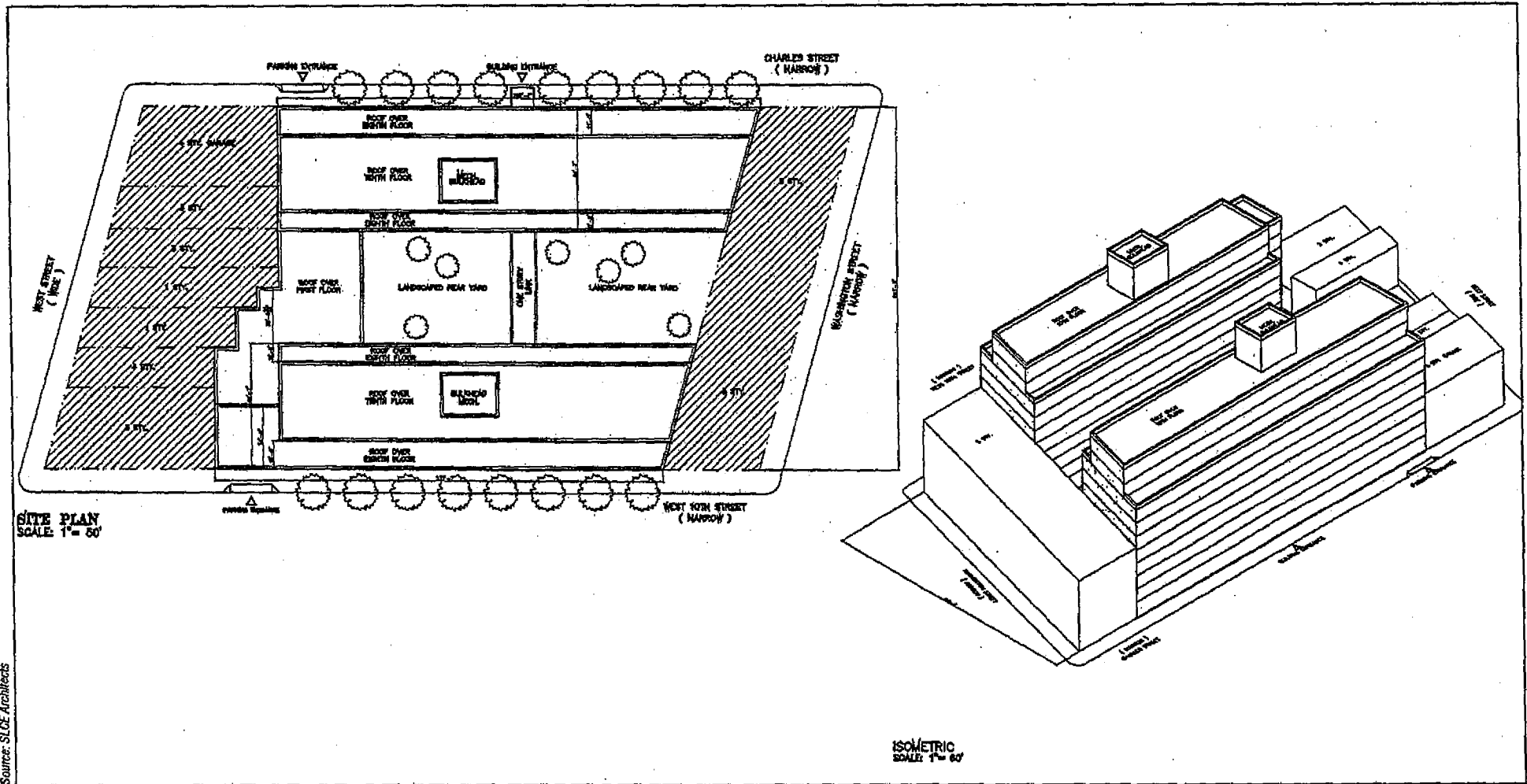
Exhibit B

Illustration of Potential As-of-Right Buildings

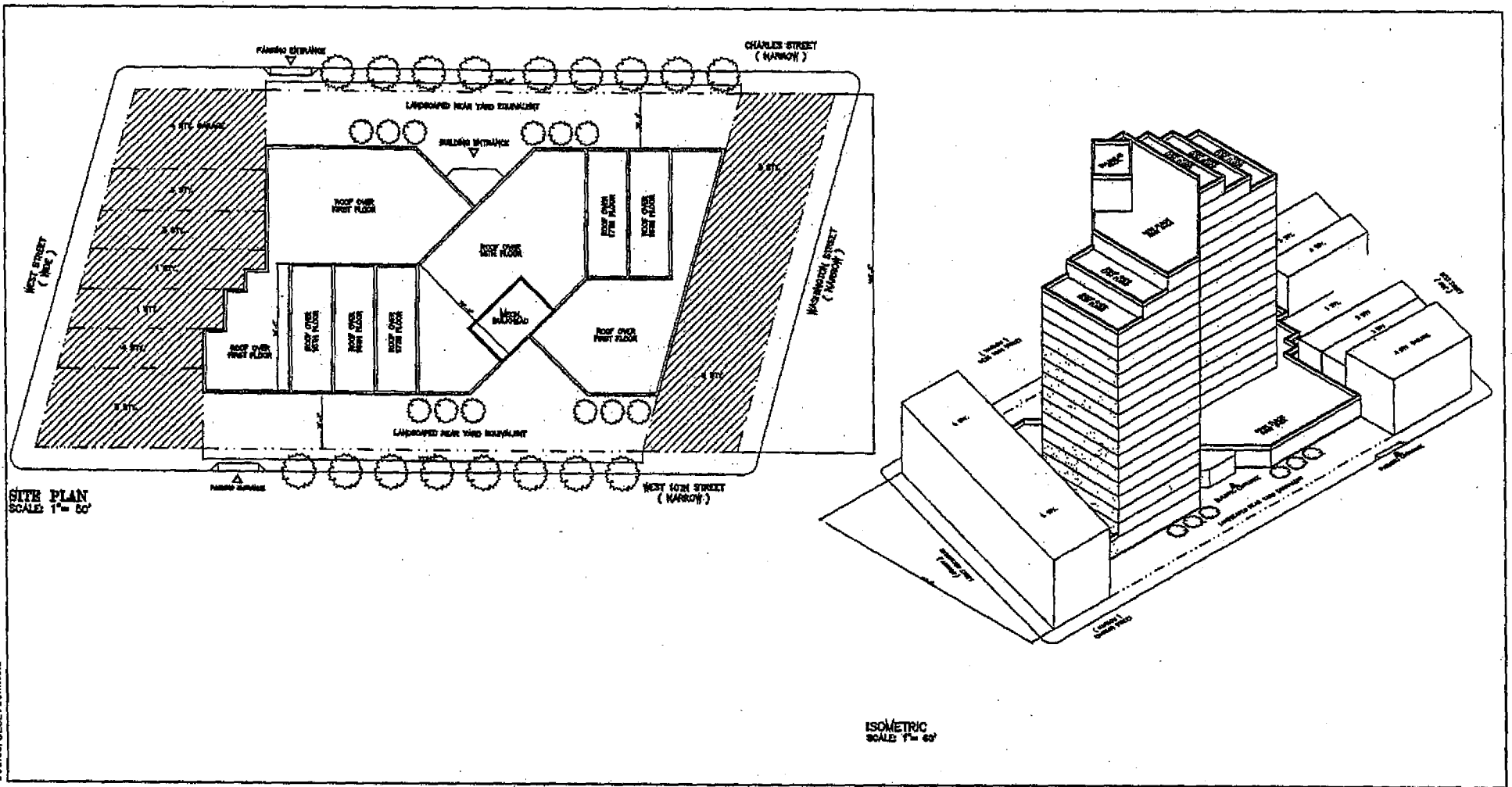




Source: SLICE Architects



Source: SLCE Architects



Source: SLCE Architects

The Watershed on Charles

303 West 10th Street
New York, NY

The Witkoff Group
Development



- HUDSON RIVER
- PARK & OUTDOOR RECREATION
- RESIDENTIAL
- COMMERCIAL
- MIXED RESIDENTIAL/COMMERCIAL
- INDUSTRIAL
- MIXED INDUSTRIAL/COMMERCIAL
- TRANSPORTATION
- PUBLIC FACILITIES & INSTITUTIONS
- MIXED INDUSTRIAL/RESIDENTIAL/COMMERCIAL

xxx BLOCK NUMBER
 xxx STREET ADDRESS
 x NUMBER OF STOREYS
 (x) LOT NUMBER

LAND USES PER 1990 LAND USE MAP,
 DCP NYC WITH UPDATES TO BLOCKS
 636, 637 & 630

1 AREA PLAN

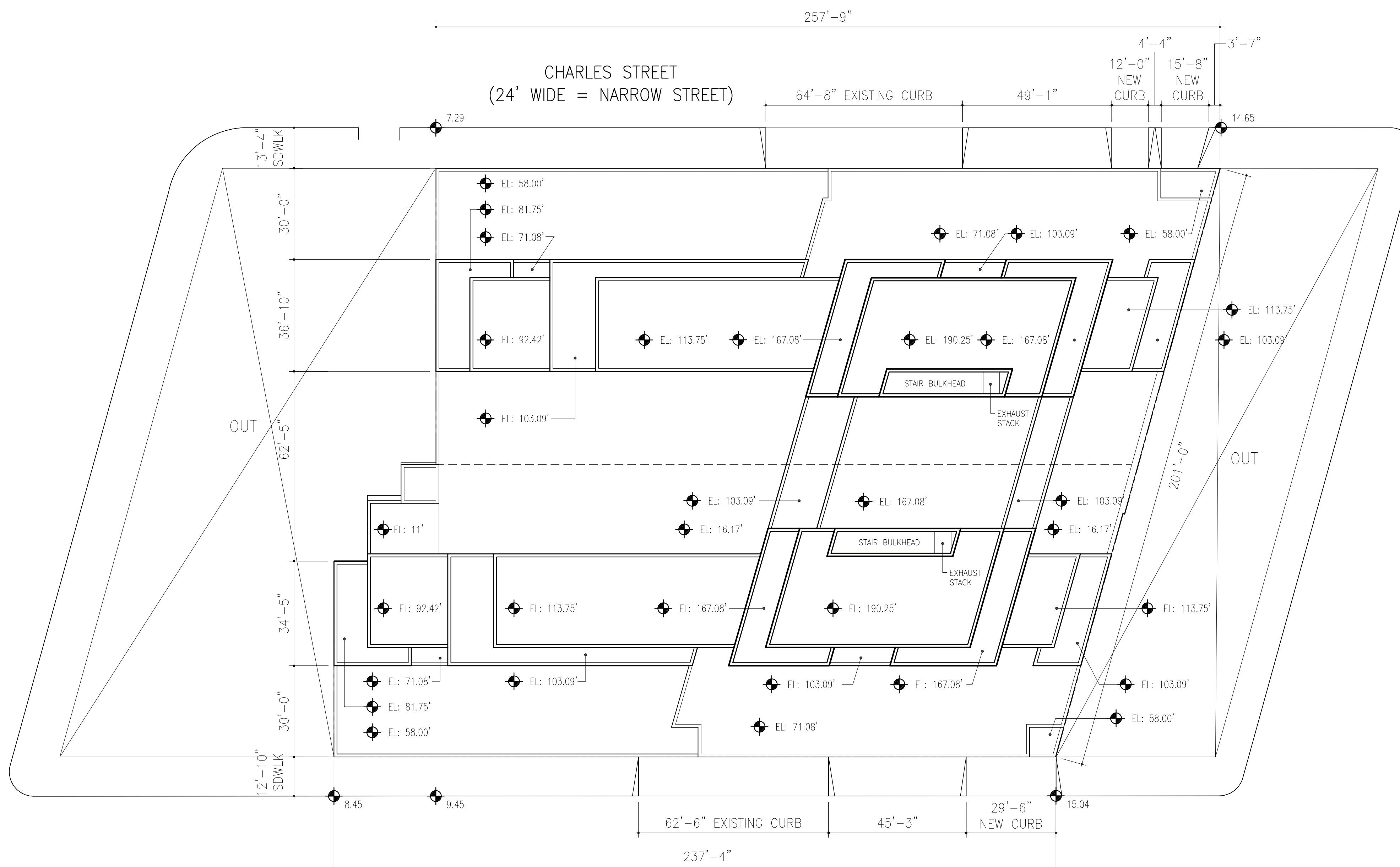
SCALE: 1" = 50'-0"

FINAL DRAFT
MARCH 5, 2007

AREA PLAN
 ATTACHMENT 9

Cook+Fox Architects LLP

Z-1



1 SITE PLAN
SCALE: 1" = 20'-0"

FLOOR AREA SCHEDULE: EXISTING

FLOOR	USE	FA (SF)
1	Warehouse and Storage	47,493 SF
2	Warehouse and Storage	47,373 SF
3	Warehouse and Storage	47,373 SF
4	Warehouse and Storage	38,507 SF
TOTAL		180,746 SF

DWELLING UNIT SCHEDULE: PROPOSED

TOTAL UNIT COUNT	COUNT
TOTAL	112

CITY PLANNING ACTIONS

- For the enlargement of a non-residential building converted to dwelling units:
- Authorization to waive the open space equivalent requirement for the existing portion of the building pursuant to Section 15-41 (a).
 - Authorization to permit the maximum floor area ratio without regard to height factor on open space requirements pursuant to Section 15-41 (b).

