



**National
Center for
Palliative Care
Innovation**

**HealthCare
Chaplaincy**
Finding Meaning ♦ Bringing Comfort

National Center for Palliative Care Innovation at HealthCare Chaplaincy

The nonprofit multifaith HealthCare Chaplaincy is developing the National Center for Palliative Care Innovation, the first of its kind in the United States. It will be housed in a 184,500 square foot, green and sustainable (LEED certified) building in Lower Manhattan at 265-275 Cherry Street, which will integrate comprehensive palliative care in an assisted living model and demonstrate that better care depends on the quality, not the quantity of care.

HealthCare Chaplaincy

For fifty years HealthCare Chaplaincy has helped some 5 million hospital patients and families in difficult situations find meaning and comfort, regardless of religion or beliefs. It promotes and advances the integral place of spirituality in health care through research, education and practice.

Palliative Care

Palliative care helps patients with a serious, life-changing illness and their families make informed decisions about their treatment options that are consistent with their values. Palliative care is a compassionate and cost-effective approach to prevent and relieve physical, psychosocial and spiritual suffering. It is a holistic way to organize and deliver care.

National Center for Palliative Care Innovation

The primary component of the 16 story building is the National Center for Palliative Care Innovation, a 120 unit Enhanced Assisted Living Residence, that will deliver care to the spirit, mind and body of persons with serious progressive illnesses. The Residence will serve also as a “living palliative care classroom.” Here innovation will meet application. Here future generations of caregivers from medicine, nursing, social work and chaplaincy will together learn from our residents about how best to design, deliver, and manage care at the end of life. The

Residence will offer one-bedroom apartments in clusters of 6 per neighborhood, or 12 per floor, with generous communal gathering and dining spaces on each floor, along with rooms for meetings and activities (128,000 sf).

The building will also house a geriatric and palliative care medical home practice which will provide “whole person” multidisciplinary care not only for our residents, but for people who live in the neighboring communities (8,500 sf); HealthCare Chaplaincy’s educational, research, clinical practice, administrative facilities and growth space (39,000 sf); a shared rooftop conference and event space (9,000 sf); and ancillary parking.

The Need

As Americans live longer and deal with serious progressive illness, they—and their relatives or friends who play an important part in providing and/or managing their care—find themselves oftentimes trapped in a health-delivery system that promotes fragmented, high-volume, and costly high-intensity care. Too frequently, the care that people with serious, progressive illness receive undermines quality and leaves their real needs unaddressed. With 50 years of experience, HealthCare Chaplaincy will offer its residents a comprehensive, evidence-based palliative care approach that is person-centered, purposeful and cost-effective.

The Site

This site is an ideal location because it offers unparalleled light and air, along with significant vertical-design flexibility, which will harmonize with the existing environment that surrounds it. The location affords excellent transportation access to both vehicular traffic (via the FDR Drive) and public transit. The campus will be located directly across the street from New York City’s newest urban re-development project—the East River Waterfront Esplanade and Piers Project. Our building design will provide generous sightlines and an expansive passageway that will connect the neighboring residential communities to this new public recreation walkway.

Timeline

Construction will begin in January 2014 and the National Center for Palliative Care Innovation will open in January 2016.

For more information, please contact:

Claire H. Altman

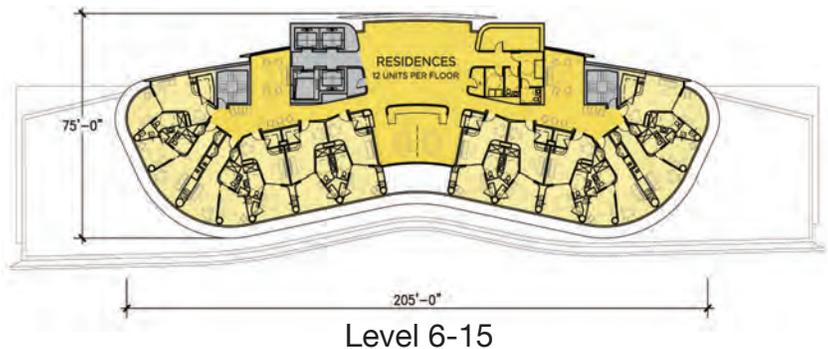
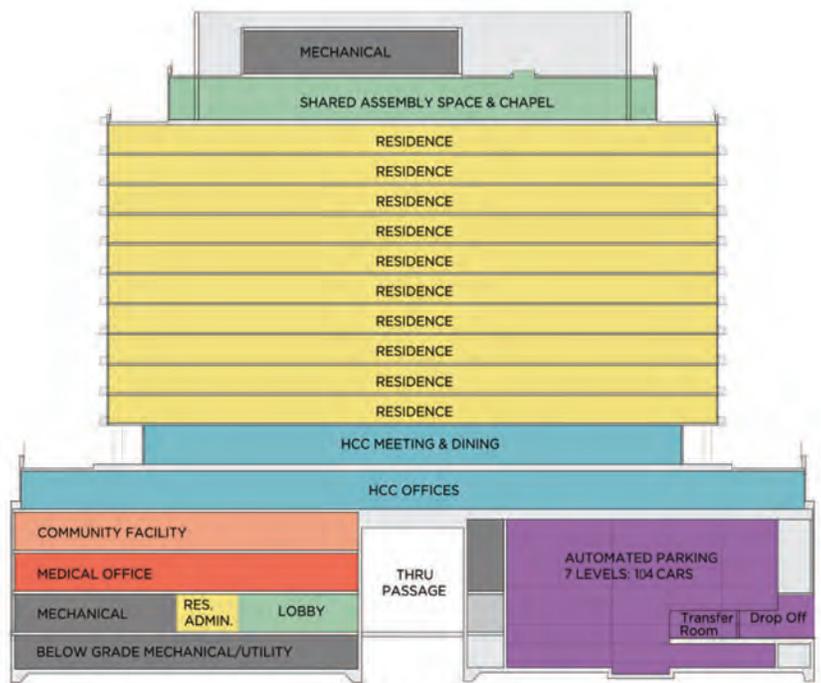
307 East 60th Street

New York, NY 10022

T: 212-644-1111 x152

F: 212-758-9958

E: chaltman@healthcarechaplaincy.org





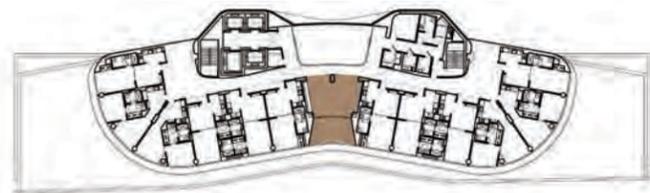


1. SEAMLESS TRANSITIONS FROM CARPET TO WOOD
2. TRANSLUCENT SLIDING PANELS
3. RESIDENTIAL FIXTURES ARE COMFORTING
4. ARTFUL OBJECTS THAT APPEAL TO MANY BACKGROUNDS
5. COMFORTABLE, YET FIRM AND SECURE FURNISHINGS
6. PANEL BEHIND BED TO BRING HEIGHT TO ROOM AND MAKE THE BED MORE GRACIOUS (THIS COULD BE UPHOLSTERED OR PANELED)
7. CRISP CLEAN LINENS



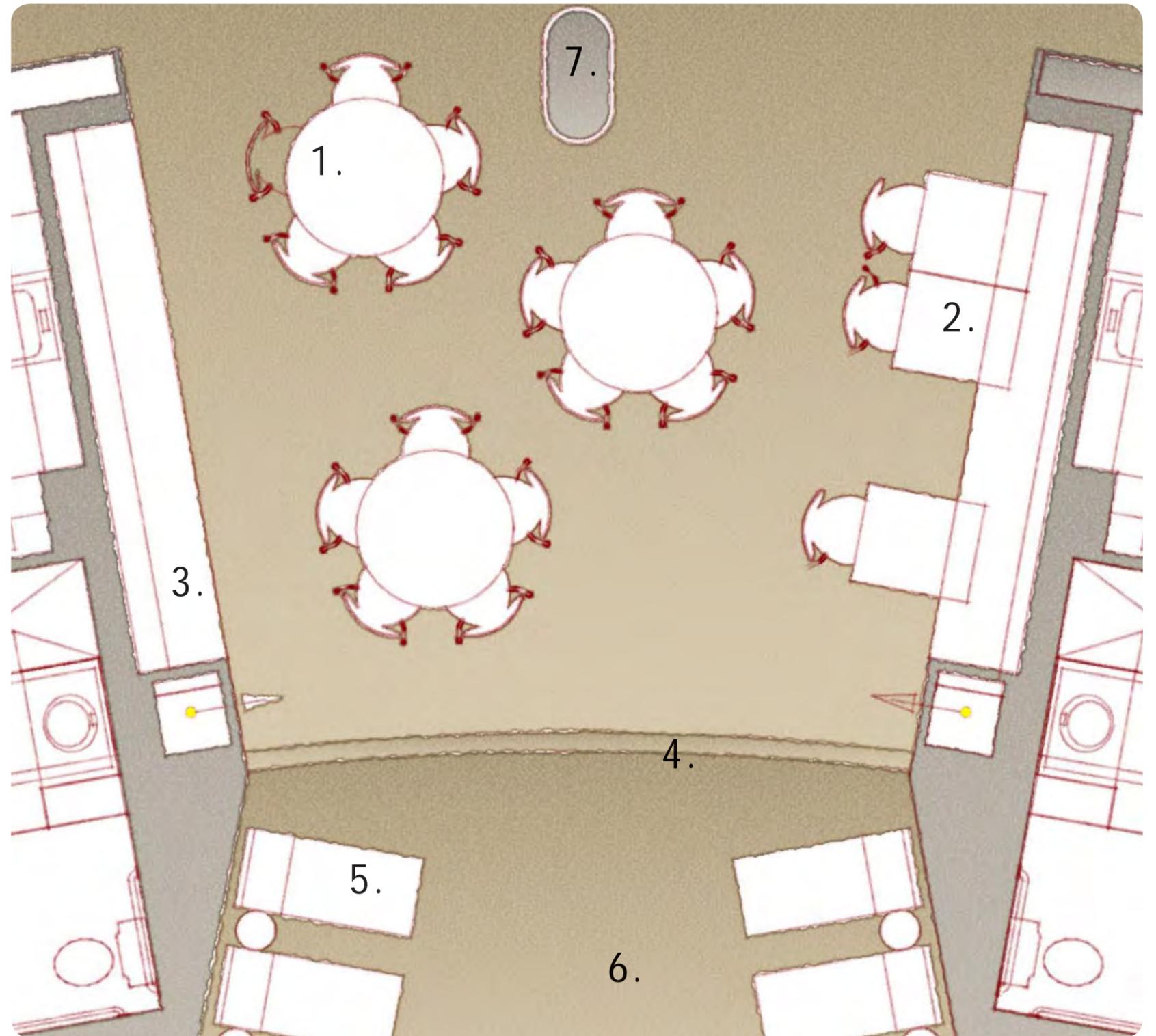
20 JULY 2010
RESIDENTIAL UNITS : LOOK AND FEEL

1. DINING TABLES (TYPICAL)
5'-0" WIDE, SEATING FOR 5
FRESH FLOWERS ON TABLES
2. BANQUETTE SEATING
3 TABLES, SEATING FOR 6+ ,
WHEELCHAIR ROLL-UP AND ABILITY
TO PUSH TABLES TOGETHER FOR
LARGER GATHERING
3. SERVING AREA
BEAUTIFUL HEALTHFUL SNACKS ON
VIEW BETWEEN MEALS, BEGINNING
COORDINATION WITH KITCHEN
CONSULTANT
4. SLIDING GLASS DOORS
CONNECTION TO "3 SEASON
PORCH"
5. OUTDOOR SEATING
A MIX OF LOUNGERS AND TABLES,
PERHAPS SOME CAFE SEATING?
6. FLOOR FINISH
WOOD FINISH INDOORS IS QUITE
SIMILAR IN TONE AND / OR FINISH
TO FLOORING OUTDOORS
7. STRUCTURE
COLUMN SIZE AND EXACT SHAPE
TBD

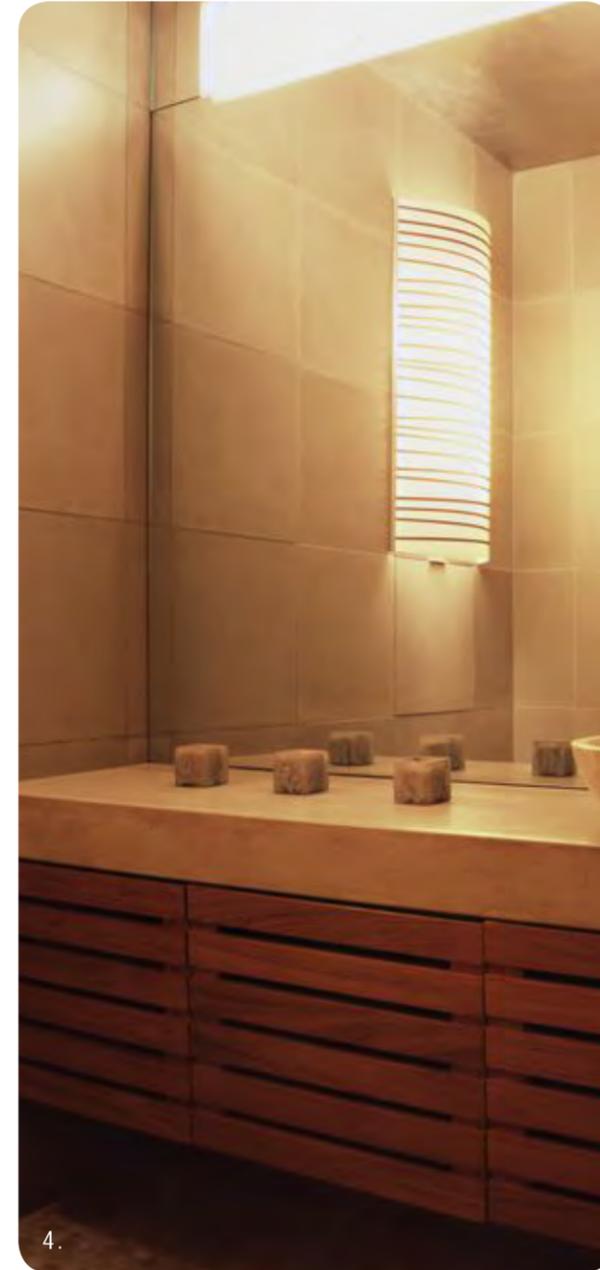
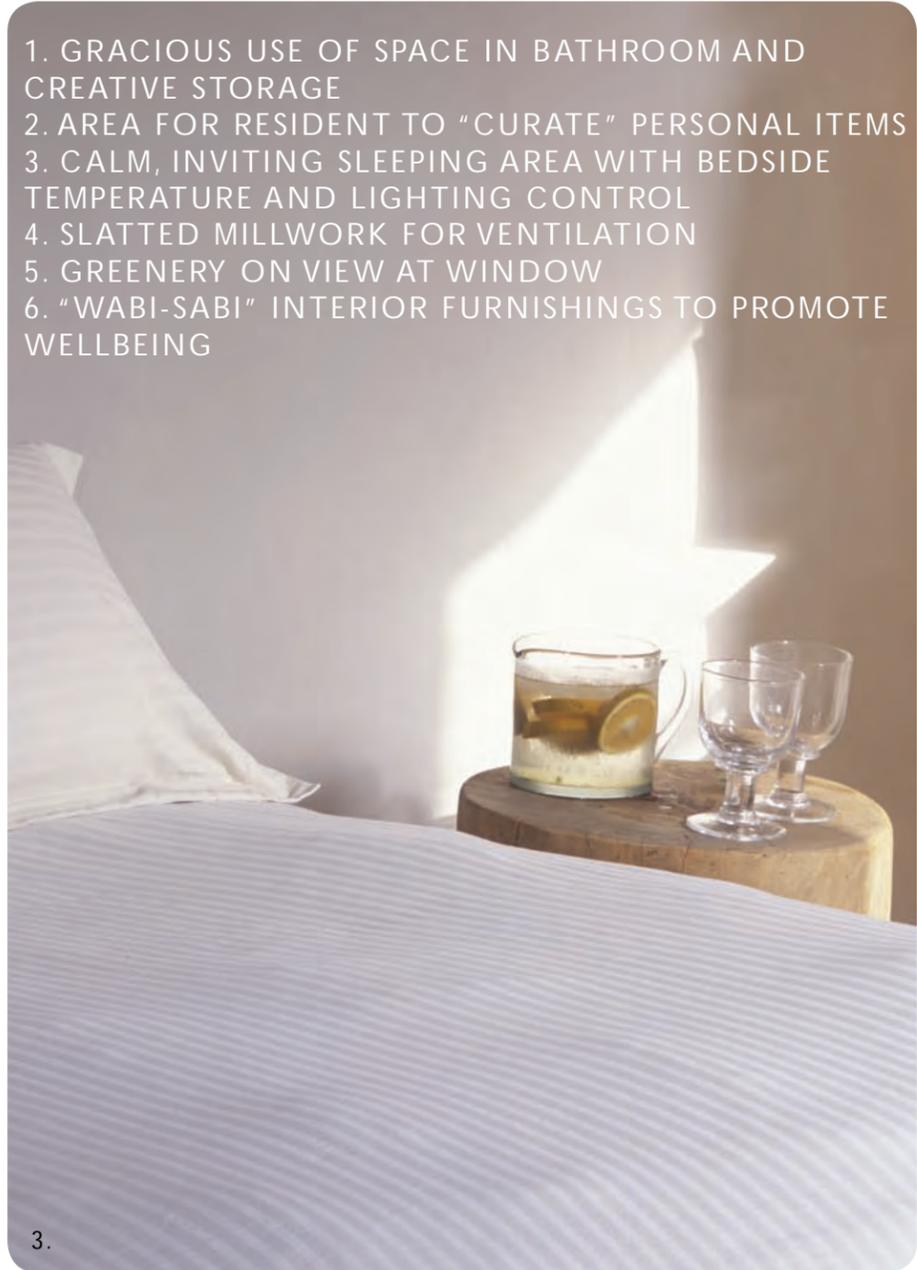


20 JULY 2010

RESIDENTIAL COMMON AREAS : PLAN - SHARED DINING



1/4" = 1 FOOT



20 JULY 2010

RESIDENTIAL UNITS : LOOK AND FEEL

FX FOWLE
MHG ARCHITECTS | CLODAGH DESIGN

1. THE PORCH
A SITTING AREA CLOSE TO HOME

2. AREA FOR "CURATED PERSONAL ITEMS
AND ADDITIONAL STORAGE

3. "KITCHEN"
BREAKFAST NOOK, 24" WIDE FRIDGE AND FREEZER DRAWERS, SINK,
2-BURNER INDUCTION COOK TOP, AND CONVECTION/MICROWAVE OVEN,
STORAGE CABINET. GLAZED CONNECTION TO COMMON SPACES -- BOTH
TRANSLUCENT AND TRANSPARENT

4. LIVING ROOM
WITH INSET CARPET AND SOFT GLOWING RESIDENTIAL LIGHT FIXTURE,
STURDY YET INVITING FURNISHINGS, PULLOUT SLEEPER PART OF SOFA FOR
GUESTS.