RELATED CITY PLANNING ACTIONS

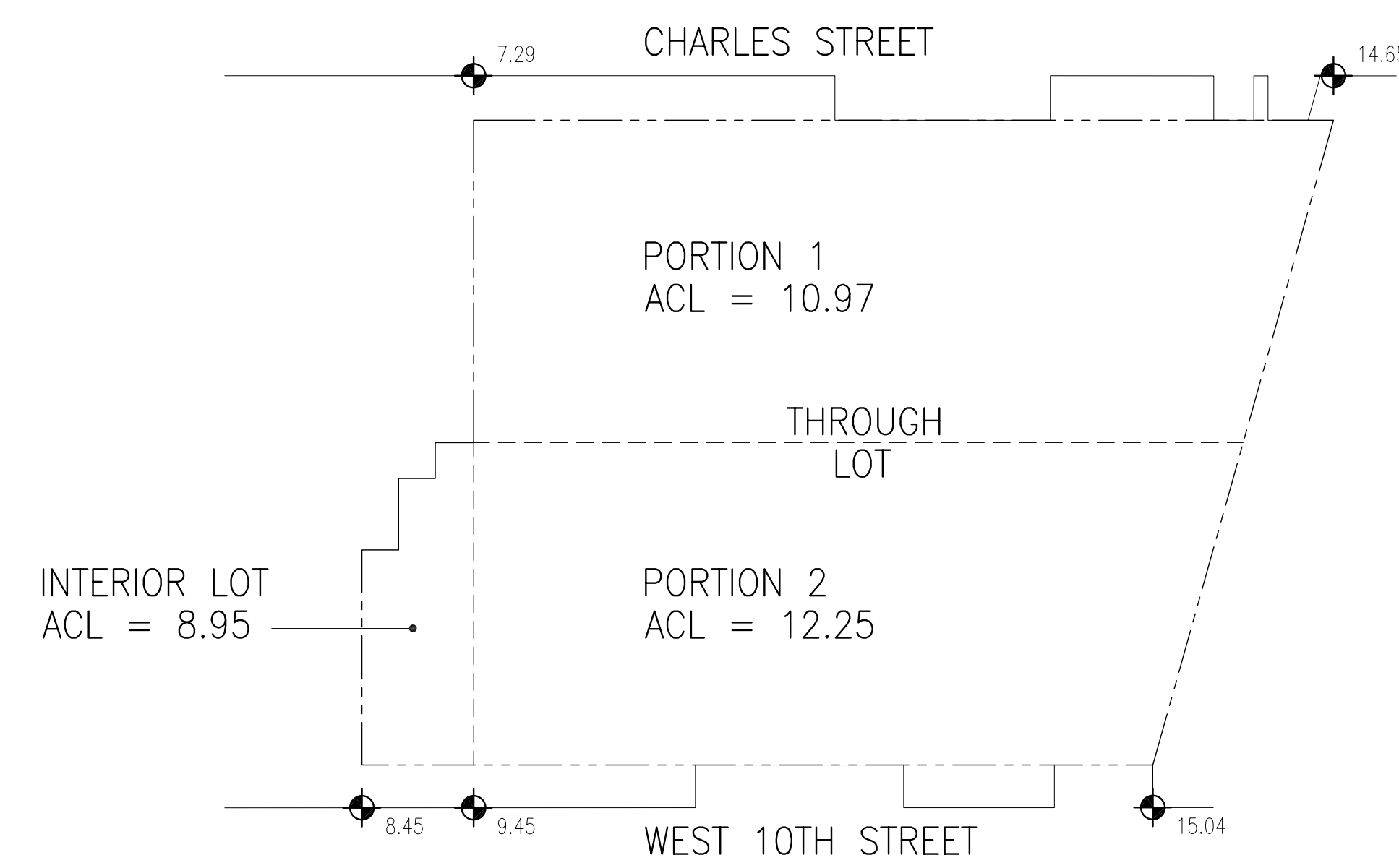
- Text amendment to Section 15-41.

ZONING CALCULATIONS

Applicable Section	Calculation	Applicable Section	Notes
Map 12a	1. Zoning Districts C1-7	15-11	8. Yards For converted residential: yard regulations are not applicable. For residential enlargement:
22-00	2. Lot Area 47,493 SF	23-541	No rear yard required on an interior lot within 100' of the intersection of 2 streets for residential use.
32-00	3. Uses Permitted Use Groups 1-6	23-533	60' rear yard equivalent required for through lot for residential use. Complies: See Sheet Z-5
23-142	4. Uses Provided UG 2 Residential	15-12	11. Open Space Equivalent Open Space equivalent not provided Requires City Planning Modification Complies: See Sheet Z-5.
34-112	5. Floor Area Permitted	15-41 (a)	
15-41	Note: Floors 2-4 will be a residential conversion pursuant to Sec. 15-00 and enlargement above request authorization pursuant to Sec. 15-41.		
23-142	A. FAR Permitted	23-63	12. Height and setback regulations Enlargement will comply Complies: See sheet Z-6.
33-122	1) Basic FAR Commercial 2 6.02	34-24	13. Accessory Off-Street Parking Regulations
	B. Floor area permitted	13-00	A. None required B. Residential parking permitted 20% of the number of new dwelling units 112 DU's x .20 = 22 spaces C. New parking provided 22 spaces D. Maximum size of accessory parking facility 200 times the number of new spaces provided 200 x 22 = 4,400 SF 4,400 SF provided Complies: see plans
	1) Commercial 47,493 x 2 = 94,986 SF	13-41	
	2) Residential 47,493 x 6.02 = 285,908 SF	13-12	
	3) Maximum = 285,908 SF		
on all facades of double-glazed ventilation) and	6. Floor Area Proposed (See Floor area schedules; Sheet Z-2)	13-143	14. Required Off-Street Loading None required No commercial use None provided
r informational	A. Existing Building to be converted and reconstructed 180,746 SF		
, borough of	B. Enlargement Residential 99,463 SF		
atum of 1929	C. Total Residential 280,209 SF	36-62	
W.	7. Dwelling units permitted		
	A. Dwelling unit factor 740		
	B. Maximum residential floor area permitted RB equivalent zones.		
	C. Maximum dwelling units permitted 285,908 / 740 = 386 DU's		
	D. Dwelling units proposed 112 DU's		
	Complies - See DU Schedule		

FLOOR AREA SCHEDULE PROPOSED

FLOOR #	USE	GSF	DEDUCTIONS (SF)	ZSF
CELLAR	Accessory Parking	2,700	2,700	0
	Mechanical Room	2,634	2,634	0
	Storage	39,564	0	0
BASEMENT	Residential	2,595	500	2,095
	Residential	38,312	3,417	34,895
1	Residential	38,312	951	37,362
2	Residential	38,312	953	37,359
3	Residential	31,003	848	30,156
4	Residential	22,712	675	22,037
5	Residential	22,058	618	21,440
6	Residential	20,433	597	19,836
8	Residential	16,295	513	15,782
9	Residential	10,342	341	10,001
10	Residential	10,342	341	10,001
11	Residential	10,342	341	10,001
12	Residential	10,342	341	10,001
13	Residential	10,342	341	10,001
14	Residential	5,444	218	5,226
15	Residential	5,444	1,427	4,017
R	Bulkhead	756	756	0
TOTALS	Retail	0	0	0
	Residential	292,630	12,421	280,209
	Total	338,284	18,511	280,209



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SITE PLAN
ATTACHMENT 2

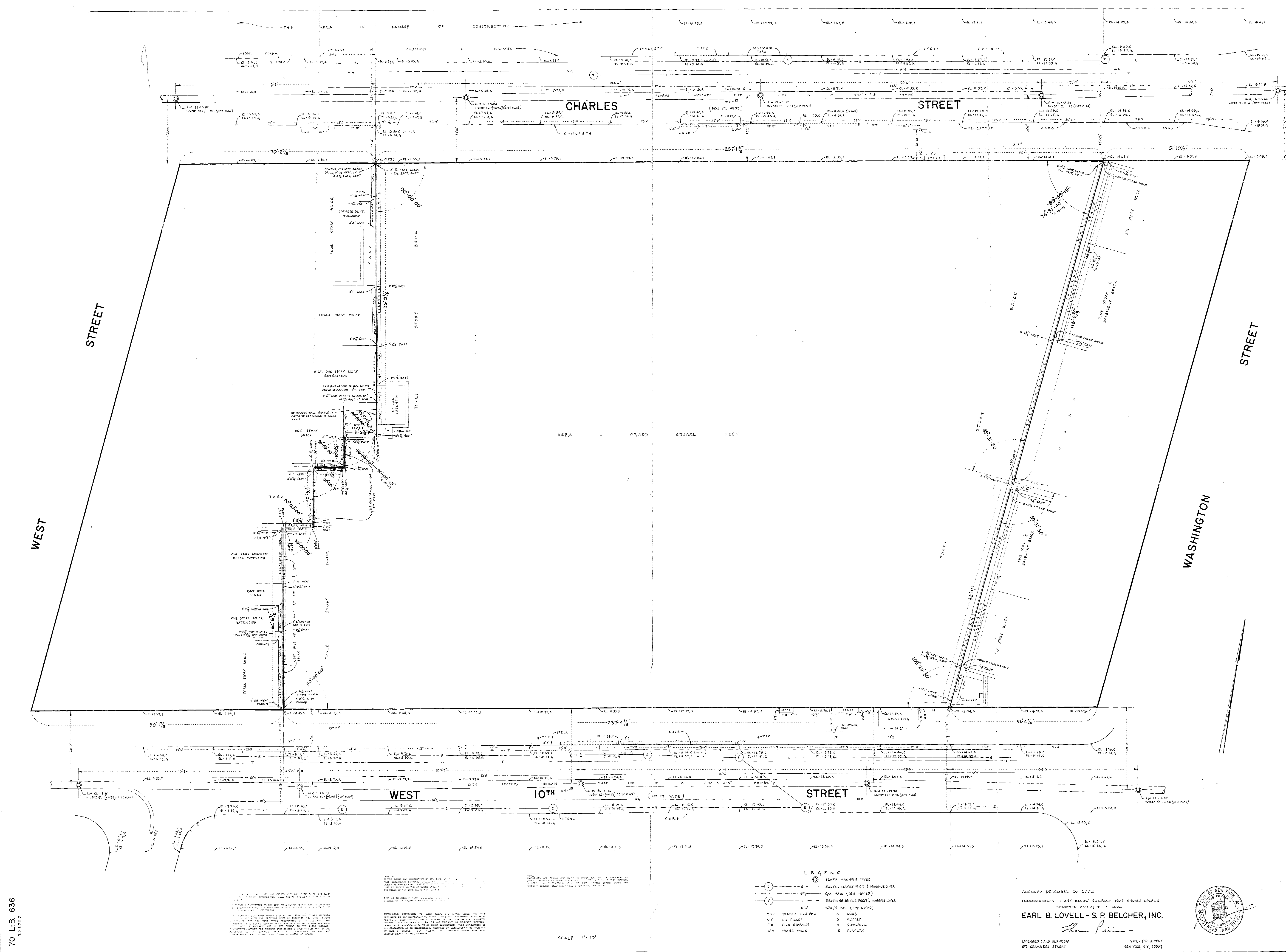
Cook+Fox Architects LLP

Z-2

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SITE SURVEY
ATTACHMENT 1

Cook+Fox Architects LLP

Z-3

The Watershed on Charles

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LEGEND



NOTE
1. Gross building areas, deductions, and unit counts are estimates, provided for informational purposes and are subject to change.

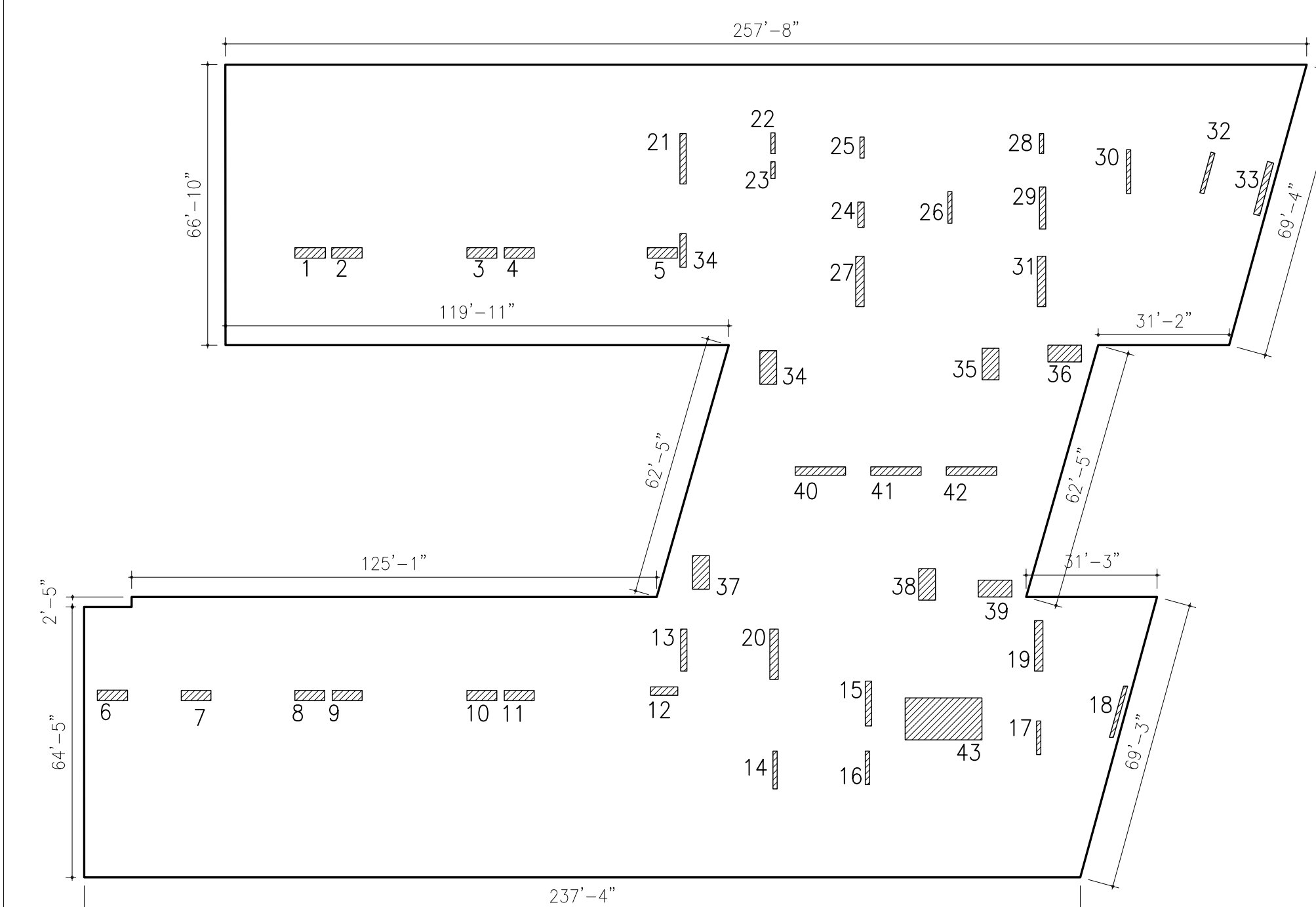
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MARCH 5, 2007