5. ART WALL
LOCATION FOR POSSIBLE SERIES OF TOBI KAHN PAINTINGS OR PRINTS
(SIMILAR, BUT SLIGHTLY DIFFERENT IN EACH RESIDENCE)

6. FLAT SCREEN TV
LOADED WITH A "SCREEN SAVER" OF CURATED IMAGES OF FAMILY, ART AND
BIOPHILIA - ALSO LOADED WITH MOVIES AND REGULAR TV CAPABILITIES

7. FIXED PANEL AND SLIDING TRANSLUCENT DOORS

8. QUEEN-SIZED BED
AGAINST PANELED WALL, WITH INSET CARPET AND ADJUSTABLE
LIGHTING, WINDOW SHADE CONTROL IS BEDSIDE AS WELL AS A PRIMARY
COMMUNICATION CONDUIT AND THE PHONE. AS MUCH STORAGE AS
POSSIBLE IN BEDSIDE TABLES AND INSET RUG

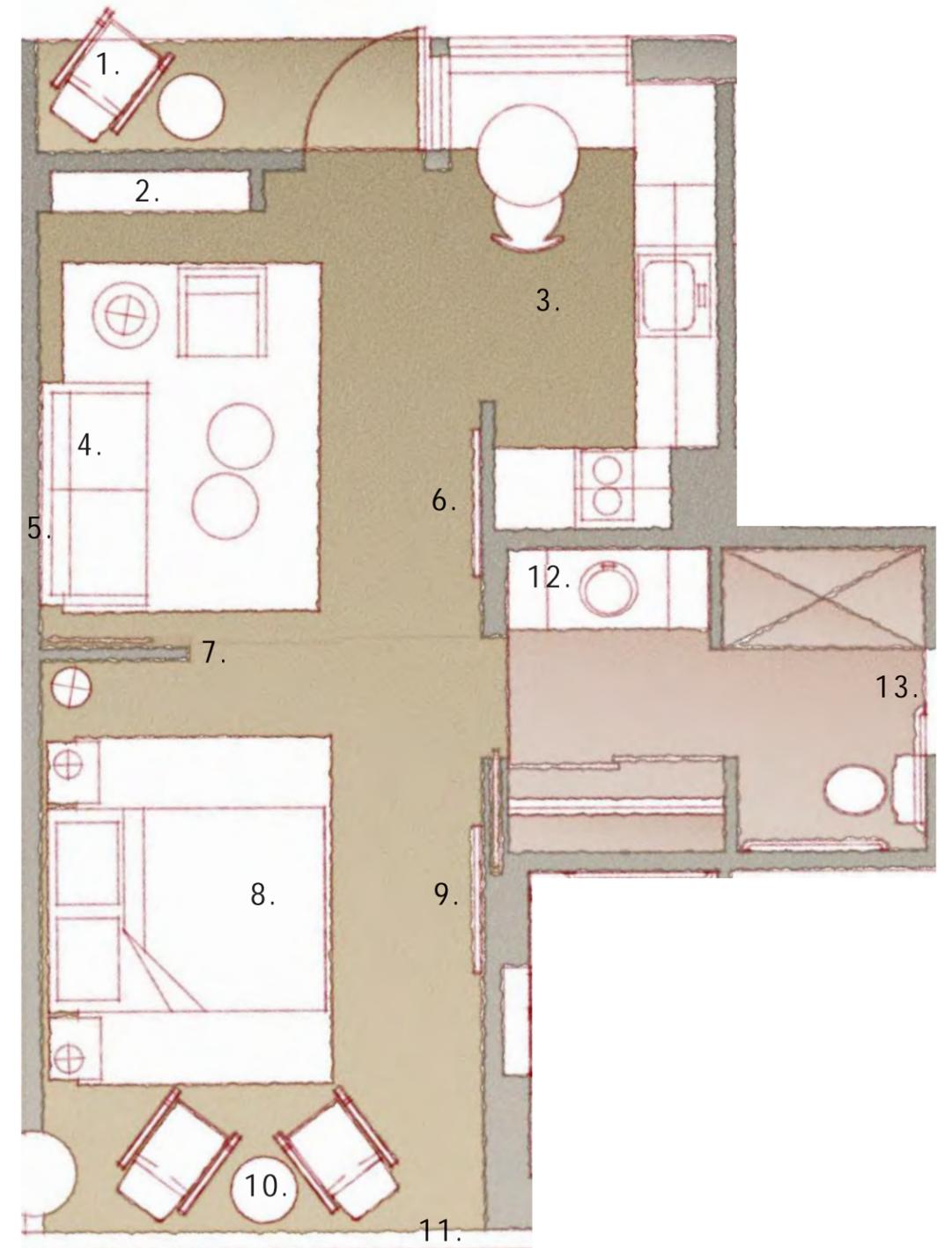
9. FLAT SCREEN TV
LOADED WITH A "SCREEN SAVER" OF CURATED IMAGES OF FAMILY, ART AND
BIOPHILIA - ALSO LOADED WITH MOVIES AND REGULAR TV CAPABILITIES

10. SEATING AREA
FOR GUESTS OR FOR READING

11. WINDOW AREA
GREENERY FROM OUTSIDE ON VIEW, A GENTLE LIGHT ILLUMINATES THE
PLANTER, WINDOW SHADES INCLUDE BOTH BLACK-OUT AND SOLAR AND
ARE MOTORIZED.

12. VANITY
STORAGE FLANKING SINK AREA AND STORAGE IN LARGE MEDICINE CABINET
MIRROR

13. "LIGHT BOX" STORAGE CABINET
FOR EXTRA STORAGE AND SOMETHING BEAUTIFUL ON AXIS



20 JULY 2010

RESIDENTIAL UNITS : PLAN DIAGRAM - ROOM TYPE A "THE LOFT" 495 SQUARE FEET (520 WITH PORCH)

DEWEY & LEBOEUF

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New York, NY 10019-6092

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F +1 212 649 9392
sgolden@dl.com

January 20, 2012

Land Use Review, Central Intake – Room 2E
Department of City Planning
22 Reade Street
New York, NY 10007

CITY PLANNING COMMISSION
2012 JAN 20 PM12:12
DEPT. OF CITY PLANNING

RE: Minor Modification of Two Bridges Large-Scale Residential Development Plan

Ladies and Gentlemen,

Enclosed please find one original and eleven copies of HealthCare Chaplaincy Inc.'s application package for a modification of an existing Large-Scale Residential Development plan originally approved by the City Planning Commission on May 17, 1972 (CP-21885). Also enclosed are a check for \$3,402.50 for the land use application fee (for a modification of a special permit, total floor area of 100,000 to 239,000 square feet) and one original of HealthCare Chaplaincy's Doing Business Data Form.

We have been advised by Glenn Friedman of the counsel's office that the application should be assigned M for the prefix, a FY 2012 number and a ZSM suffix. We anticipate that the modification will be classified as a minor modification.

If there are any questions, please contact me at (212) 259-8196.

Sincerely,

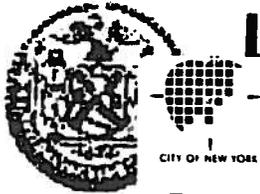


Susan E. Golden

Enclosures

Dewey & LeBoeuf LLP is a New York limited liability partnership.

NEW YORK | LONDON | WASHINGTON, DC | ABU DHABI | ALBANY | ALMATY | BEIJING | BOSTON | BRUSSELS
CHICAGO | DOHA | DUBAI | FRANKFURT | HONG KONG | HOUSTON | JOHANNESBURG (PTY) LTD. | LOS ANGELES
MADRID | MILAN | MOSCOW | PARIS | RIYADH AFFILIATED OFFICE | ROME | SAN FRANCISCO | SILICON VALLEY | WARSAW



Land Use Review Application

City of New York, NY 10007-1216

M950078AZSM

Received by Central Intake on January 23, 2012

City Planning will assign and start reference number here

DEPARTMENT OF CITY PLANNING

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER

HealthCare Chaplaincy, Inc.

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
315 East 62nd Street, 4th Floor

STREET ADDRESS

New York NY 10065
CITY STATE ZIP

212-644-1111 212-758-9959
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:

Susan Golden, Dewey & LeBoeuf LLP (attorney)

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

212-259-8196 212-649-9392
TELEPHONE # FAX#

email address: **sgolden@dl.com**

APPLICATION NUMBER

Claire H. Altman

APPLICANT'S PRIMARY REPRESENTATIVE

HealthCare Chaplaincy, Inc.

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

315 East 62nd Street, 4th Floor

STREET ADDRESS

New York NY 10065
CITY STATE ZIP

212-644-1111 x152 212-758-9959
AREA CODE TELEPHONE # FAX#

email address: **chaltman@healthcarechaplaincy.org**

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

See attached
STREET ADDRESS

Two Bridges

PROJECT NAME (IF ANY)

See attached

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-4

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12d

ZONING SECTIONAL MAP NO(S)

See attached

TAX BLOCK AND LOT NUMBER

Manhattan
BOROUGH

3
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 attached description

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

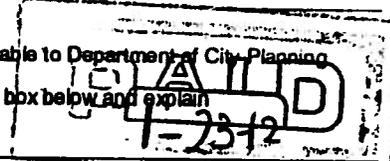
- CHANGE IN CITY MAP.....MM \$ _____
- ZONING MAP AMENDMENT.....ZM \$ _____
- ZONING TEXT AMENDMENT.....ZR \$ _____
- ZONING SPECIAL PERMIT.....ZS \$ _____
- ZONING AUTHORIZATION.....ZA \$ _____
- ZONING CERTIFICATION.....ZC \$ _____
- PUBLIC FACILITY, SEL./ACQ.....PF \$ _____
- DISPOSITION OF REAL PROP.....PD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

- MODIFICATION CP-21885, & subsequent amendments \$ 3,402.50
- FOLLOW-UP \$ _____
- RENEWAL \$ _____
- OTHER \$ _____

TOTAL FEE (For all actions) \$ 3,402.50

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 **Arthur Huh**

5/19/2011

DCP Office/Representative

Date of meeting

5.

ENVIRONMENTAL REVIEW

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

LEAD AGENCY New York City Planning Commission

CEQR NUMBER _____

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: _____

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
See Attached					

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:

NYC Dept. of Housing Preservation and Development and City Council approval under Private Housing Finance Law Article 6; New York State Department of Health license; and U.S. Department of Housing and Urban Development Section 232 Financing; Mortgage Insurance for Nursing Homes, Intermediate Care, Board and Care, and Assisted-Living Facilities.

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

Claire Haaga Altman

Executive Vice President and Chief Operating Officer

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Claire Haaga

SIGNATURE OF APPLICANT

1/18/12
DATE

HealthCare Chaplaincy, Inc.

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 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 10-164 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.



M950078AZSM

Received by Central Intake on January 23, 2012

Land Use Review Application (LR).....Item 2. Site Data

.....
 Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
247	2	South Street between Rutgers Slip and Clinton Street
247	1	265-275 Cherry Street aka 251 Cherry Street
245	1	286-290 South Street aka 287-291 South Street aka 256 Clinton Street
246	1	271-283 South Street aka 257 South Street
246	5	283 South Street aka 259-261 Clinton Street
246	1001-1057, 7501	291-295 Cherry Street, 253-257 Clinton Street, 305-311 Cherry Street
248	15	82 Rutgers Slip aka 253-259 South Street
248	70	80 Rutgers Slip
248	76	235-247 Rutgers Slip

Basic Form LR Item 3 – DESCRIPTION OF PROPOSAL

INTRODUCTION

HealthCare Chaplaincy, Inc. ("HCC") seeks approval of a modification to an existing Large-Scale Residential Development ("LSRD") plan that was originally approved by the City Planning Commission (the "Commission") on May 17, 1972, application number CP-21885, and last amended on January 18, 1995, application number C 950078 ZSM. This modification would allow development of a new palliative care building (the "New Building"). The New Building would otherwise comply with all applicable requirements of the Zoning Resolution of the City of New York (the "Zoning Resolution") and no special permits, authorizations or certifications are required. The primary component of the New Building would be an enhanced assisted living residence in which older adults enter needing only help with a few activities of daily living and are able to live through the end of their lives without the need for transfers to hospitals and skilled nursing care.

This modification is being requested to revise and update the calculations in the LSRD documents to:

1. increase community facility and total floor area by 183,700 zoning square feet ("ZSF"), community facility and total lot coverage by 16,972 square feet ("SF"), and floor area ratio by 1.23;
2. relocate the 103 existing accessory on-grade parking spaces and add 45 new accessory parking spaces, for a total of 148 parking spaces (31 of which would be located on-grade and 117 of which would be located within an automated parking garage); and
3. correct minor errors in dimensions shown in existing LSRD documentation.

The LSRD is located in the area bounded by Cherry Street to the north and South Street to the south and extending from approximately mid-block between Pike Street and Rutgers Slip to approximately mid-block between Clinton Street and Montgomery Street, as depicted on Drawing Z-02 (the "LSRD Plan Area"). The LSRD is located within the former Two Bridges Urban Renewal Area in Lower Manhattan, in Manhattan Community District 3. The New Building would be located on a zoning lot referred to in the LSRD documents as parcel 5 ("Parcel 5") and designated on the tax map of the City of New York as Manhattan Block 247 Lots 1 and 2, bounded by South Street, Rutgers Slip, Cherry Street and a paved service drive which follows the former location of Jefferson Street (demapped).

The proposed modification is consistent with the applicable regulations of the Zoning Resolution and with the overall development objectives of the LSRD and would not negatively impact the findings made by the Commission in prior approvals for the LSRD. The filing of this application by HCC has been authorized by all fee owners within the LSRD or their authorized representative (in the case of the condominium located at Block 246 Lots 1001-1057, 7501).

BACKGROUND

The Two Bridges Urban Renewal Area (the "Two Bridges URA") was designated as an urban renewal area on January 15, 1961. This area covered 14 acres along the East River in Lower Manhattan bounded by Market Street to the west, South Street to the south, Montgomery Street to the east, and Cherry Street to the north. Development in Two Bridges URA was governed by the Two Bridges Urban Renewal Plan (the "Two Bridges URP"), the goals of which included eliminating blight and restoring the residential character of the area; providing well-designed low, moderate, and middle income housing; providing convenient recreational, commercial, and community facility uses; achieving high quality urban design, architecture, street and open space elements; and strengthening the City's tax base by encouraging development and employment opportunities in the area. The Two Bridges URP was originally approved by the Commission on May 11, 1967 (CP 19779) and by the Board of Estimate on June 9, 1967. Over the years, the URP was amended and the Two Bridges URA was developed. The Two Bridges URP expired by its terms in June 2007.

The LSRD Plan Area includes six of the Two Bridges URA parcels, which were initially developed in seven stages pursuant to the LSRD plan, each involving separate approvals (the LSRD Plan Area originally included an additional Two Bridges URA parcel, Parcel 8, which was deleted from the LSRD Plan Area in 1985). The development of the LSRD, which emerged after discussions with community groups and potential sponsors, removed all of the then-existing substandard and blighted structures and replaced them with a comprehensive and coordinated project of needed residential and community facilities, as well as commercial and related uses.

Stage I: The Commission's initial action with respect to the LSRD was an approval dated May 15, 1972 (CP 21885), subsequently approved by the Board of Estimate on May 25, 1972, which was related to authorizations and a special permit required for the development of Parcel 7 (Block 245 Lot 1), which was developed as public housing for families. The following authorizations and special permit were approved for Stage I:

1. Authorization under Section 78-311(a) to permit the distribution of zoning rooms without regard for zoning lot lines and district boundary lines as required by Section 23-223;
2. Authorization under Section 78-311(d) to permit the location of buildings without regard for yard regulations which would otherwise apply along portions of streets or lot lines wholly within the development as required by Section 23-47 and 23-53;
3. Authorization under Section 78-311(e) to permit the location of buildings without regard for height and setback regulations which would otherwise apply along portions of streets or lot lines wholly within the development as required by Section 23-632 and 23-64; and
4. Special Permit under Section 78-312(d) to permit the location of buildings without regard for height and setback regulations which would otherwise apply along portions of streets on the periphery of the development as required by Sections 23-632 and 23-64.

Stage II: Parcel 6A (Block 246 current Lots 1, 5) was developed as HUD Section 236 family housing. The Commission approved the following authorization for Stage II on June 15, 1973 (application number unknown); Board of Estimate approval was not required:

5. Authorization under Section 78-311(d) to permit the location of buildings without regard for yard regulations as required by Section 23-47 and 23-53.

Stage III: The LSRD plan for Parcel 5 (Block 247 current Lots 1, 2) was approved by the Commission on February 7, 1977 (C 760143 ZLM) and by the Board of Estimate on March 24, 1977, including the following special permits:

6. Special Permit under Section 78-312(d) to authorize minor variations in the front height and setback regulations on the periphery of the development on Cherry Street. The Cherry Street front wall of the two existing buildings has a penetration of sky exposure plane at 140.5 feet.
7. Special Permit under Section 78-312(f) to permit modification of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) for Parcel 5 and to authorize modifications of the spacing required by subsection (d) of Section 78-311 (for distance between buildings within a large scale residential development plan, for the east building on Parcel 5 and the building on Parcel 6A). On Parcel 5 the required distance between the east and west buildings was 222.4 feet and the distance provided was 160 feet. The required distance between the east building on Parcel 5 and the building on Parcel 6A was 148.5 feet and the distance provided was 60 feet; and

Parcel 5 was initially developed in 1979 as HUD Section 8 family housing with two 26-story low-income rental apartment buildings, including 490 dwelling units and 2,200 ZSF of commercial space, and on-grade parking for 103 cars. The proposed development site (the "New Building Site," as further defined below) is located on a portion of Parcel 5, designated as Lot 2 of Block 247.

Stage IV: Parcel 6B (Block 246 current Lots 1001-1057, 7501) was developed under the HUD Section 235 home ownership program. The Commission approved the following authorizations for Stage IV on December 8, 1982 (N 830316 ZAM); Board of Estimate approval was not required:

8. Authorization under Section 78-311(d) to permit the location of the west building on Parcel 6B without regard for yard regulations which would otherwise apply along portions of the rear lot line wholly within the development; and
9. Authorization under Section 78-311(h) to modify the minimum spacing requirements between the west building on Parcel 6B and the building on Parcel 6A.

Stage V: Parcel 4A (Block 248 Lot 70) was developed as HUD Section 202 housing for the elderly. The Commission approved the following authorization for Stage V on August 28, 1985 (N 850737 ZAM); Board of Estimate approval was not required:

10. Authorization under Section 78-311(e) to authorize the location of buildings on Parcel 4A without regard for height and setback regulations which would otherwise apply along Rutgers Slip, a street wholly within the LSRD Plan Area; in addition, Parcel 8 of the Two Bridges URA was deleted from the LSRD Plan Area under this application.

The Commission approved the following additional authorization for Parcel 4A on March 17, 1986 (N 860727 ZAM); Board of Estimate approval was not required:

11. Authorization under Section 78-41 to allow permitted accessory off-street parking spaces to be located anywhere within the development without regard to lot lines to provide four (4) parking spaces for Parcel 4A.

Stage VI: Parcel 4B (Block 248 Lots 15, 76) was developed for commercial/residential use. The LSRD plan for Stage VI was approved by the Commission on January 18, 1995 (C 980078 ZSM) and by the City Council on March 7, 1995. The following authorization, special permit and certifications were approved for Stage VI:

12. Authorization under Section 78-311(e) to authorize the location of buildings without regard for height and setback regulations for the front wall of the 21-story building along Rutgers Slip;
13. Special Permit under Section 78-312(f) to authorize modification of the minimum spacing requirements of Section 23-711 with respect to the distance between the northern wall of the 21-story building and the southern wall of the one-story commercial structure;
14. Certification under Section 26-07 to modify the Section 26-05 regulations prohibiting curb cuts on a wide street to allow a 25-foot curb cut along South Street at the southwest corner of Parcel 4B; and
15. Certification under Section 37-015 to waive retail continuity along South Street.¹

AREA DESCRIPTION

The area surrounding the New Building Site is primarily residential with some commercial, transportation and utility uses. The residential buildings that surround the New Building Site are generally high-rise buildings between 16 and 26 stories in height. Directly north of the New Building Site on Parcel 5 are two 26-story residential towers that have 490 units of low-income housing. Further north, outside of the LSRD Plan Area, are two New York City Housing Authority (NYCHA) housing complexes. The La Guardia Houses, which are between Cherry, Rutgers, Madison, and Montgomery Streets, include nine 16-story residential buildings with 1,092 apartments. The La Guardia Addition, a 16-story residential building for seniors at 282 Cherry Street, has 148 apartments and a senior center. The Rutgers Houses, which are between Rutgers, Cherry, Pike, and Madison Streets, include five 20-story buildings with 721 apartments and a mental health clinic.

¹ Notwithstanding these certifications, South Street, at 70 feet wide, is not a wide street. ZR Section 12-10.

West of the New Building Site and within the LSRD Plan Area is the 21-story Two Bridges Tower at 257 South Street. In addition to having 198 mixed-income residential units, Two Bridges Tower has on-site social services, including after school programs for children and a rehabilitation center. Also west of the New Building Site and within the LSRD Plan Area is the Two Bridges Helen Harris Senior Residence at 80 Rutgers Slip. This building has 109 housing units for the elderly and disabled and also provides on-site social services. East of the New Building Site and within the LSRD Plan Area is a 19-story residential building at 283 South Street. North of this building and within the LSRD Plan Area are the Two Bridges Townhouses, 3-story residential buildings on Cherry Street between Clinton Street and the paved service drive which follows the former location of Jefferson Street (demapped).

There are few commercial uses in the immediately surrounding area. Closest to the New Building Site is a bodega on the ground floor of the residential building at 265 Cherry Street on Parcel 5. In addition, a Pathmark supermarket and a Western Union are located west of the New Building Site on Cherry Street at Pike Slip outside of the LSRD Plan Area but within the former Two Bridges URA.