GROSS FLR AREA ATTACHMENT 4

Cook+Fox Architects LLP

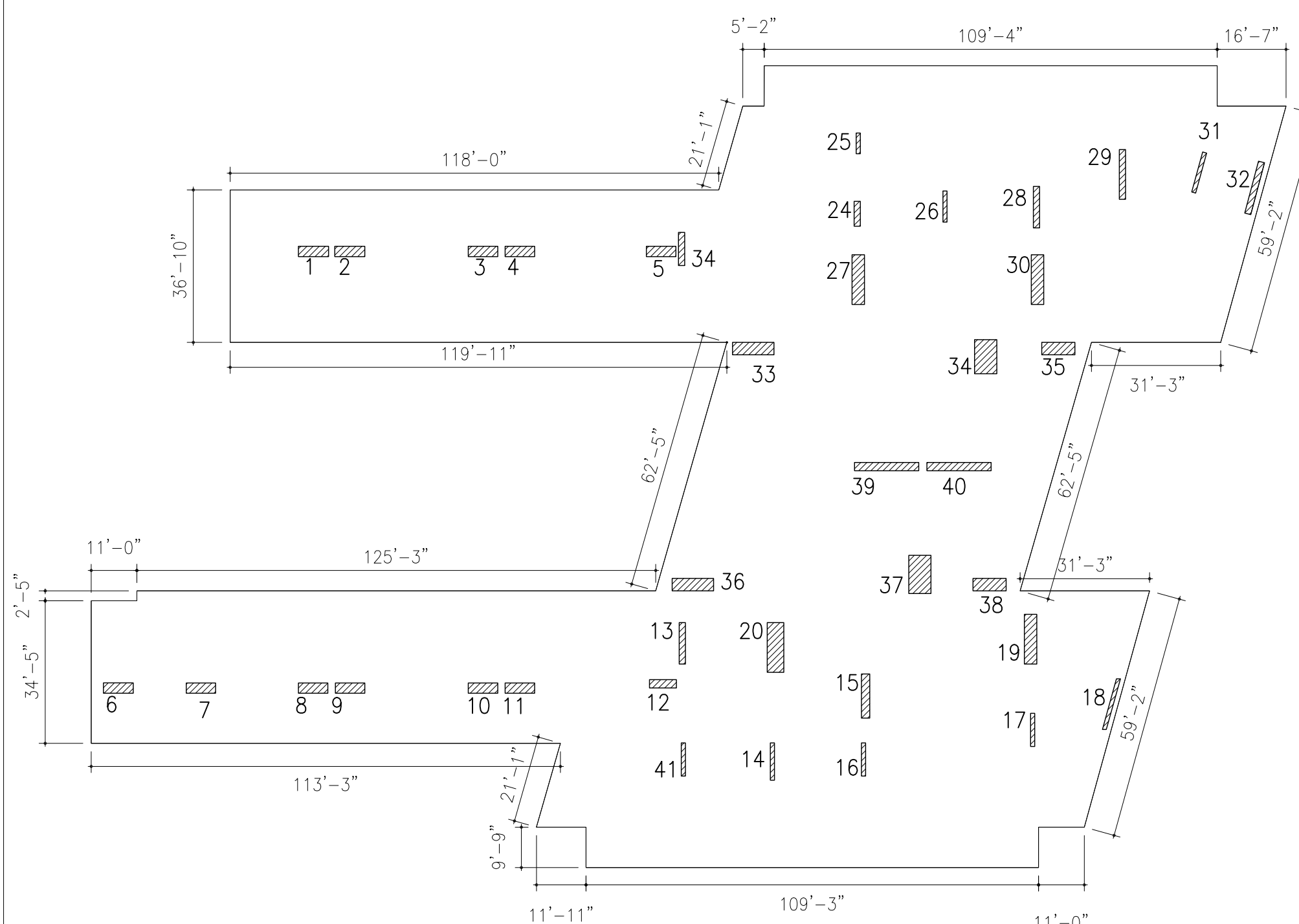
Z-4A

GROSS FA (SF PER FL)	DEDUCTS		ZONING FA (SF)
	#	CALCULATION	
38,312			
	1	7.5 x 2.67	20
	2	7.5 x 2.67	20
	3	7.5 x 2.67	20
	4	7.5 x 2.67	20
	5	7.5 x 2.67	20
	6	7.5 x 2.67	20
	7	7.5 x 2.67	20
	8	7.5 x 2.67	20
	9	7.5 x 2.67	20
	10	7.5 x 2.67	20
	11	7.5 x 2.67	20
	12	7.5 x 2.67	20
	13	1.5 x 10	15
	14	1 X 8	8
	15	1.5 x 10	15
	16	1 X 8	8
	17	1 X 8	8
	18	1 X 12	12
	19	2 x 12	24
	20	2 x 12	24
	21	1.5 x 12	18
	22	1 x 4	4
	23	1 x 5	5
	24	1.5 X 6	9
	25	1 x 5	5
	26	1 x 7.5	7.5
	27	2 x 12	24
	28	1 x 4	4
	29	1.5 x 10	15
	30	1 x 10	10
	31	2 x 12	24
	32	1 x 10	10
	33	1.5 x 12	18
	34	4 x 8	32
	35	4 X 7.5	30
	36	4 x 8	32
	37	4 x 8	32
	38	4 X 7.5	30
	39	4 x 8	32
	40	2 x 12	24
	41	2 x 12	24
	42	2 x 12	24
	43	14 x 16	183
TOTAL			951
			37,362



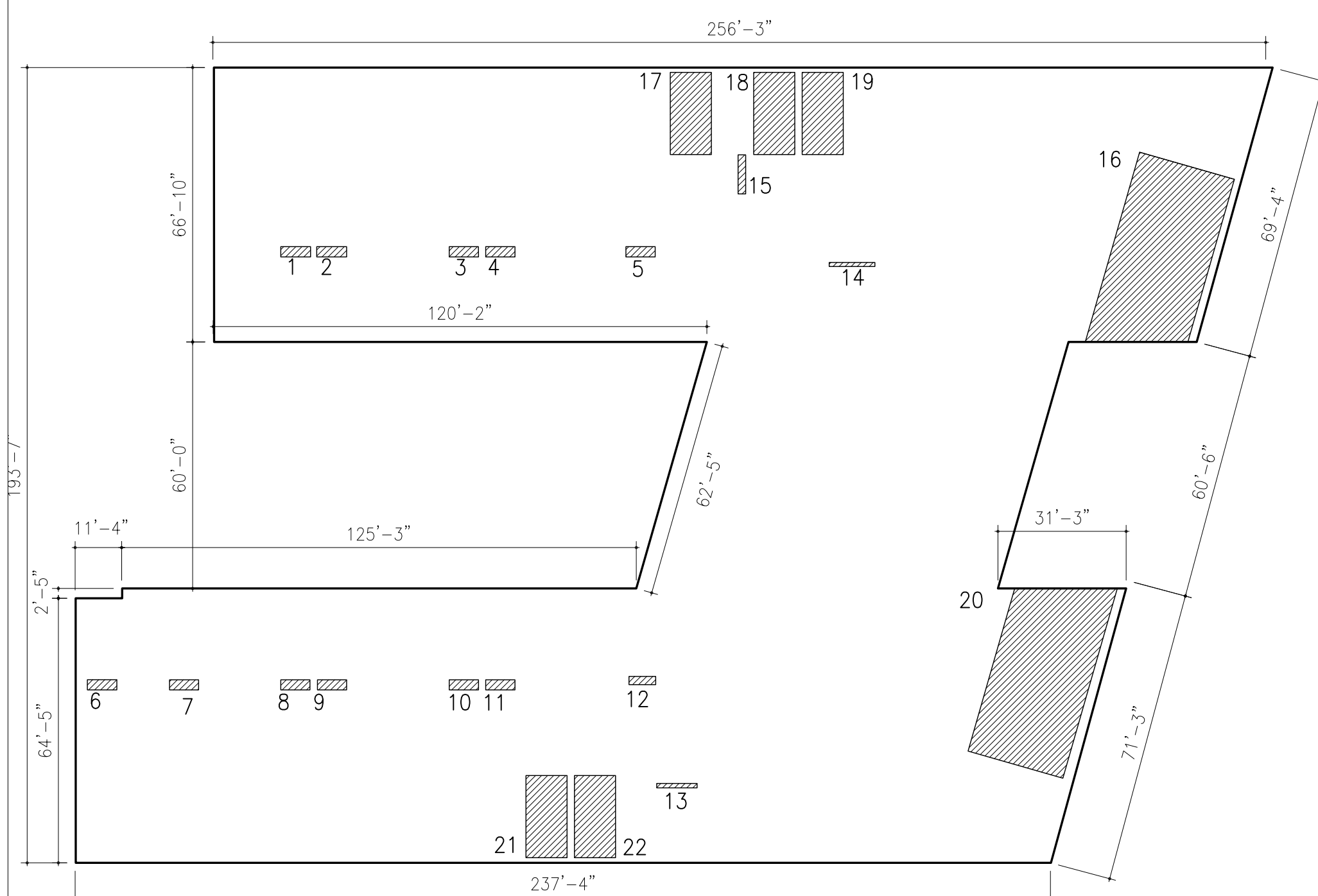
2 2ND FLOOR
SCALE: N.T.S.

GROSS FA (SF PER FL)	DEDUCTS		ZONING FA (SF)
	#	CALCULATION	
31,003			
	1	7.5 x 2.67	20
	2	7.5 x 2.67	20
	3	7.5 x 2.67	20
	4	7.5 x 2.67	20
	5	7.5 x 2.67	20
	6	7.5 x 2.67	20
	7	7.5 x 2.67	20
	8	7.5 x 2.67	20
	9	7.5 x 2.67	20
	10	7.5 x 2.67	20
	11	7.5 x 2.67	20
	12	7.5 x 2.67	20
	13	1.5 x 10	15
	14	1 X 8	8
	15	2 x 10	20
	16	1 X 8	8
	17	1 X 8	8
	18	1 X 12	12
	19	3 x 12	36
	20	4 x 12	48
	21	1.5 x 12	18
	22	1 x 4	4
	23	1 x 5	5
	24	1.5 X 6	9
	25	1 x 5	5
	26	1 x 7.5	7.5
	27	4 x 12	36
	28	1.5 x 10	15
	29	1.5 x 12	18
	30	3 x 12	36
	31	1 x 10	10
	32	1.5 x 12	18
	33	4 x 10	30
	34	4 X 7.5	44
	35	4 x 8	24
	36	4 x 10	30
	37	4 X 7.5	49
	38	4 x 8	24
	39	2 x 15.5	31
	40	2 x 15.5	31
	41	1 x 8	8
TOTAL			848
			30,156



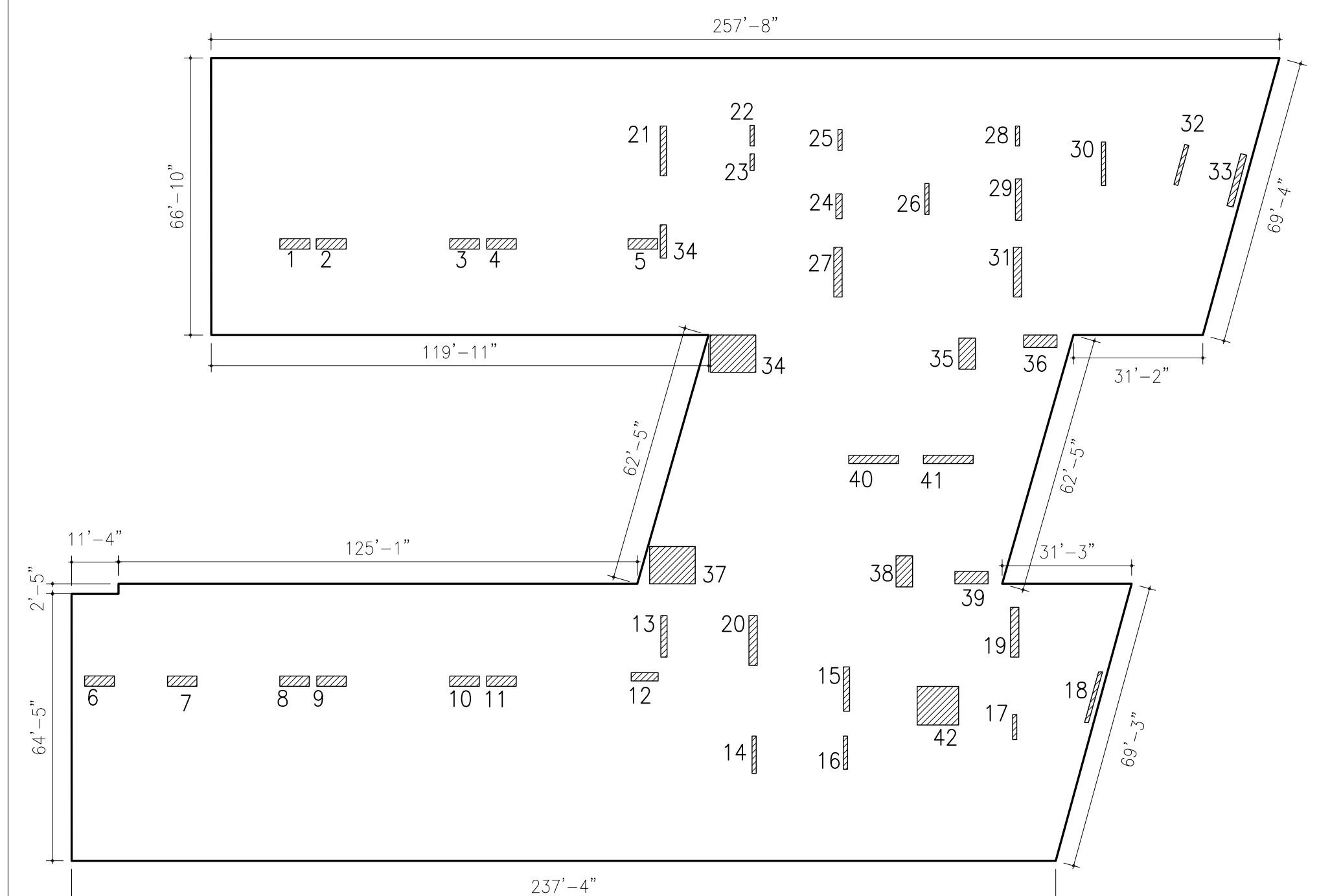
4 4TH FLOOR
SCALE: N.T.S.