Two transportation and utility uses are near the New Building Site outside of the LSRD Plan Area. Northwest of the New Building Site is a Con Edison substation on Cherry Street between Pike Slip and Rutgers Slip. A New York City Department of Sanitation facility is located southeast of the New Building Site at Pier 36. Along the East River waterfront, outside of the LSRD Plan Area, a pedestrian esplanade with benches and a bike paths runs between Pier 35 (near Rutgers Slip) and the South Street Seaport. The elevated Franklin Delano Roosevelt (FDR) Drive is located between the New Building Site and the esplanade.

Other than the New Building Site, only one area within the LSRD Plan Area currently remains undeveloped, a portion of Parcel 6A designated on the Tax Map as Manhattan Block 246, Lot 5.

ZONING

The New Building Site and the entire LSRD Plan Area are located within a C6-4 zoning district, which is an R10 equivalent (general residences). The New Building Site and LSRD Plan Area are located within the waterfront area; however, no portion of the LSRD Plan Area is located on a waterfront block and therefore the waterfront regulations do not apply. C6-4 districts allow commercial, residential or community facility development up to a maximum floor area ratio ("FAR") of 10.0 and permit a wide range of high-bulk commercial uses, community facilities, and high-rise residences in mixed-use buildings. Parcel 5 currently contains approximately 648,263 ZSF of floor area and is built to an FAR of 4.47.

Parcel 5 consists of two corner lots (one at Cherry Street and Rutgers Slip and the other at South Street and Rutgers Slip), an interior lot on Rutgers Slip, a through lot between Cherry Street and South Street and an interior lot on Cherry Street. In C6-4 districts there are no front or side yard requirements; if an open area extends along a side lot line, it shall be at least eight feet wide at every point. Commercial or community facility use requires a rear yard of 20 feet; however, no rear yard regulations apply to any through lot for such use. Residential use requires a 30 foot rear yard or rear yard equivalent. The C6-4 (R-10 equivalent) district has no restrictions on lot coverage or requirements for open space.

South Street is considered a narrow street for height and setback purposes. There are three methods which control building massing in C6 districts: (1) standard height and setback regulations, which allow a commercial or community facility building to rise six stories or 85 feet (whichever is less) on the street line, at which point an initial setback of 20 feet and a sky exposure plane of 2.7:1 are imposed; (2) alternate height and setback regulations, which allow a building with a ground-level front setback of 15 feet to rise without further setback for 140.5 feet and impose a sky exposure plane of 3.7:1 at 85 feet above the street line; and (3) tower regulations, which permit a building which in the aggregate occupies not more than 40 percent of the lot area of a zoning lot to penetrate an established sky exposure plane.

Current parking regulations for new developments do not require accessory parking but permit one space per 4,000 ZSF of new community facility or commercial floor area (limited to 100 spaces), or a maximum of 225 spaces for a mixed use development, all of which must be located within a completely enclosed building. Existing required or permitted accessory off-street

parking spaces established prior to April 29, 1982 continue to be subject to the applicable zoning district regulations in effect prior to April 29, 1982. However, enlargements, extensions or any increase in the number of off-street parking facilities are subject to current regulations.

The areas east and west of the New Building Site are also zoned C6-4. The area north of Cherry Street is within an R7-2 district. R7 districts are medium-density apartment housing districts and are the predominant zoning classification along the East River in Manhattan from the Brooklyn Bridge to East 23rd Street. R7 districts are mid-density residential districts. Under height factor regulations a maximum of 3.44 FAR requires a minimum of 22.0 open space ratio and a building height factor of 14. In an R7 district, developers may choose the optional Quality Housing regulations to build lower buildings with higher lot coverage set on or near the street line. Under the Quality Housing Option, the maximum FAR is 4.0 on wide streets and 3.44 on narrow streets.

The area south of South Street is zoned M1-4. M1 districts can include light industries, such as woodworking shops, auto storage and repair shops, and wholesale service and storage facilities. Nearly all industrial uses can locate in M1 districts if they meet the M1 zoning performance standards. In addition, M1 districts can include offices and most retail uses. Certain community facilities, such as hospitals, are permitted in M1 districts only by special permit. M1-4 districts have a maximum FAR of 2.0 for manufacturing or commercial uses and 6.5 for community facility uses.

SITE DESCRIPTION

The New Building would be constructed on a 31,341 SF portion of Parcel 5 encompassing the existing parking lot on South Street between Rutgers Slip and the paved service drive which follows the former location of Jefferson Street (demapped), which has been severed from the remainder of Parcel 5 (Block 247 Lot 1) to create a new tax lot (Block 247 Lot 2) (the "New Building Site"). Parcel 5 would remain a single zoning lot of 145,031 SF (3.3295 acres). Parcel 5 was developed in 1979 pursuant to the LSRD plan with two 26-story residential buildings at 265 and 275 Cherry Street (the "Existing Buildings") containing 490 rental apartment for low-income households, 2,200 ZSF of commercial space, a paved on-grade parking lot on South Street, a paved on-grade area west of the 265 Cherry Street building, and a courtyard containing two private playgrounds and landscaped seating areas between the two buildings. Parcel 5 also includes the private Rutgers Park along the Rutgers Slip block frontage which contains mature trees, playgrounds, seating areas, and basketball courts and is entirely enclosed with tall metal fences. On the east side of 275 Cherry Street, a paved service drive follows the former location of Jefferson Street (demapped) between Cherry and South Streets.

PROJECT DESCRIPTION

HCC, a New York not-for-profit corporation and a national leader in the research, education, and practice of spirit-centered palliative care, proposes to construct the New Building, a seventeen-story (plus mechanical penthouse) palliative care building, and surrounding landscaping improvements on the New Building Site. The New Building would include the following community facility spaces: 120 enhanced assisted living units for persons with serious progressive illnesses (half of which would be Medicaid-funded and half of which would be private pay) to be run by a not-for-profit formed by HCC, on floors seven through sixteen; HCC offices on the fifth and sixth floors; a geriatric and palliative care outpatient medical practice on the third floor; space for a not-for-profit tenant and potential HCC expansion space on the fourth floor; a kitchen, dining area and meeting rooms on the sixth floor; a chapel, ambulatory, and accessory assembly space on the seventeenth floor; and a lobby, mechanical and support services on the ground and second floors.

The overall goal of this project is to demonstrate the value of providing high quality, efficient palliative care, which focuses on reducing suffering and helping people with serious progressive illnesses to live well and to live fully, for a population that is all too often either "warehoused" or provided with high tech medical care in excess of what they need and want, resulting in poor quality of life and high cost. To accomplish this, HCC has designed this multi-purpose building to include both residential units for persons with serious progressive illnesses (the enhanced assisted living residence) and services so that the residents can live fully in the last years of their lives. For example, the location of a geriatric and palliative outpatient medical practice within

the same building as the assisted living facility, though separately owned and managed, will allow the health care needs of residents to be met without inappropriately resorting to emergency room and acute care settings. In addition, the building will provide a venue for providing palliative care training for health care professionals in a "live" setting.

The primary component of the New Building Site is an "enhanced assisted living" residence, to be licensed pursuant to Article 46 of the New York State Public Health Law, in which older adults enter needing only help with a few activities of daily living and live through the end of their lives without the need for transfers to hospitals and skilled nursing facilities unless they want to avail themselves of these higher levels of care. Enhanced assisted living is an alternative to end-of-life hospital care, which accounts for 25% of the \$625 billion annual Medicare budget and engenders a disruptive delivery of care where patients "ping-pong" among traditional assisted living, hospital and nursing home care without regard to quality of life. Enhanced assisted living costs only half of skilled nursing care, and with health care reform, this model if developed for 1,100 individuals has the potential to save New York City, New York State and federal government more than \$250 million annually.

The 120 enhanced assisted living units on floors seven through sixteen of the New Building would be approximately 480 ZSF each, including a living area, sleeping area, bathroom and kitchenette, and each would have a river view. These floors would also include common spaces primarily for floor residents, such as a common gathering space and centralized dining areas, a "commons" area serving all residents and providing a different type of activity on each floor, and other spaces, different on each floor, such as family rooms, offices for resident and visiting staff, and service and support areas.

The New Building would also include a rooftop mechanical penthouse and an automated accessory parking garage with 117 spaces in one volume with multiple vehicle storage tiers between the first and fourth floors. In addition, the 12,800-SF paved area west of the 265 Cherry Street building (outside of the New Building Site) would be restriped to create 28 on-grade accessory parking spaces, including four accessible parking spaces. Three accessible parking spaces would be added adjacent to the southeast corner of the 275 Cherry Street building, north of the New Building (two spaces within and one space outside of the New Building Site). Five existing accessible parking spaces north of the New Building Site (adjacent to the southwest corner of the 275 Cherry Street building) would be removed and the area would be landscaped. In total, Parcel 5 would contain 148 accessory parking spaces, with 45 new spaces accessory to the New Building and 103 relocated spaces accessory to the Existing Buildings, replacing the 103 spaces originally existing on Parcel 5. Of the 31 on-grade spaces, 29 (including 5 accessible spaces) would be accessory to the Existing Buildings and 2 accessible spaces would be accessory to the New Building (because the automated parking garage would not have the necessary height to accommodate the accessible spaces required for the New Building). Of the 117 garage spaces, 43 would be accessory to the New Building and 74 would be accessory to the Existing Buildings. The area around the New Building footprint would be landscaped. The Existing Buildings and Rutgers Park would remain in place, unchanged.

A three-story covered and lighted opening in the center of the New Building would provide access to the lobby and a visual connection between the neighborhood north of the New Building and the newly constructed East River Esplanade. There would be a landscaped terrace on the roof of the fifth floor. A loading area would be located on the west side of the building, accessed through the existing curb cut to the on-grade parking lot from South Street near Rutgers Slip. Access to the parking garage would be on the east side of the building, from South Street at a paved service drive which follows the former location of Jefferson Street (which has been demapped south of Madison Street) where there is an existing curb cut and access area to the Existing Buildings. Easements would be granted to the New Building for use of those curb cuts and existing paved areas. Floors six through seventeen and the rooftop mechanical penthouse would be set back above the base and would have a curved massing, and there would be a green roof above the sixteenth floor.

The project is seeking U.S. Department of Housing and Urban Development Section 232 Financing: Mortgage Insurance for Nursing Homes, Intermediate Care, Board and Care, and Assisted Living Facilities.