GROSS FA (SF PER FL)	DEDUCTS		ZONING FA (SF)
	#	CALC	
38,312			
	1	7.5 x 2.67	20
	2	7.5 x 2.67	20
	3	7.5 x 2.67	20
	4	7.5 x 2.67	20
	5	7.5 x 2.67	20
	6	7.5 x 2.67	20
	7	7.5 x 2.67	20
	8	7.5 x 2.67	20
	9	7.5 x 2.67	20
	10	7.5 x 2.67	20
	11	7.5 x 2.67	20
	12	7.5 x 2.67	20
	13	1.22 x 9	11
	14	1.22 x 9	11
	15	1.79 x 9.5	17
	16	24 x 44.54	1069
	17	10 x 20	200
	18	10 x 20	200
	19	10 x 20	200
	20	24 x 44.54	1069
	21	10 x 20	200
	22	10 x 20	200
TOTAL			3,417
			34,895



1 1ST FLOOR
SCALE: N.T.S.

GROSS FA (SF PER FL)	DEDUCTS		ZONING FA (SF)
	#	CALCULATION	
38,312			
	1	7.5 x 2.67	20
	2	7.5 x 2.67	20
	3	7.5 x 2.67	20
	4	7.5 x 2.67	20
	5	7.5 x 2.67	20
	6	7.5 x 2.67	20
	7	7.5 x 2.67	20
	8	7.5 x 2.67	20
	9	7.5 x 2.67	20
	10	7.5 x 2.67	20
	11	7.5 x 2.67	20
	12	7.5 x 2.67	20
	13	1.5 x 10	15
	14	1 X 8	8
	15	1.5 x 10	15
	16	1 X 8	8
	17	1 X 8	6
	18	1 X 12	12
	19	2 x 12	24
	20	2 x 12	24
	21	1.5 x 12	18
	22	1 x 4	4
	23	1 x 5	5
	24	1.5 X 6	9
	25	1 x 5	5
	26	1 x 7.5	8
	27	2 x 12	24
	28	1 x 4	4
	29	1.5 x 10	15
	30	1 x 10	10
	31	2 x 12	24
	32	1 x 10	10
	33	1.5 x 12	18
	34	9 x 11	99
	35	4 X 7.5	30
	36	4 x 8	24
	37	9 x 11	99
	38	4 X 7.5	30
	39	4 x 8	24
	40	2 x 12	24
	41	2 x 12	24
	42	9.3 x 10	93
TOTAL			953
			37,359

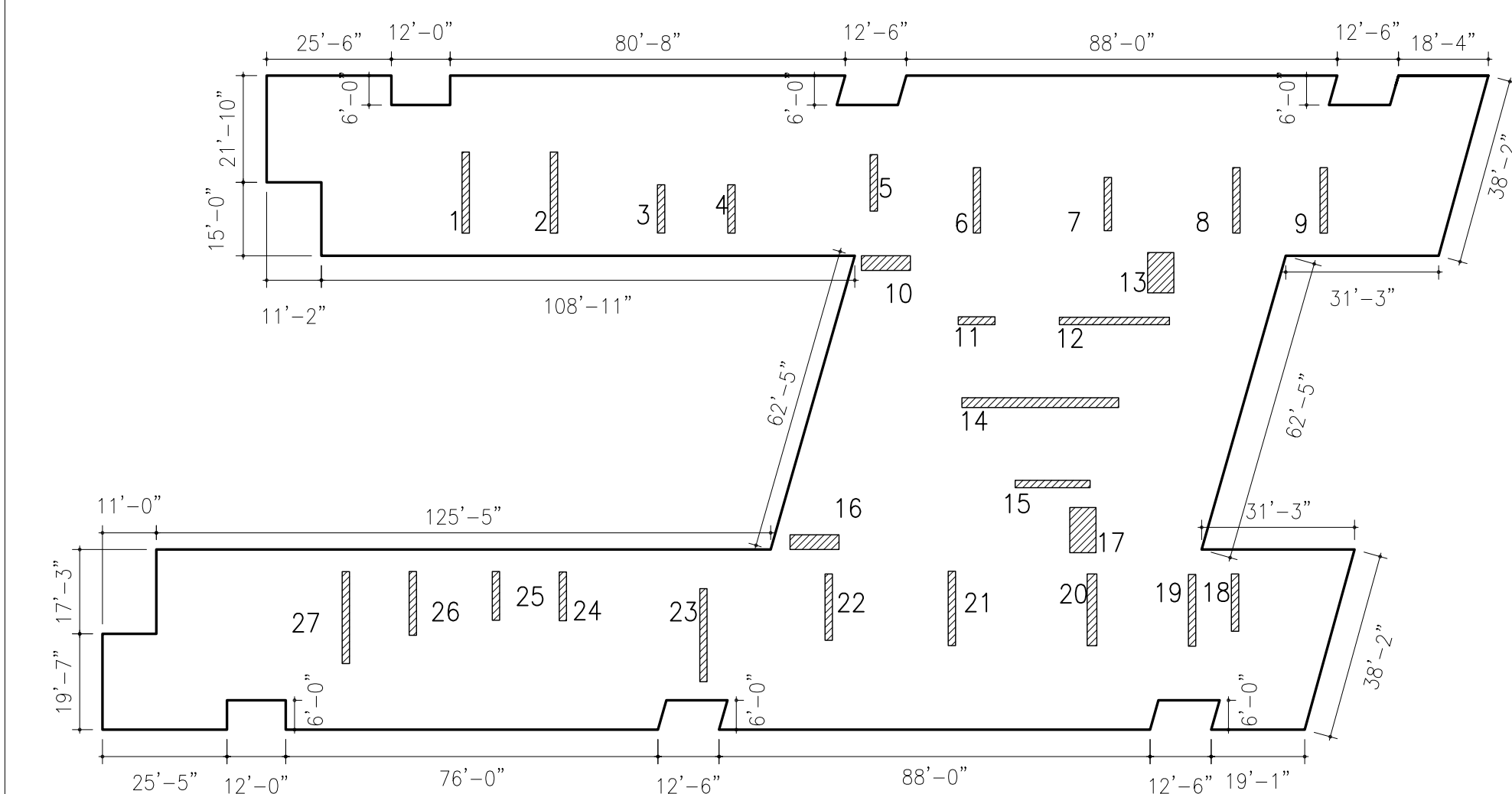


3 3RD FLOOR
SCALE: N.T.S.

The Watershed on Charles

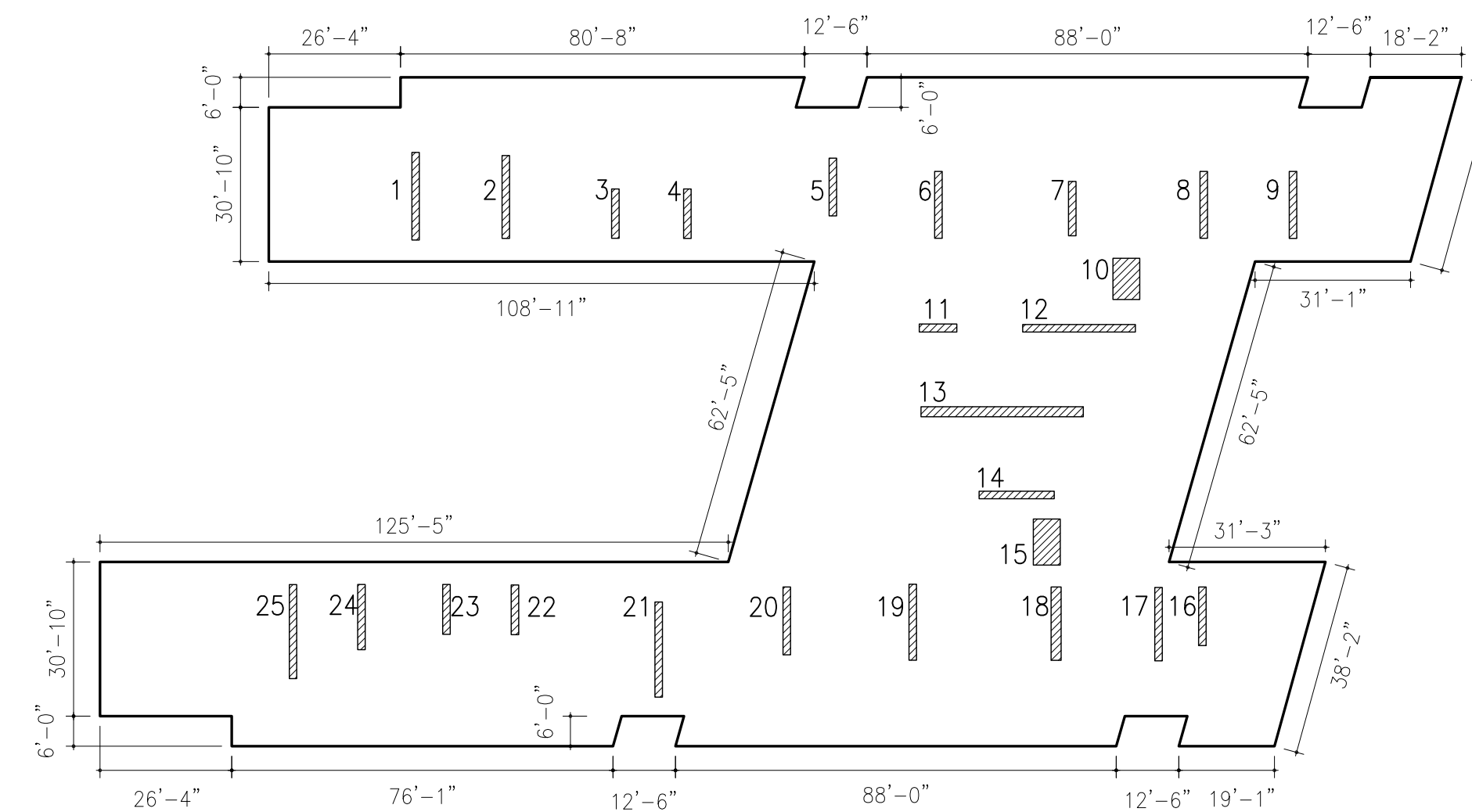
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New York, NY

The Witkoff Group
Development



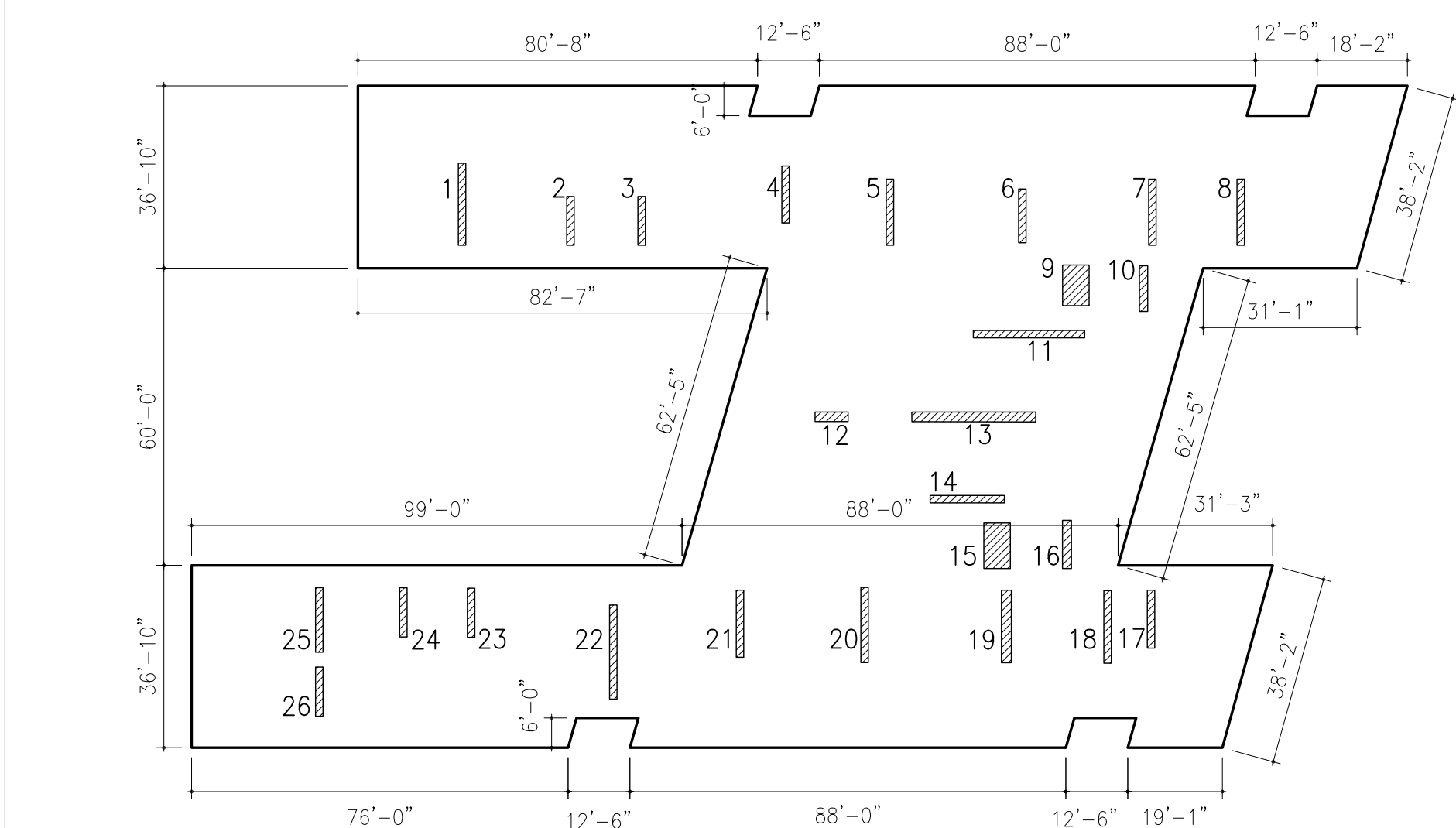
GROSS FA (SF PER FL)	DEDUCTS			ZONING FA (SF)
22,712	#	CALCULATION	SF	
	1	1.5 x 16.5	25	
	2	1.5 x 16.5	25	
	3	1.5 x 9	15	
	4	1.5 x 9	15	
	5	1.5 x 11.5	17	
	6	1.5 x 13.5	20	
	7	1.5 x 10.5	16	
	8	1.5 x 13.5	20	
	9	1.5 x 13.5	20	
	10	10 x 3	30	
	11	7.5 x 1.5	12	
	12	22.5 x 1.5	34	
	13	5.5 x 8	44	
	14	32 x 2	64	
	15	15 x 1.5	23	
	16	10 x 3	30	
	17	5.5 x 9	49	
	18	1.5 x 11.5	17	
	19	1.5 x 14.5	22	
	20	2 x 14.5	29	
	21	1.5 x 15	23	
	22	1.5 x 13.5	20	
	23	1.5 x 19	28	
	24	1.5 x 10	15	
	25	1.5 x 10	15	
	26	1.5 x 12.5	19	
	27	1.5 x 19	28	
TOTAL			675	22,037

5 5TH FLOOR
SCALE: N.T.S.



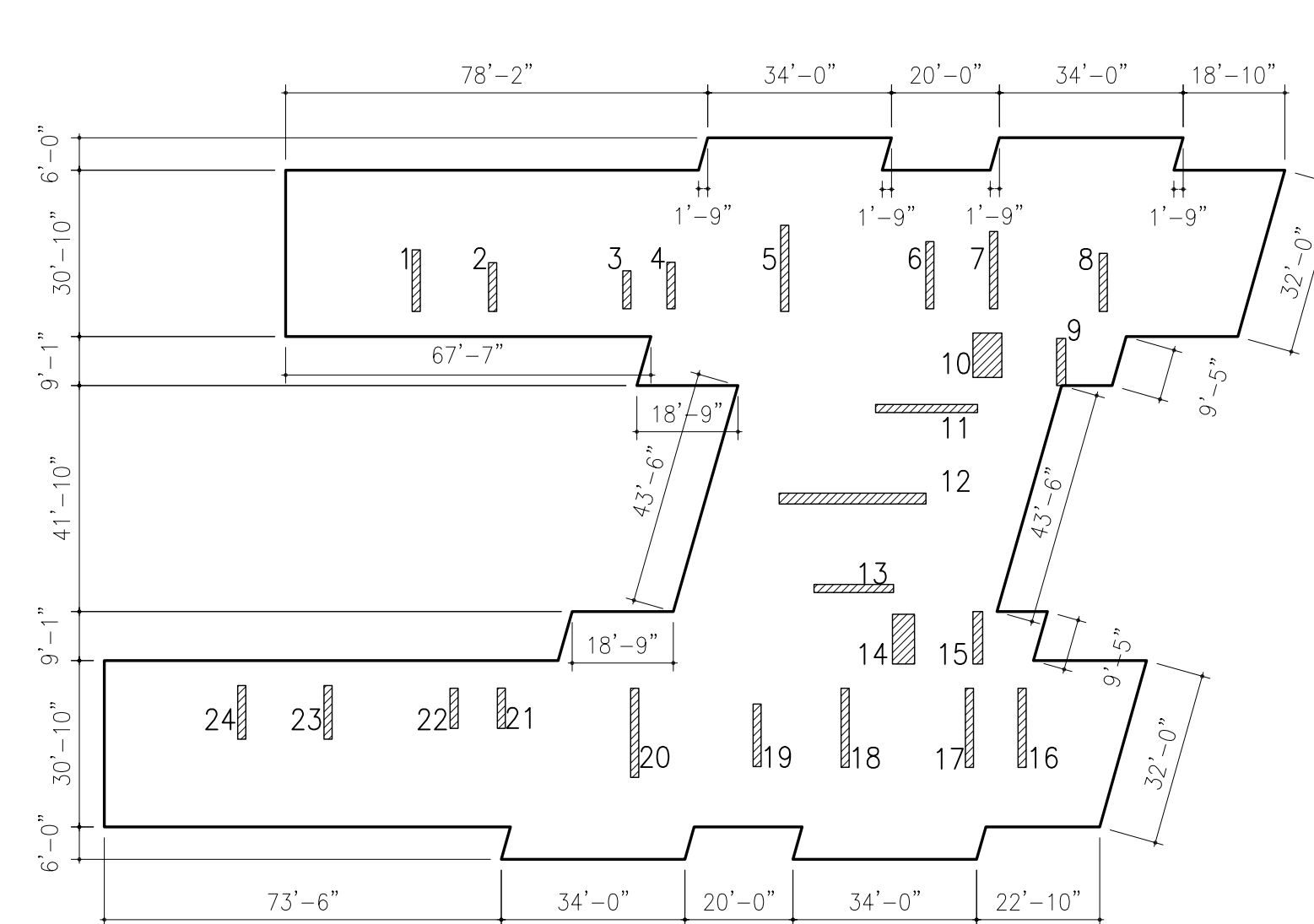
GROSS FA (SF PER FL)	DEDUCTS			ZONING FA (SF)
22,058	#	CALCULATION	SF	
	1	1.5 x 17	26	
	2	1.5 x 16.5	25	
	3	1.5 x 10	15	
	4	1.5 x 10	15	
	5	1.5 x 11.5	17	
	6	1.5 x 13	20	
	7	1.5 x 10.5	16	
	8	1.5 x 13.5	20	
	9	1.5 x 13.5	20	
	10	5.5 x 8	44	
	11	7.5 x 1.5	12	
	12	22.5 x 1.5	34	
	13	32.5 x 2	65	
	14	15 x 1.5	23	
	15	5.5 x 9	49	
	16	1.5 x 11.5	17	
	17	1.5 x 15	22	
	18	2 x 15	30	
	19	1.5 x 15	23	
	20	1.5 x 13.5	20	
	21	1.5 x 19	28	
	22	1.5 x 10	15	
	23	1.5 x 10	15	
	24	1.5 x 13	19	
	25	1.5 x 18.5	28	
TOTAL			618	21,440

6 6TH FLOOR
SCALE: N.T.S.



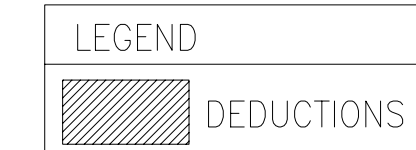
GROSS FA (SF PER FL)	DEDUCTS			ZONING FA (SF)
20,433	#	CALCULATION	SF	
	1	1.5 x 16.5	25	
	2	1.5 x 10	15	
	3	1.5 x 10	15	
	4	1.5 x 11.5	17	
	5	1.5 x 13.5	20	
	6	1.5 x 10.5	16	
	7	1.5 x 13.5	20	
	8	1.5 x 13.5	20	
	9	5.5 x 8	44	
	10	2 x 7.5	15	
	11	22 x 1.5	33	
	12	7 x 2	14	
	13	25 x 2	50	
	14	15 x 1.5	23	
	15	5.5 x 9	49	
	16	2 x 8.5	17	
	17	1.5 x 12	18	
	18	1.5 x 14.5	22	
	19	2 x 14.5	29	
	20	1.5 x 15	23	
	21	1.5 x 13.5	20	
	22	1.5 x 18.5	28	
	23	1.5 x 10	15	
	24	1.5 x 10	15	
	25	1.5 x 12.5	19	
	26	1.5 x 10	15	
TOTAL			597	19,836

7 7TH FLOOR
SCALE: N.T.S.



GROSS FA (SF PER FL)	DEDUCTS			ZONING FA (SF)
16,295	#	CALCULATION	SF	
	1	1.5 x 11.5	17	
	2	1.5 x 9.5	14	
	3	1.5 x 7.5	11	
	4	1.5 x 8.5	13	
	5	1.5 x 16	24	
	6	1.5 x 12.5	19	
	7	1.5 x 14	21	
	8	1.5 x 11.5	16	
	9	2 x 7	14	
	10	5.5 x 8	44	
	11	18.5 x 1.5	28	
	12	27 x 2	54	
	13	1.5 x 14.5	22	
	14	4 x 9.5	38	
	15	2 x 9	18	
	16	1.5 x 14.5	22	
	17	1.5 x 14.5	22	
	18	1.5 x 14.5	22	
	19	1.5 x 11.5	17	
	20	1.5 x 16.5	25	
	21	1.5 x 7	11	
	22	1.5 x 7	11	
	23	1.5 x 10	15	
	24	1.5 x 10	15	
TOTAL			513	15,782

8 8TH FLOOR
SCALE: N.T.S.



NOTE
1. Gross building areas, deductions, and unit counts are estimates, provided for informational purposes and are subject to change.

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GROSS FLR AREA
ATTACHMENT 4

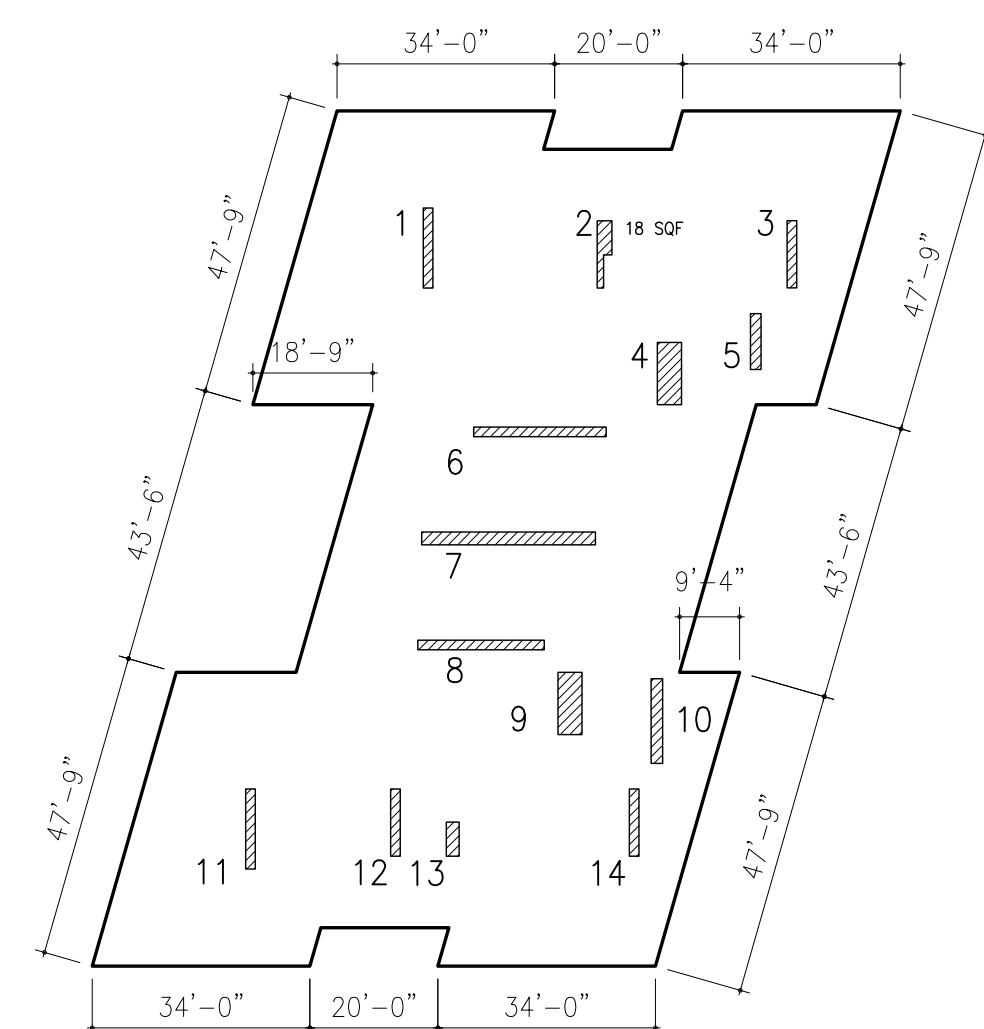
Cook+Fox Architects LLP

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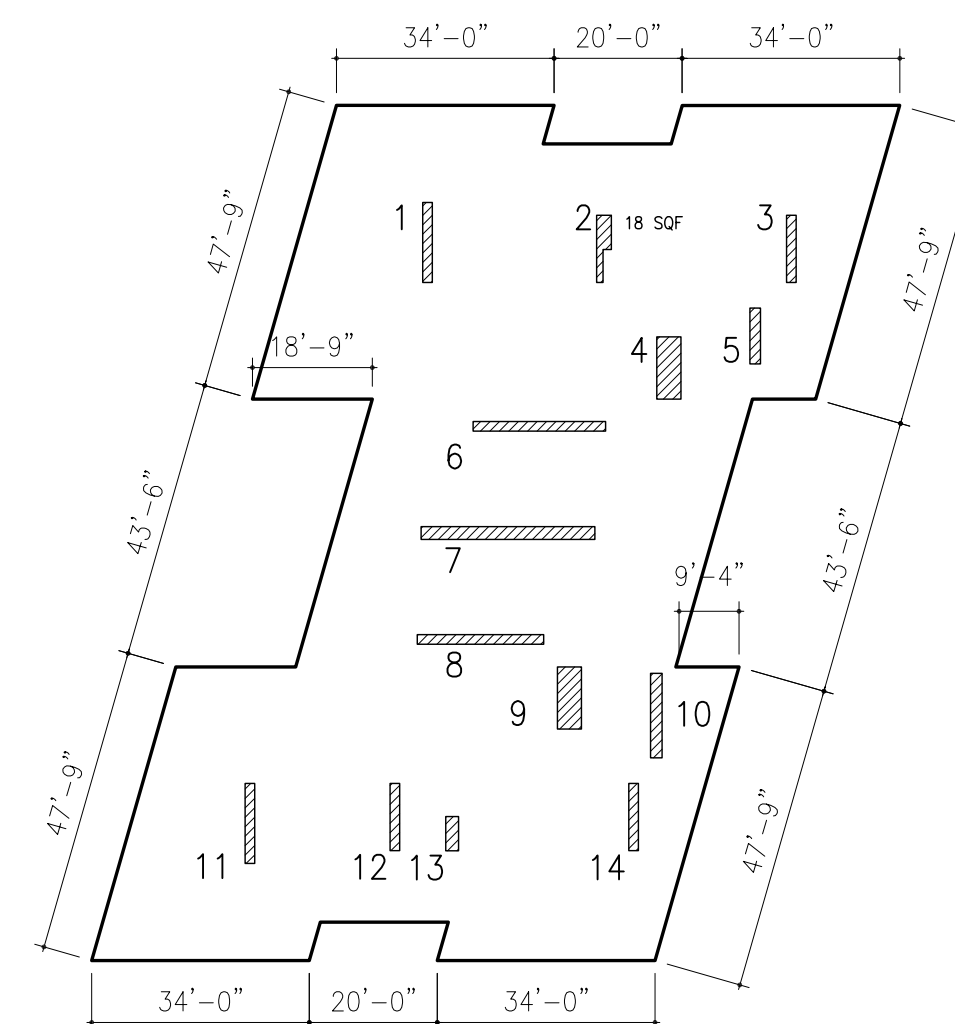
The Watershed on Charles