DISCUSSION OF ACTION REQUESTED

HCC seeks approval of a modification to a previously approved LSRD plan (originally approved by CP-21885; last amended by C 950078 ZSM) to revise and update the zoning calculations affecting Parcel 5 in the LSRD Plan Area to reflect:

1. increases, as shown on Drawing Z-01, in:
 - a. floor area – the New Building would increase community facility and total floor area by 183,700 ZSF of available floor area in compliance with applicable provisions of the Zoning Resolution;
 - b. floor area ratio – the additional floor area would raise the FAR to 5.7, in compliance with applicable provisions of the Zoning Resolution (the maximum FAR of 10.0 would allow a maximum floor area of 1,450,310 ZSF);
 - c. lot coverage – the New Building would add additional community facility lot coverage of 16,972 SF to Parcel 5, in compliance with applicable provisions of the Zoning Resolution;
2. relocation of 103 existing accessory on-grade parking spaces and addition of 45 new accessory parking spaces, in compliance with applicable provisions of the Zoning Resolution, for a total of 148 parking spaces located as shown on Drawings Z-01 and Z-06;
3. correction, as shown on Drawing Z-01, of the following information related to existing conditions on Parcel 5, which were incorrectly stated in the LSRD amendment dated September 1994 submitted to the Commission with the Parcel 4B application (950078 ZSM), attached as Exhibit A (the "1994 LSRD Plan"):
 - a. lot area – a recent survey of Parcel 5 conducted by Fehringer Surveying, P.C. and dated October 29, 2010 certifies the lot area of Parcel 5 as 145,031 SF;
 - b. floor area – the October 1976 LSRD Plan submitted to the Commission with the Parcel 5 application (760143 ZLM) (the "1976 LSRD Plan") lists the Parcel 5 residential floor area as 646,063 ZSF, the commercial floor area as 2,200 ZSF and the total floor area as 648,263 ZSF, and the Certificate of Occupancy issued October 19, 1979 for the 265 Cherry Street building (the "Certificate of Occupancy") indicates a commercial use on the first floor;
 - c. floor area ratio – the correction of the Parcel 5 lot area and total floor area results in a change in the existing floor area ratio to 4.47; and
 - d. parking spaces – the 1976 LSRD Plan and Certificate of Occupancy list the Parcel 5 parking spaces as 103.

CONSISTENCY WITH LSRD OBJECTIVES AND FINDINGS

The requested modification to the LSRD plan is consistent with the overall development objectives of the LSRD and the former Two Bridges URP. As stated above, the goals of the Two Bridges URP, which created the LSRD, included eliminating blight and restoring the residential character of the area; providing well-designed low, moderate, and middle income housing; providing convenient recreational, commercial, and community facility uses; achieving high quality urban design, architecture, street and open space elements; and strengthening the City's tax base by encouraging development and employment opportunities in the area. The proposed project would replace a paved parking area with a new building and landscaping along the South Street frontage, which would improve the streetscape and beneficially affect the pedestrian experience along South Street, while no active open space would be lost. Community facility uses would be provided for the convenience of residents of both the New Building and the surrounding area. The development and operation of the New Building would provide employment opportunities within the palliative care facility.

The requested modification to the LSRD plan would allow development of a new community facility building in the LSRD Plan Area in compliance with applicable provisions of the Zoning Resolution; thus, no modifications would be required to the underlying zoning or to the previously approved LSRD special permits, authorizations and certifications listed in Basic Form LR Item 7 (attached) and detailed under Background, above. Accordingly, no new findings by the Commission are required in connection with this application (since the Section 78-313 findings relate to special permits and authorizations). Further, as discussed below, the

Commission's prior findings under Section 78-313 in connection with its prior approvals would not be affected by the requested modification to the LSRD plan for two principal reasons: (1) this application would not affect prior findings that were specific to the modifications or zoning lots being proposed for other development within the LSRD Plan Area; and (2) this application is consistent with the general purpose and intent of Article VII, Chapter 8.

The following findings were made under Section 78-313 in connection with the majority of the prior approvals:

- 78-313 (a): The modifications will aid in achieving the general purposes and intent of Article VII, Chapter 8, as set forth in Section 78-01;
- 78-313 (b): The distribution of floor area, dwelling units, rooms, rooming units, open spaces, location of buildings, or locations of primary business entrances, shop windows or signs will permit better site planning and will thus benefit both the residents of the development and the City as a whole;
- 78-313 (c): Such distribution or location will not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of the occupants of buildings in the block or nearby blocks;
- 78-313 (d): Such distribution or location will not affect adversely any other zoning lots outside the development by restricting access to light and air or by creating traffic congestion; and
- 78-313 (g): The modification of height and setback will not impair the essential character of the surrounding area and will not have adverse effects upon the access to light, air and privacy of adjacent properties.

In addition, the following special findings were made under Section 78-41 with respect to the approval of off-street parking on Parcel 4A:

- 78-41 (a): Such off-street parking spaces will be conveniently located in relation to the use or uses to which such spaces are accessory;
- 78-41 (b): Such location of the off-street parking spaces will permit better site planning and will thus benefit both the owners, occupants, employees, customers, residents, or visitors of the development and the City as a whole; and
- 78-41 (c): Such location of the off-street parking spaces will not increase the number of spaces in any single block or the traffic drawn through any one or more of the nearby local streets in such measure as to affect adversely other zoning lots outside the development or traffic conditions in the surrounding area.

The findings under the prior City Planning actions were specific to the modifications being proposed for other buildings/development within the LSRD area, and none of the prior approvals depended on the New Building Site remaining undeveloped. The proposed development would not unduly increase the bulk of the LSRD or surrounding area; the total floor area of Parcel 5 following the addition of the New Building would be only 57% of the potential floor area under permitted current zoning. In addition, the proposed project would not adversely affect any other zoning lots outside the New Building Site by restricting access to light and air, by adversely affecting air quality or by creating traffic congestion. Therefore, the prior findings will be unaffected by the addition of the proposed project.

With regard to the general purpose and intent of Article VII, Chapter 8, the proposed project would enhance and promote the purposes achieved by prior development within the LSRD and thus promote and protect public health, safety and general welfare. The proposed addition of an as-of-right building on a current surface parking area would be an efficient use of the increasingly scarce land left within the LSRD Area, following the initial development of all of the LSRD parcels, within the framework of the overall bulk controls. Open space would be arranged to best serve active and passive recreation needs of the residents, including a three-story covered and lighted opening in the center of the New Building which would provide a visual connection between the neighborhood north of the New Building and the newly constructed East River Esplanade. Although the proposed project would remove existing trees on the New Building Site, scenic assets and natural features would be protected and preserved by the planting of new trees as part of its landscape plan. A more stable community would be fostered by providing for a population of balanced family sizes through the addition of assisted living units, which will complement and add to the diversity of residents within the LSRD Area. The

placement of the New Building perpendicular to the other buildings on Parcel 5 would add variety to the building types and sitings within the LSRD area.

In addition, the proposed project would not affect the streets and open space of the surrounding area and would improve the streetscape along South Street. Existing curb cuts on South Street would be used for entrances to the loading dock and parking garage. The proposed project would not affect the East River Esplanade or East River. There would be no displacement of any families, businesses or employees. Sustainable design is a guiding principle in the development of the proposed project, and the goal is to build New York City's first LEED Platinum-rated palliative care facility which will serve as a demonstration project for future facilities.

CONCLUSION

In summary, the requested modification to the LSRD plan would facilitate new community facility development on Parcel 5 in furtherance of the objectives of the LSRD plan and to the benefit of area residents. As the first geriatric and palliative care practice connected with a residence, HCC's New Building would offer unique opportunities for training health care professionals in palliative care and care for those with serious progressive chronic illnesses. In addition, the new palliative care facility would provide a unique opportunity for educating health care providers in palliative care (currently HCC is the largest and most established provider of educational services to chaplains in the United States). This palliative care facility would serve as a national demonstration of how to provide quality and cost-efficient palliative care for persons with serious progressive illness.

Exhibit A to Basic Form LR Item 3

SEPTEMBER 1994 REVISION OF LSRD PLAN

TWO BRIDGES URBAN RENEWAL AREA

APPLICATION FOR LARGE SCALE RESIDENTIAL DEVELOPMENT

The following narrative, tables and site plan constitute the Large Scale Residential Development Plan for Parcels 4A, 4B, 5, 6A, 6B, and 7 in the Two Bridges Urban Renewal Area. Uses proposed or developed for these sites are as follows:

- Parcel 4A - developed as HUD Section 202 housing for the elderly
- Parcel 4B - proposed for commercial/residential use
- Parcel 5 - developed as HUD Section 8 family housing
- Parcel 6A - developed as HUD Section 236 family housing
- Parcel 6B - developed as HUD Section 235 home ownership program
- Parcel 7 - developed as public housing for families

The intention of the Large Scale Plan is to provide the best possible housing environment in terms of the analysis of the actual site and future development plans of the City. The proposed development of the sites, which emerged after discussions with community groups and potential sponsors, remove all the existing substandard and blighting structures, replacing them with a comprehensive and coordinated project of needed residential and community facilities as well as commercial and related uses. The proposed redevelopment is consistent with and complementary to other developments within the neighborhood. The parcels have been planned as a unit to derive the maximum benefit from the available open space and views with a minimum adverse effect on the surrounding property.

Table 1 describes the proposed development in terms of building bulk, density and off-street parking requirements as related to the Zoning Resolution. As shown in the table, the proposed overall development is within the limits established by the Zoning Resolution.

Table 2 shows zoning capacity and the proposed bulk and zoning rooms for the six parcels. Five parcels are completed, parcel 4B is now proposed for development.

Table 3 summarizes the other conditions requiring authorizations with respect to height and setback, and minimum spacing between buildings requirements.

TWO BRIDGES URBAN RENEWAL AREA
LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 1

Total Proposed Maximum Development Versus Zoning Capacity

Zoning District: C6-4(R-10)

	<u>PROPOSED</u>	<u>CAPACITY</u>
Lot Area	371,154	371,154
Floor Area (S.F.) Total	1,640,675	3,711,540
Residential	1,594,775	--
Community Facilities	31,600	--
Commercial	14,300	--
Lot Coverage (S.F.) Total	96,033	--
Residential	94,933	--
Community Facilities	1,100	--
Commercial	0	--
Floor Area Ratio	4.42	10.0
<u>Residential</u>		
Lot Area (S.F.)	366,558	371,154
Height Factor	16.8	--
Floor Area Ratio	4.35	--
Open Space	275,121	--
Open Space Ratio	17.25	--
Zoning Rooms	6032	12,370
Dwelling Units	1356	--
Parking Spaces*	--	--

*to be determined either as required by Zoning or as permitted by the Board of Standards and Appeals in conformance with the Proposed Manhattan parking requirements.