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Development



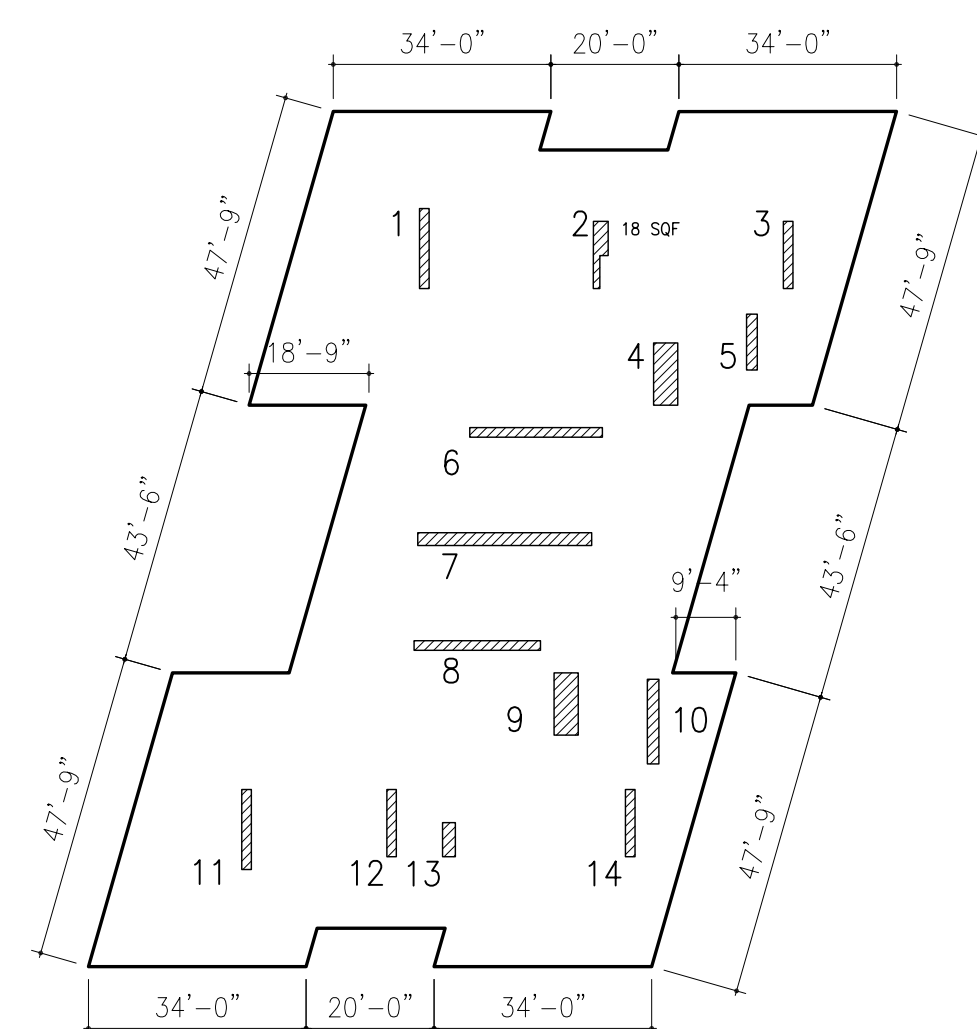
GROSS FA (SF PER FL)	DEDUCTS			ZONING FA (SF)
	#	CALCULATION	SF	
10,342				
	1	1.5 x 12.5	19	
	2	(6 x 1) + (5.5 x 2)	17	
	3	1.5 x 10.5	16	
	4	4 x 9.5	38	
	5	1.5 x 10.5	15	
	6	1.5 x 20.5	31	
	7	2 x 25.5	51	
	8	20 x 1.5	30	
	9	4 x 9.5	38	
	10	2 x 12	24	
	11	1.5 x 12.5	19	
	12	1.5 x 11	16	
	13	2 x 5.5	11	
	14	1.5 x 11	16	
TOTAL			341	10,001



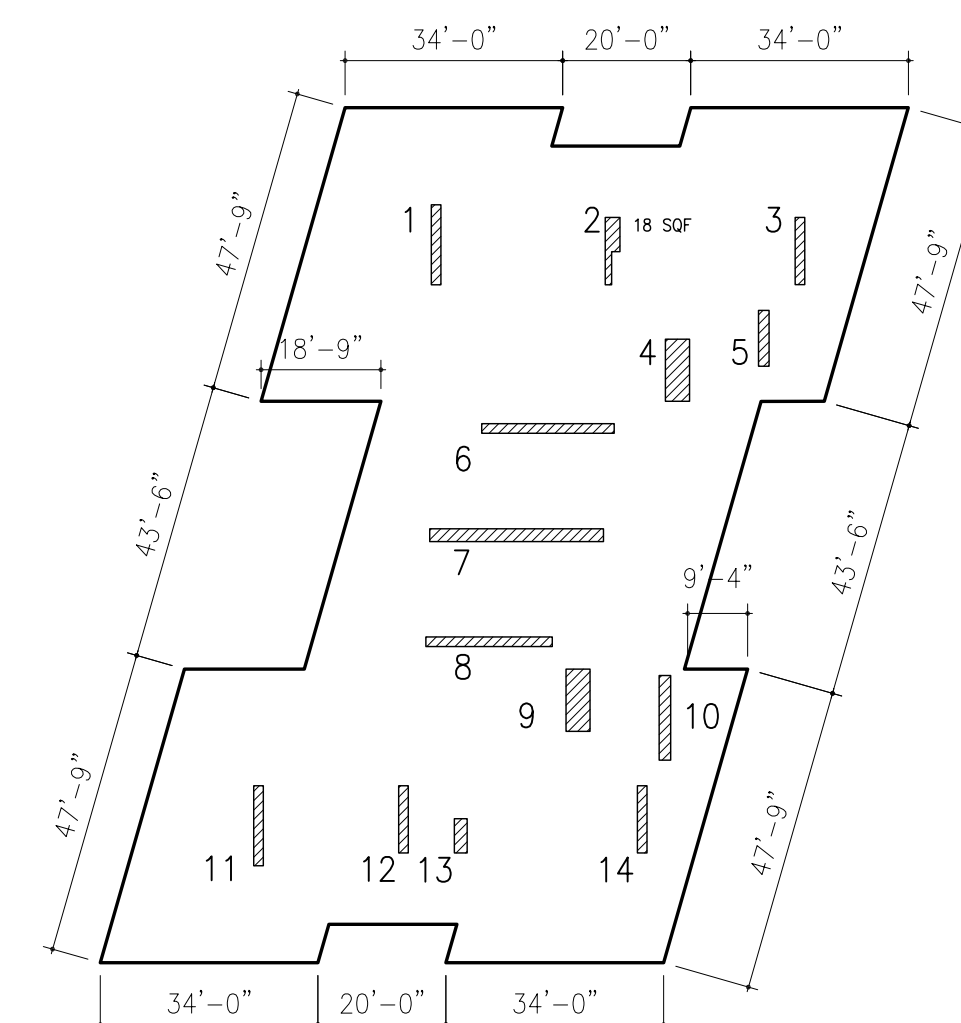
GROSS FA (SF PER FL)	DEDUCTS			ZONING FA (SF)
	#	CALCULATION	SF	
10,342				
	1	1.5 x 12.5	19	
	2	(6 x 1) + (5.5 x 2)	17	
	3	1.5 x 10.5	16	
	4	4 x 9.5	38	
	5	1.5 x 10.5	15	
	6	1.5 x 20.5	31	
	7	2 x 25.5	51	
	8	20 x 1.5	30	
	9	4 x 9.5	38	
	10	2 x 12	24	
	11	1.5 x 12.5	19	
	12	1.5 x 10.5	15.75	
	13	2 x 5.5	11	
	14	1.5 x 11	16	
TOTAL			341	10,001

9 9TH FLOOR
SCALE: N.T.S.

10 10TH FLOOR
SCALE: N.T.S.



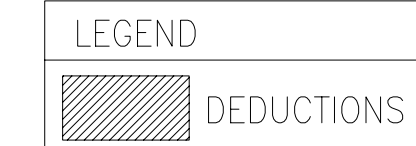
GROSS FA (SF PER FL)	DEDUCTS			ZONING FA (SF)
	#	CALCULATION	SF	
10,342				
	1	1.5 x 12.5	19	
	2	(6 x 1) + (5.5 x 2)	17	
	3	1.5 x 10.5	16	
	4	4 x 9.5	38	
	5	1.5 x 10.5	15	
	6	1.5 x 20.5	31	
	7	2 x 25.5	51	
	8	20 x 1.5	30	
	9	4 x 9.5	38	
	10	2 x 12	24	
	11	1.5 x 12.5	19	
	12	1.5 x 10.5	15.75	
	13	2 x 5.5	11	
	14	1.5 x 11	16	
TOTAL			341	10,001



GROSS FA (SF PER FL)	DEDUCTS			ZONING FA (SF)
	#	CALCULATION	SF	
10,342				
	1	1.5 x 12.5	19	
	2	(6 x 1) + (5.5 x 2)	17	
	3	1.5 x 10.5	16	
	4	4 x 9.5	38	
	5	1.5 x 10.5	15	
	6	1.5 x 20.5	31	
	7	2 x 25.5	51	
	8	20 x 1.5	30	
	9	4 x 9.5	38	
	10	2 x 12	24	
	11	1.5 x 12.5	19	
	12	1.5 x 10.5	15.75	
	13	2 x 5.5	11	
	14	1.5 x 11	16	
TOTAL			341	10,001

11 11TH FLOOR
SCALE: N.T.S.

12 12TH FLOOR
SCALE: N.T.S.



NOTE
1. Gross building areas, deductions, and unit counts are estimates, provided for informational purposes and are subject to change.

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MARCH 5, 2007

GROSS FLR AREA
ATTACHMENT 4

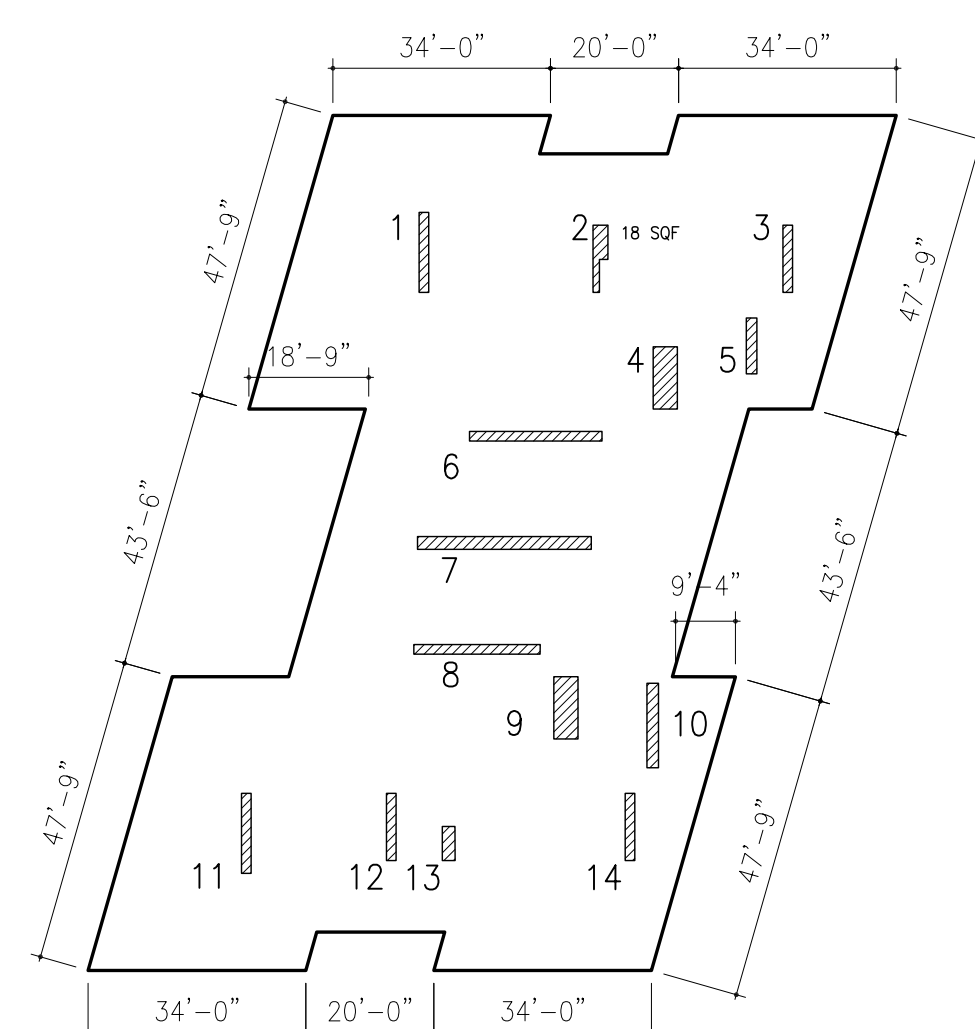
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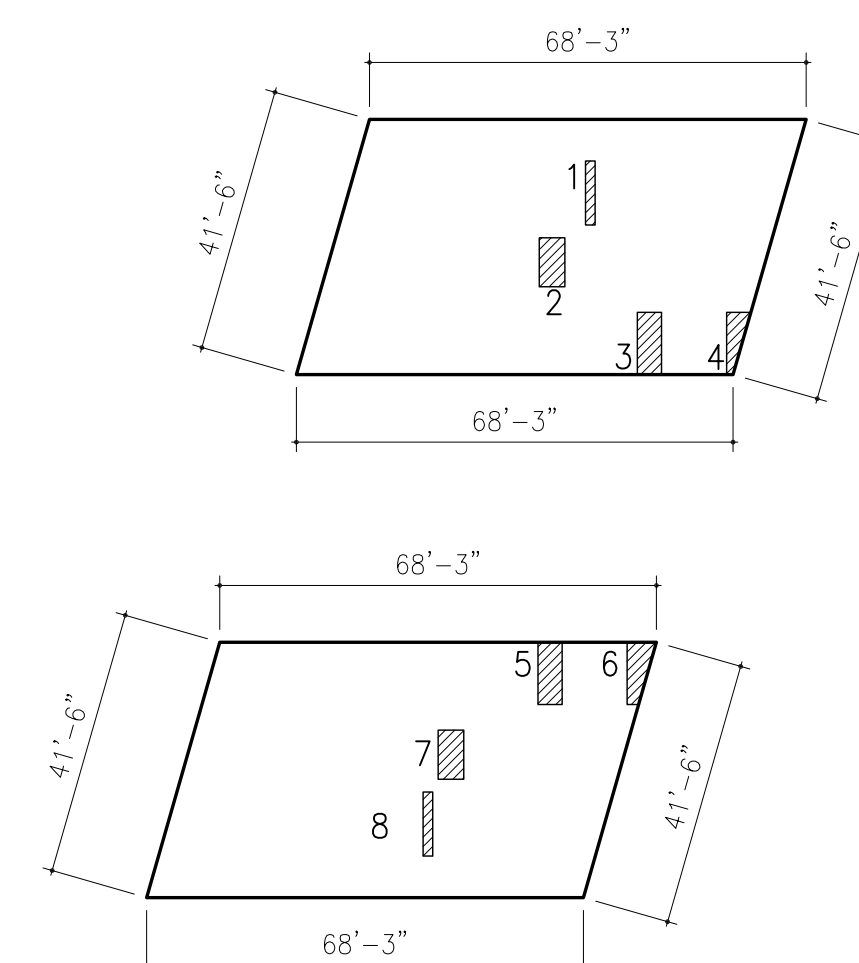
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GROSS FA (SF PER FL)	DEDUCTS		ZONING FA (SF)
	#	CALCULATION	
10,342			
	1	1.5 x 12.5	19
	2	(6 x 1) + (5.5 x 2)	17
	3	1.5 x 10.5	16
	4	4 x 9.5	38
	5	1.5 x 10.5	15
	6	1.5 x 20.5	31
	7	2 x 25.5	51
	8	20 x 1.5	30
	9	4 x 9.5	38
	10	2 x 12	24
	11	1.5 x 12.5	19
	12	1.5 x 10.5	15.75
	13	2 x 5.5	11
	14	1.5 x 11	16
TOTAL			341
			10,001