TWO BRIDGES URBAN RENEWAL AREA
LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 2 (Page 1 of 3)

PROPOSED MAXIMUM DEVELOPMENT VERSUS ZONING CAPACITY

Zoning District: C6-4 (R-10)

	<u>PARCEL 7</u>		<u>PARCEL 6A</u>	
	<u>PROPOSED</u>	<u>CAPACITY</u>	<u>PROPOSED</u>	<u>CAPACITY</u>
Lot Area	31,657	31,657	71,359	71,359
Floor Area (S.F.) Total	283,500	316,570	262,877	773,590
Residential	278,000	--	262,877	--
Community Facilities	5,500	--	--	--
Commercial	--	--	--	--
Lot Coverage (S.F.) Total	10,563	--	13,836	--
Residential	10,563	--	13,836	-
Floor Area Ratio	8.96	10.0	3.69	10.0
<u>Residential</u>				
Lot Area (S.F.)	31,107	31,657	71,359	71,359
Height Factor	26	--	19	--
Floor Area Ratio	8.78	3.69	--	--
Open Space	21,094	--	57,523	--
Open Space Ratio	7.6	21.9	-	--
Zoning Rooms	1,249	1,055	1,062	2,378
Dwelling Units	250	--	252	--
Parking Spaces	30	30	35	59

TWO BRIDGES URBAN RENEWAL AREA
LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 2 (Page 2 of 3)

PROPOSED MAXIMUM DEVELOPMENT VERSUS ZONING CAPACITY

Zoning District: C6-4 (R-10)

	<u>PARCEL 5</u>		<u>PARCEL 6B</u>		<u>PARCEL 4A</u>	
	<u>PROPOSED</u>	<u>CAPACITY</u>	<u>PROPOSED</u>	<u>CAPACITY</u>	<u>PROPOSED</u>	<u>CAPACITY</u>
Lot Area	145,029	145,029	53,821	53,821	20,172	20,172
Floor Area (S.F.) Total	682,696	1,450,290	65,793	538,210	81,809	201,720
Residential	682,696	--	65,793	--	81,809	--
Community Facilities	--	--	--	--	--	--
Commercial	--	--	--	--	--	--
Lot Coverage (S.F.) Total	24,335	--	21,931	--	8,268	--
Residential	24,335	--	21,931	--	8,268	--
Floor Area Ratio	4.71	10.0	1.2	10.0	4.02	10.0
<u>Residential</u>						
Lot Area (S.F.)	145,029	145,029	53,821	53,821	20,172	20,172
Height Factor	26	--	3	--	10	--
Floor Area Ratio	4.71	--	1.2	--	4.1	--
Open Space	120,694	--	31,890	--	11,904	--
Open Space Ratio	17.68	--	48.47	--	14.55	--
Zoning Rooms	2,185	4,834	271.5	1,794	355.5	672
Dwelling Units	490	--	57	--	109	--
Parking Spaces	104	--	12	--	--	--

TWO BRIDGES URBAN RENEWAL AREA
LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 2 (Page 3 of 3)

Total Proposed Maximum Development Versus Zoning Capacity

Zoning District: C6-4(R-10)

	<u>PROPOSED</u>	<u>CAPACITY</u>
	<u>PARCEL 4B</u>	
Lot Area	49,116	49,116
Floor Area (S.F.) Total	264,000	491,160
Residential	223,600	--
Community Facilities	26,100	--
Commercial	14,300	--
*Lot Coverage (S.F.) Total	17,100	--
Residential	16,000	--
Community Facilities	1,100	--
Commercial	0	--
Floor Area Ratio	5.37	10.0
<u>Residential</u>		
Lot Area (S.F.)	45,070	49,116
Height Factor	14.0	--
Floor Area Ratio	4.95	--
*Open Space	32,016	--
*Open Space Ratio	14.32	--
Zoning Rooms	909	1637
Dwelling Units	198	--
Parking Spaces	11	--

Note: Floor area numbers are rounded off to within 100 square feet of numbers indicated on Zoning Data Sheet A-4 of the Architect's plans.

*Not a zoning requirement; for Urban Renewal purposes only.

TWO BRIDGES URBAN RENEHAL AREA
LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 3

Conditions Requiring Authorizations
for Height and Setback and Building Spacing Requirements

A. Height and Setback Requirements

<u>Site</u>	<u>Location of Front Wall</u>	<u>Sky Exposure Plane Penetration Proposed</u>
7	Clinton Street	155 feet
	South Street	57 feet
5	Cherry Street	140.5 feet
4A	8 ft. from Rutgers Slip	None
4B	Rutgers Slip	114.5 feet

B. Building Spacing Requirements

<u>Location</u>	<u>Required Distance</u>	<u>Distance Provided</u>
<u>Site 5</u> East Bldg. to West Bldg.	222.4 feet	160.0 feet
East Bldg. on Site 5 to Bldg. on Site 6A	148.5 feet	60 feet
West Bldg. on Site 6B to Bldg. on Site 6A	87.95 feet	37 feet
Residential Highrise on Site 4B One-Story building with stores	40 feet	30 feet

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
TWO BRIDGES URBAN RENEWAL PROJECT

APPLICATION FOR LARGE SCALE RESIDENTIAL DEVELOPMENT

Total

Lot Area	8.52 Acres
(excluding Site 8)	
Zoning Rooms	6036.5
Dwelling Units	1357

Parcel 7 (Stage I)

Lot Area	0.73 Acre
Zoning Rooms	1249
Dwelling Units	250

Parcel 6A (Stage II)

Lot Area	1.64 Acres
Zoning Rooms	1062
Dwelling Units	252

Parcel 5 (Stage III)

Lot Area	3.33 Acres
Zoning Rooms	2185
Dwelling Units	490

Parcel 6B (Stage IV)

Lot Area	1.24 Acres
Zoning Rooms	271.5
Dwelling Units	57

Parcel 4A (Stage V)

Lot Area	0.46 Acre
Zoning Rooms	355.5
Dwelling Units	109

Parcel 4B

Lot Area	1.13 Acres
Zoning Rooms	909
Dwelling Units	198

February, 1972

Revised: June 1973
January 1975
October 1976
October 1984
March 1985
September 1994

SUMMARY OF AUTHORIZATIONS

The authorizations previously requested for Stage I are:

1. Section 78-311 (a) to permit the distribution of zoning rooms without regard for zoning lot lines and district boundary lines as required by Section 23-223.
2. Section 78-311 (d) to permit the location of buildings without regard for yard regulations as required by Sections 23-47 and 23-53.
3. Section 78-311 (e) to permit the location of buildings without regard for height and setback regulations on the interior of the project as required by Sections 23-632 and 23-64.

The special permit authorization previously requested for Stage I is:

4. Section 78-312 (d) to permit the locations of buildings without regard for height and setback regulations, on the periphery of the project as required by Sections 23-632 and 23-64.

The authorization previously requested for Stage II Parcel 6A was:

5. Section 78-311 (d) to permit the location of buildings without regard for yard regulations as required by Sections 23-47 and 23-53.

The authorizations previously requested for Stage III Parcel 5 are:

6. Section 78-312 (f) to permit modification of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) (for Site 5) and to authorize modification of the spacing required by subsection (d) of Section 78-311 (for distance between east building on Site 5 and building on Site 6A).
7. Section 78-312 (d) to authorize minor variations in the front height and setback regulations on the periphery of the development (for Site 5).

The authorization previously requested for Stage IV Parcel 6B are:

8. Section 78-311 (d) to authorize the location of the west building on Parcel 6B without regard for yard regulations which would otherwise apply along portions of the rear lot line wholly within the development.
9. Section 78-311 (d) to modify the minimum spacing requirements between the west building on Parcel 6B and the building on Parcel 6A.

The authorization previously requested for Stage V Parcel 4A is:

10. Section 78-311 (e) to authorize minor variations in setback regulations within the development (for Site 4A).

The additional authorizations now requested for Stage VI Parcel 4B are:

11. Section 78-311 (e) authorize location of buildings without regard for height and setback regulations.
12. Section 78-312 (f) authorize modification of minimum spacing requirements.
13. Section 26-07 certification to modify the no curb cut on wide street regulations as required by § 26-05.
14. Section 37-015 certification to waive retail continuity on wide street.

9076L

Basic Form LR Item 7 – RELATED ACTIONS BY CITY PLANNING

Application No.	Description/Status			Cal. No.	Date
	Stage	Parcel	Action Approved		
CP 21885	I	7	Authorizations: 78-311(a), 78-311(d), 78-311(e) Special Permit: 78-312(d)	43	5/15/72
(unknown)	II	6A	Authorization: 78-311(d)	6	6/15/73
C 760143 ZLM	III	5	Special Permits: 78-312(d), 78-312(f)	8	2/7/77
N 830316 ZAM	IV	6B	Authorizations: 78-311(d), 78-311(h)	102	12/8/82
N 850737 ZAM	V	4A	Authorization: 78-311(e) Deletion of Parcel 8 of Urban Renewal Plan from LSRD Plan Area	60	8/28/85
N 860727 ZAM	V	4A	Authorization: 78-41	1	3/17/86
C 950078 ZSM	VI	4B	Authorization: 78-311(e) Special Permit: 78-312(f) Certifications: 26-07, 37-015	13	1/18/95

HealthCare Chaplaincy, Inc.

ATTACHMENT 21: OWNERS' AUTHORIZATIONS

<u>Block</u>	<u>Lot(s)</u>	<u>Owner</u>
247	1, 2	Two Bridges Associates Limited Partnership
245	1	New York City Housing Authority
246	1	Land's End Associates, L.P.
246	5	LE1SUB LLC
246	1001-1057, 7501	Board of Managers of The Two Bridges Townhouses Condominium
248	15	Two Bridgeset Associates, L.P.
248	70	Two Bridges Neighborhood Council, Inc.
248	76	Two Bridgeset Housing Development Fund Company, Inc.