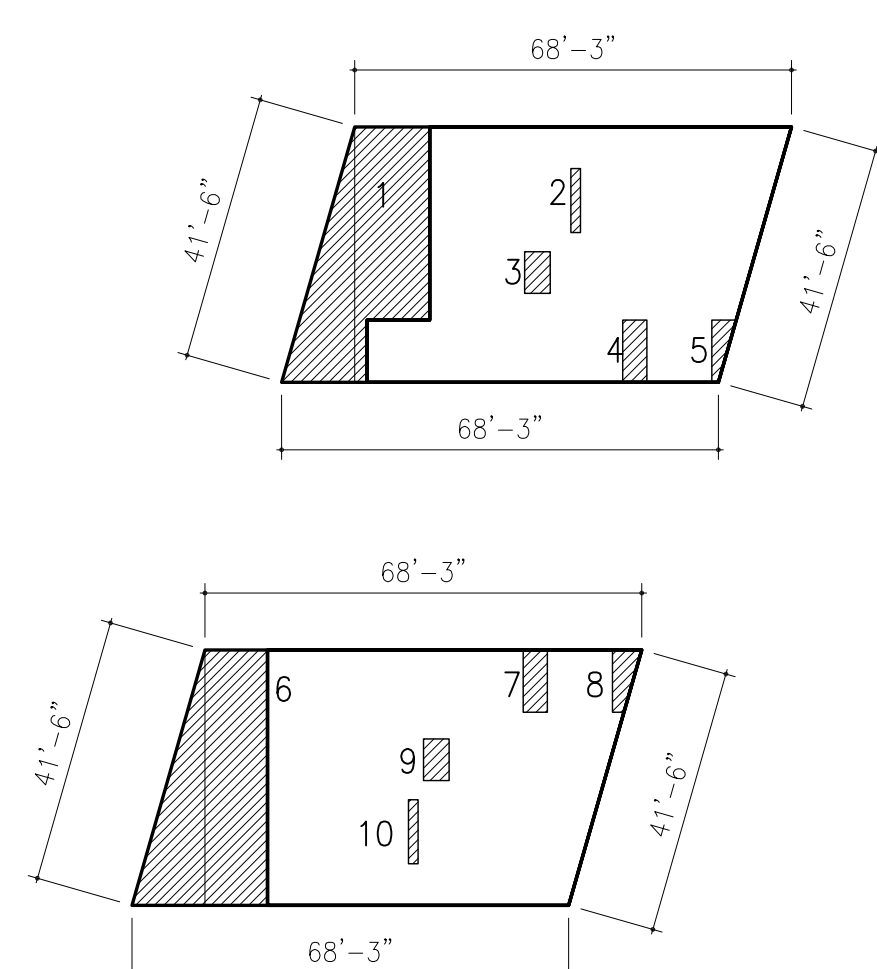
GROSS FA (SF PER FL)	DEDUCTS		ZONING FA (SF)
	#	CALCULATION	
5,444			
	1	1.5 x 10	15
	2	4 x 7.5	30
	3	4 x 9.5	38
	4	(1x10) + (2.5x10)/2	22
	5	4 x 19.5	38
	6	(1.5x10) + (3x10)/2	30
	7	4 x 7.5	30
	8	1.5 x 10	15
TOTAL			218
			5,226

13 13TH FLOOR
SCALE: N.T.S.

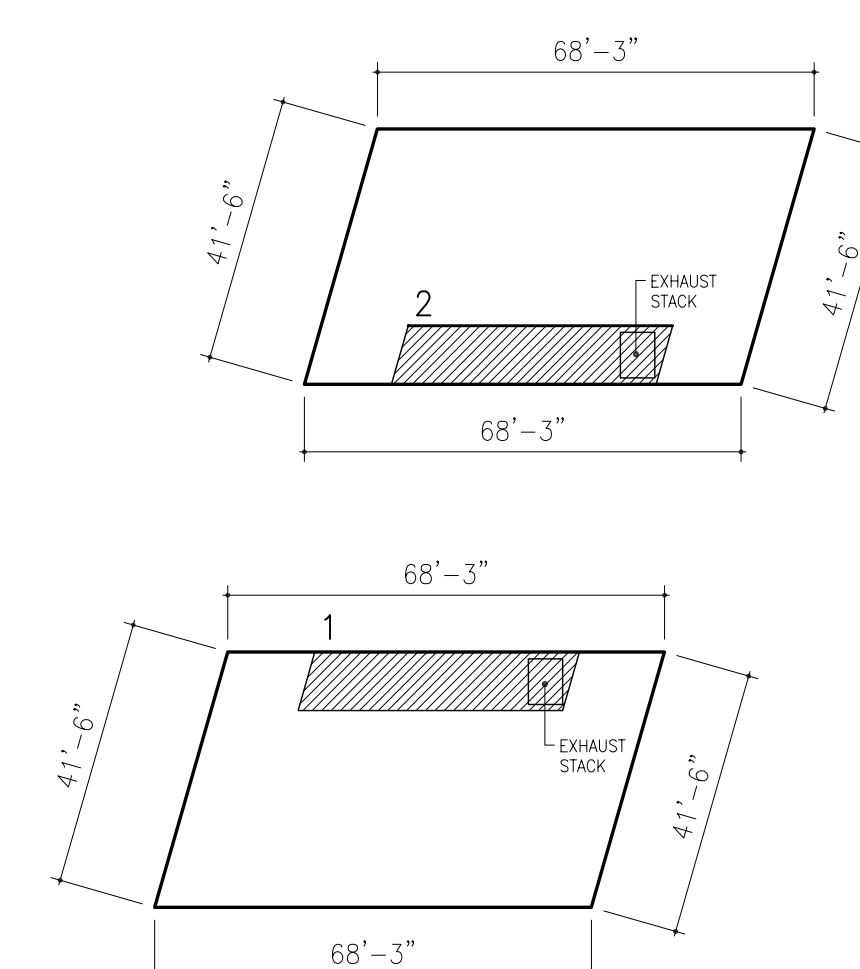
14 14TH FLOOR
SCALE: N.T.S.

LEGEND	
	DEDUCTS

NOTE
1. Gross building areas, deductions, and unit counts are estimates, provided for informational purposes and are subject to change.



GROSS FA (SF PER FL)	DEDUCTS		ZONING FA (SF)
	#	CALCULATION	
5,444			
	1	(10x30)+(2x40)+ (11x40)/2	600
	2	1.5 x 10	15
	3	4 x 6.5	26
	4	4 x 9.5	38
	5	(1x10) + (2.5x10)/2	22
	6	(9.7x40) + (11.5x40)/2	617
	7	4 x 9.5	38
	8	(1.5x10) + (3x10)/2	30
	9	4 x 6.5	26
	10	1.5 x 10	15
TOTAL			1,427
			4,017



GROSS FA (SF PER FL)	DEDUCTS		ZONING FA (SF)
	#	CALCULATION	
756			
	1	9.5' x 41.5'	378
	2	9.5' x 41.5'	378
TOTAL			756
			0

15 15TH FLOOR
SCALE: N.T.S.

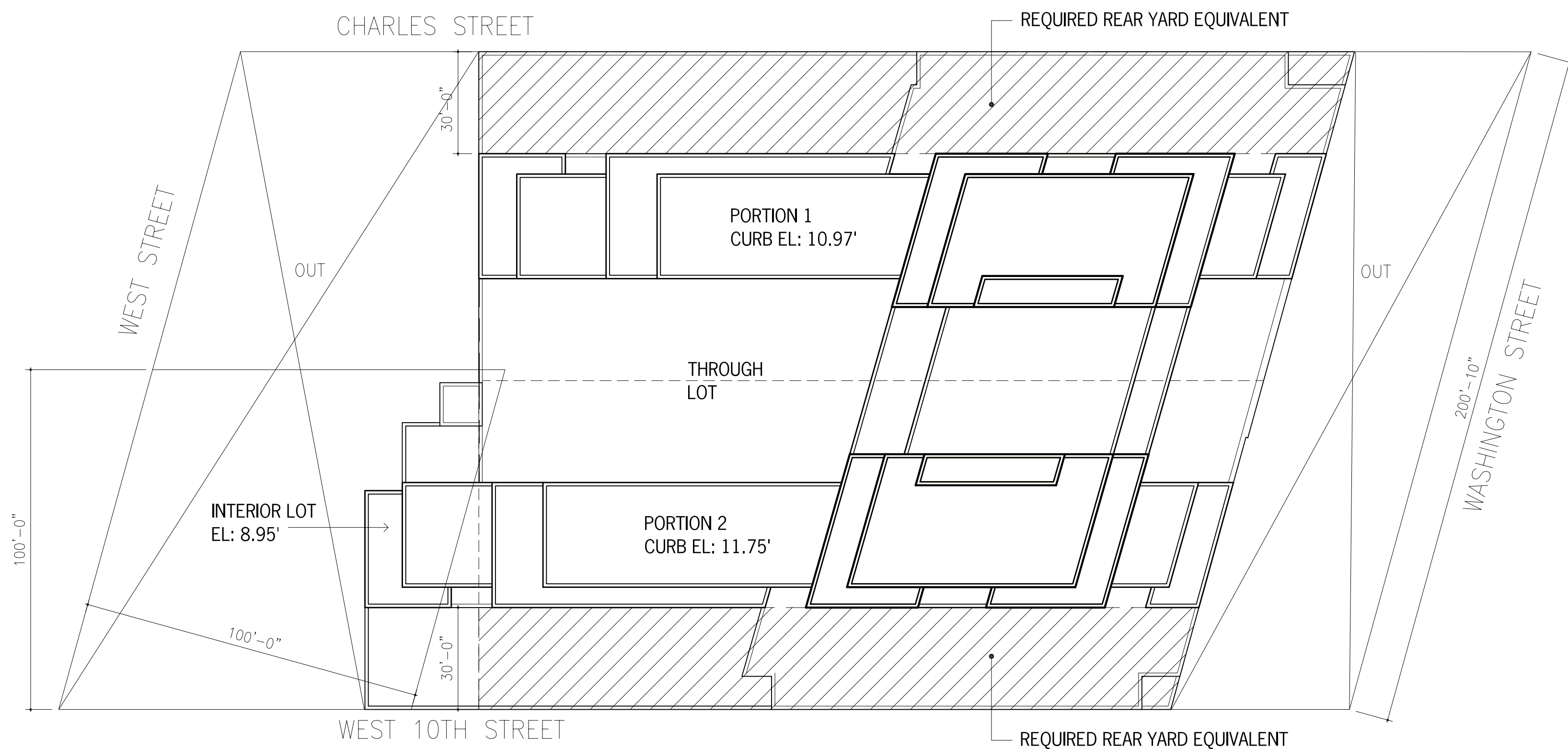
16 ROOF - BULKHEADS
SCALE: N.T.S.

FINAL DRAFT
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GROSS FLR AREA
ATTACHMENT 4

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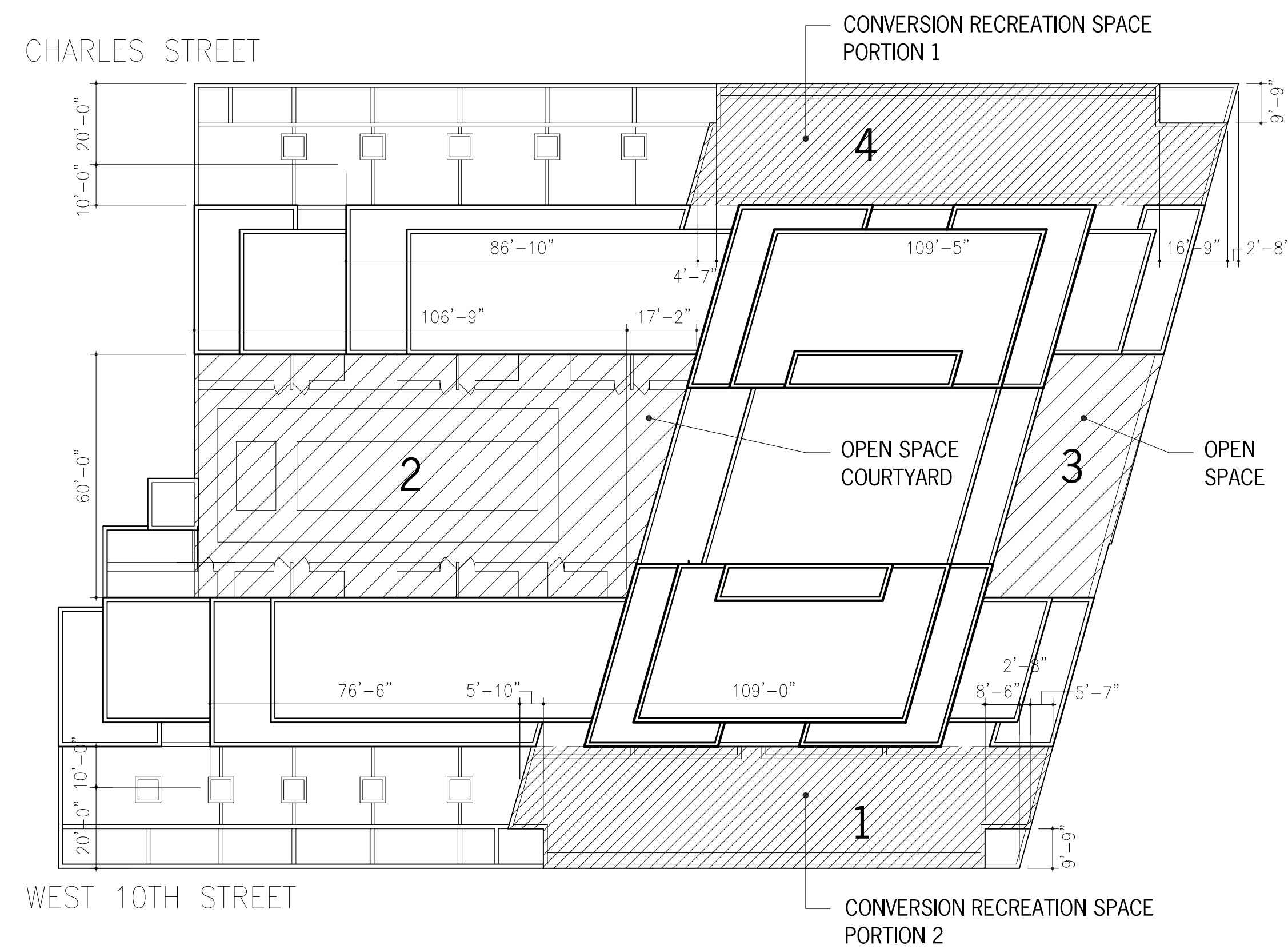


1 YARD REGULATIONS

SCALE: 1/32" = 1'-0"

YARD REGULATIONS

- Sec. 15-11 For converted residential: yard regulations are not applicable.
For residential enlargement:
- Sec. 23-541 No rear yard required on an interior lot within 100' of the intersection of 2 streets for residential use.
- Sec. 23-533 60' rear yard equivalent required for through lot for residential use.



2 OPEN SPACE

SCALE: 1/32" = 1'-0"

OPEN AREAS		
1	3,615 SF	
2	6,685 SF	
3	1,860 SF	
4	3,744 SF	
TOTAL	15,904 SF	

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YARDS
ATTACHMENT 4

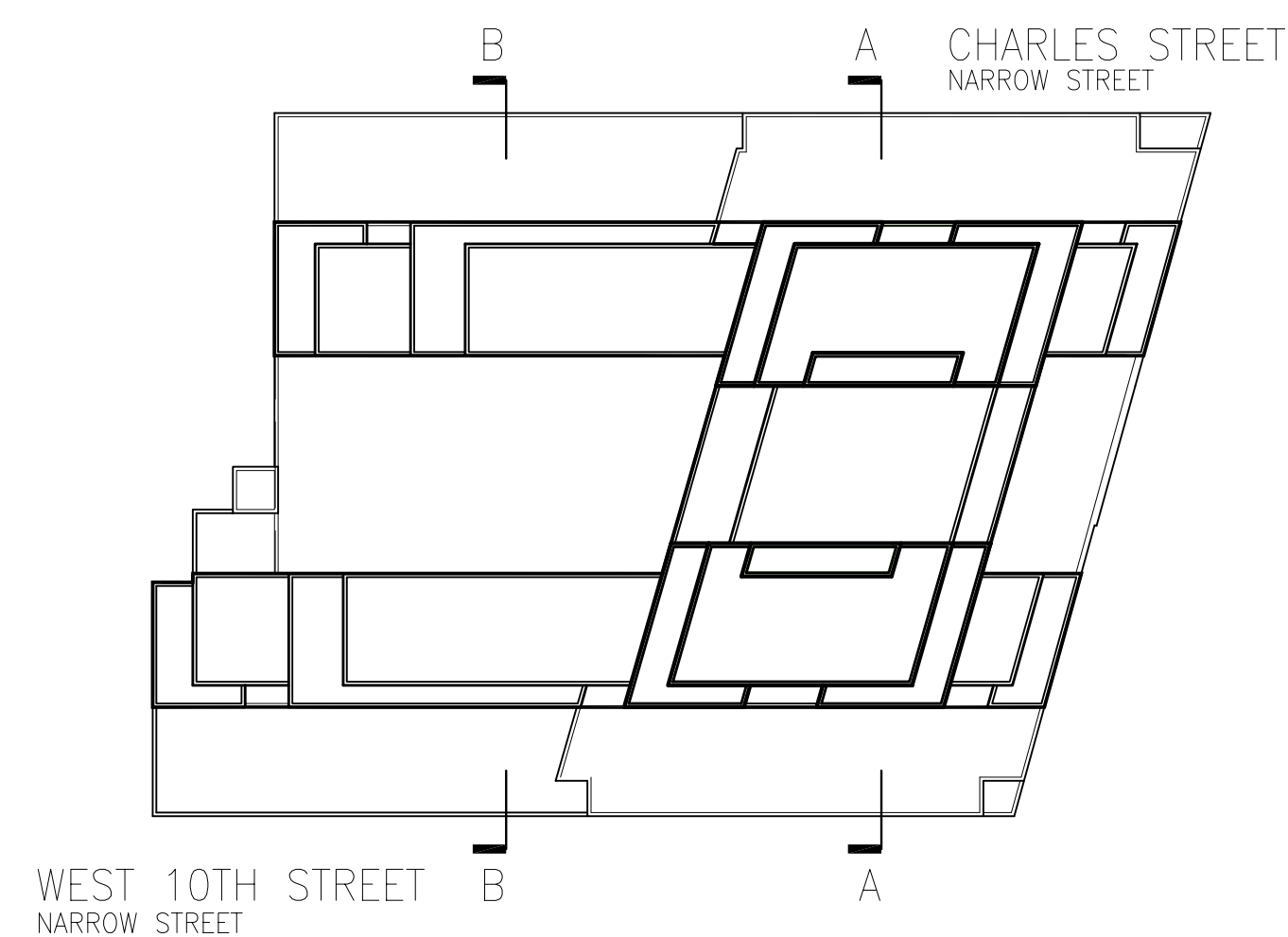
Cook+Fox Architects LLP

Z-5

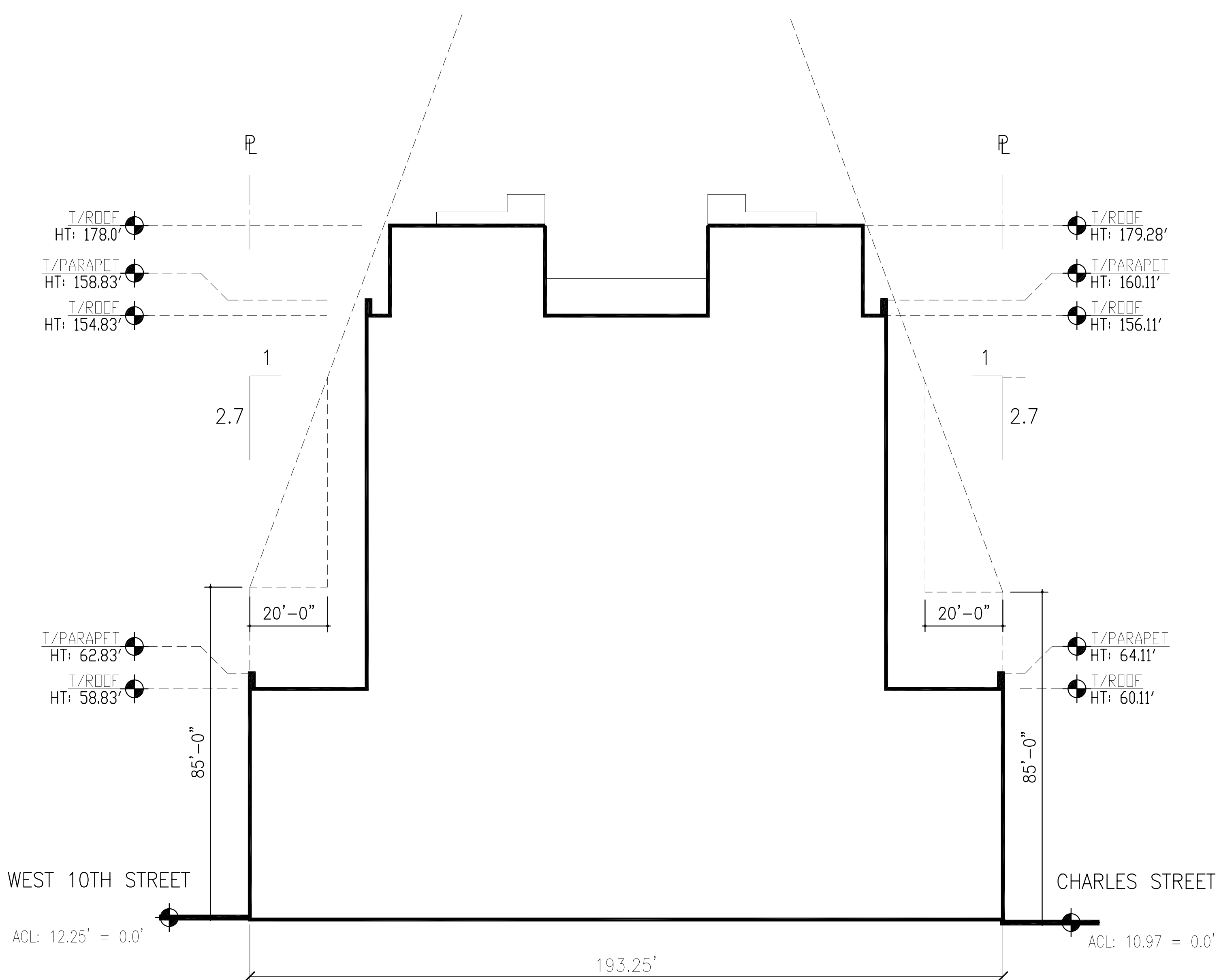
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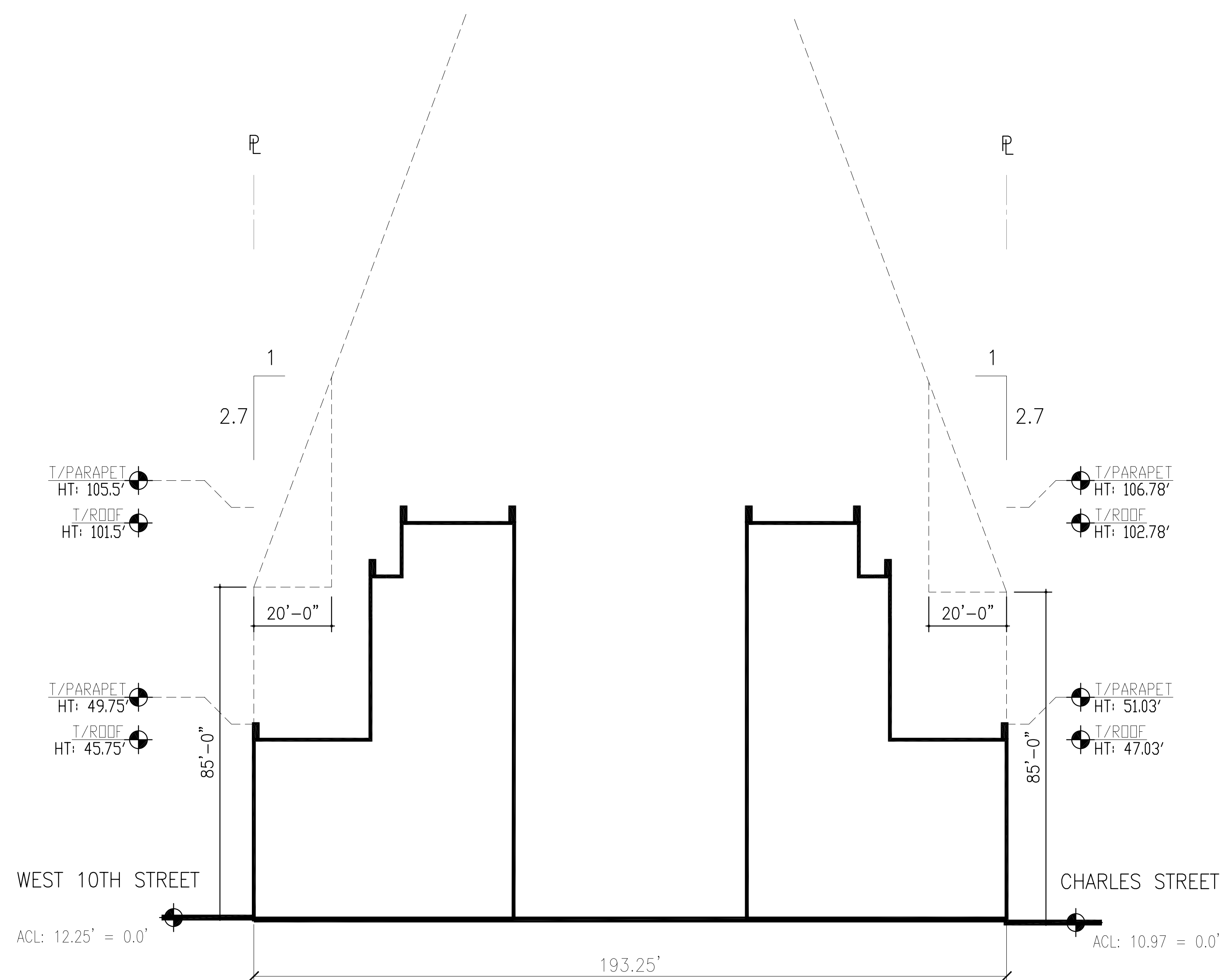


1 KEY PLAN



A SECTION A-A

SCALE: 1" = 20'-0"



B SECTION B-B

SCALE: 1" = 20'-0"

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HEIGHT & SETBACK
ATTACHMENT 4

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