TWO BRIDGES ASSOCIATES LIMITED PARTNERSHIP
c/o Starrett Development LLC
70 East 55th St. 7th Fl.
New York, NY 10022

Dated as of August 18, 2011

New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Minor Modification of the
Two Bridges Large Scale Residential Development Plan
Block 245 Lot 1; Block 246 Lots 1, 5, 1001-1057, 7501;
Block 247 Lots 1, 2; Block 248 Lots 15, 70, 76
Borough of Manhattan (the "LSRD Premises")

To Whom It May Concern:

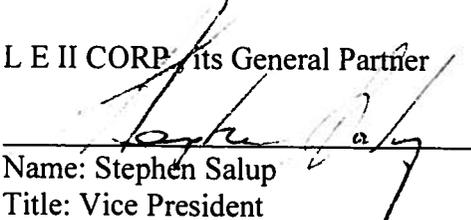
I, Stephen Salup, am the Vice President of L E II Corp., the General Partner of Two Bridges Associates Limited Partnership, the fee owner of property located at 265-275 Cherry Street (aka 251 Cherry Street) on Block 247 Lots 1 and 2 within the LSRD Premises. Two Bridges Associates Limited Partnership hereby authorizes HealthCare Chaplaincy Inc. ("HCC") and its representatives to file a Minor Modification application to the Large Scale Residential Development Plan (approved by the City Planning Commission on May 17, 1972, application number CP-21885) within the former Two Bridges Urban Renewal Area, which would facilitate the development of a new mixed use building on Block 247 Lot 2 (a portion of Parcel 5) within the LSRD Premises.

Thank you for your consideration.

Sincerely,

TWO BRIDGES ASSOCIATES LIMITED PARTNERSHIP

By: L E II CORP. its General Partner


Name: Stephen Salup
Title: Vice President

cc: Claire Haaga Altman, HealthCare Chaplaincy Inc.
Susan Golden, Esq., Dewey & LeBoeuf, LLP



NEW YORK CITY HOUSING AUTHORITY
250 BROADWAY • NEW YORK, NY 10007
TEL: 212-306-3000 • <http://nyc.gov/nycha>

JOHN B. RHEA
CHAIRMAN
EMILY YOUSOUF
VICE-CHAIR
MARGARITA LÓPEZ
MEMBER
VICTOR A. GONZALEZ
MEMBER
VILMA HUERTAS
SECRETARY
MICHAEL P. KELLY
GENERAL MANAGER

WRITER'S DIRECT LINE
(212)-306-8560

August 2, 2011

New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Minor Modification of the
Two Bridges Large Scale Residential Development Plan
Block 245 Lot 1; Block 246 Lots 1, 5, 1001-1057, 7501;
Block 247 Lots 1, 2; Block 248 Lots 15, 70, 76
Borough of Manhattan (the "LSRD Premises")

To Whom It May Concern:

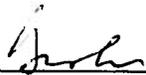
I, Burton Leon, am the Deputy Program Director, Department for Development, of the New York City Housing Authority ("NYCHA"), the fee owner of property located at 256 Clinton Street (aka 286-290 South Street, aka 287-291 South Street) on Block 245 Lot 1 within the LSRD Premises. The New York City Housing Authority hereby authorizes HealthCare Chaplaincy Inc. ("HCC") and its representatives to file a Minor Modification application to the Large Scale Residential Development Plan (approved by the City Planning Commission on May 17, 1972, application number CP-21885) within the former Two Bridges Urban Renewal Area, which would facilitate the development of a new mixed use building on a portion of Block 247 (known as Parcel 5) within the LSRD Premises. Such Minor Modification will not modify elements of the Large Scale Residential Development Plan that govern NYCHA's parcel within the LSRD Premises.

Thank you for your consideration.

Sincerely,

NEW YORK CITY HOUSING AUTHORITY

By: _____


Burton Leon

Deputy Program Director, Department for Development

cc: Claire Haaga Altman, HealthCare Chaplaincy Inc.

Susan Golden, Esq., Dewey & LeBoeuf, LLP

Helen Morillo, Chief of Staff

Laurence M. Redican, Esq., Deputy General Counsel for Corporate Affairs

Constance Robotham, Assistant to the Chair

LAND'S END ASSOCIATES, L.P.
c/o Starrett Corporation
Heron Tower
70 East 55th St., 7th Fl.
New York, NY 10022

Dated as of August 18, 2011

New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Minor Modification of the
Two Bridges Large Scale Residential Development Plan
Block 245 Lot 1; Block 246 Lots 1, 5, 1001-1057, 7501;
Block 247 Lots 1, 2; Block 248 Lots 15, 70, 76
Borough of Manhattan (the "LSRD Premises")

To Whom It May Concern:

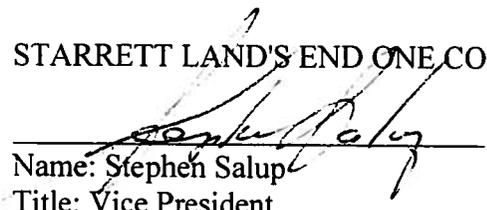
I, Stephen Salup, am the Vice President of Starrett Land's End One Corporation, the General Partner of Land's End Associates, L.P., the fee owner of property located at 271-283 South Street (aka 257 South Street) on Block 246 Lot 1 within the LSRD Premises. Land's End Associates, L.P. hereby authorizes HealthCare Chaplaincy Inc. ("HCC") and its representatives to file a Minor Modification application to the Large Scale Residential Development Plan (approved by the City Planning Commission on May 17, 1972, application number CP-21885) within the former Two Bridges Urban Renewal Area, which would facilitate the development of a new mixed use building on Block 247 Lot 2 (a portion of Parcel 5) within the LSRD Premises.

Thank you for your consideration.

Sincerely,

LAND'S END ASSOCIATES, L.P.

By: STARRETT LAND'S END ONE CORPORATION, its General Partner


Name: Stephen Salup

Title: Vice President

cc: Claire Haaga Altman, HealthCare Chaplaincy Inc.
Susan Golden, Esq., Dewey & LeBoeuf, LLP

**LE1SUB LLC
c/o Starrett Corporation
Heron Tower
70 East 55th St., 7th Fl.
New York, NY 10022**

Dated as of August 23, 2011

New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Minor Modification of the
Two Bridges Large Scale Residential Development Plan
Block 245 Lot 1; Block 246 Lots 1, 5, 1001-1057, 7501;
Block 247 Lots 1, 2; Block 248 Lots 15, 70, 76
Borough of Manhattan (the "LSRD Premises")

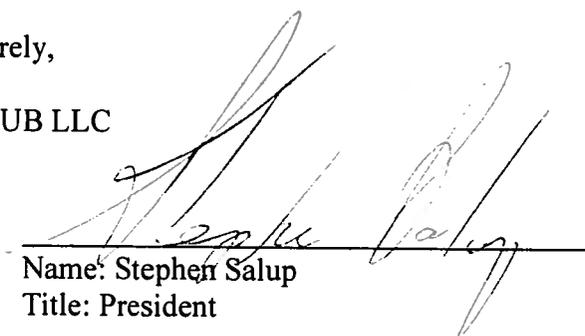
To Whom It May Concern:

I, Stephen Salup, am the President of LE1SUB LLC, the fee owner of property located at 283 South Street (aka 259-261 Clinton Street) on Block 246 Lot 5 within the LSRD Premises. LE1SUB LLC hereby authorizes HealthCare Chaplaincy Inc. ("HCC") and its representatives to file a Minor Modification application to the Large Scale Residential Development Plan (the "Plan") (approved by the City Planning Commission on May 17, 1972, application number CP-21885) within the former Two Bridges Urban Renewal Area, which would facilitate the development of a new mixed use building on Block 247 Lot 2 (a portion of the site referred to as Parcel 5 under the Plan) within the LSRD Premises.

Thank you for your consideration.

Sincerely,

LE1SUB LLC

By: 

Name: Stephen Salup
Title: President

cc: Claire Haaga Altman, HealthCare Chaplaincy Inc.
Susan Golden, Esq., Dewey & LeBoeuf, LLP

THE TWO BRIDGES TOWNHOUSES CONDOMINIUM
c/o Isah Ibrahim, Property Manager
Tudor Realty Services Corp.
250 Park Avenue South, 4th Floor
New York, NY 10003

Dated as of Aug 2, 2011

New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Minor Modification of the
Two Bridges Large Scale Residential Development Plan
Block 245 Lot 1; Block 246 Lots 1, 5, 1001-1057, 7501;
Block 247 Lots 1, 2; Block 248 Lots 15, 70, 76
Borough of Manhattan (the "LSRD Premises")

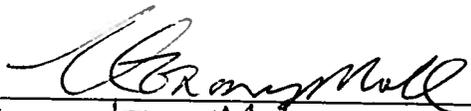
To Whom It May Concern:

I, Ken Mok, am the President of the Board of Managers of The Two Bridges Townhouses Condominium (the "Condominium") located at 291-295 Cherry Street, 253-257 Clinton Street and 305-311 Cherry Street on Block 246 Lots 1001-1057 (Condominium units) and 7501 (Condominium) (all formerly known as Lot 26) within the LSRD Premises. The Board of Managers of the Condominium hereby authorizes HealthCare Chaplaincy Inc. ("HCC") and its representatives to file a Minor Modification application to the Large Scale Residential Development Plan (approved by the City Planning Commission on May 17, 1972, application number CP-21885) within the former Two Bridges Urban Renewal Area, which would facilitate the development of a new mixed use building on a portion of Block 247 (known as Parcel 5) within the LSRD Premises. The Board of Managers of the Condominium is authorized to act on behalf of the Condominium and the unit owners for this purpose pursuant to Article/Section 2 of the Declaration of the Condominium and/or Section 2.4 of the By-Laws of the Condominium. This letter shall not be construed as imposing any obligations or liability on the Condominium.

Thank you for your consideration.

Sincerely,

THE TWO BRIDGES TOWNHOUSES CONDOMINIUM

By: 
Name: Ken Mok
Title: President of the Board of Managers

cc: Claire Haaga Altman, HealthCare Chaplaincy Inc.
Susan Golden, Esq., Dewey & LeBoeuf, LLP

TWO BRIDGESET ASSOCIATES, L.P.
1780 Broadway
New York, NY 10019

Dated as of August 2, 2011

New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Minor Modification of the
Two Bridges Large Scale Residential Development Plan
Block 245 Lot 1; Block 246 Lots 1, 5, 1001-1057, 7501;
Block 247 Lots 1, 2; Block 248 Lots 15, 70, 76
Borough of Manhattan (the "LSRD Premises")

To Whom It May Concern:

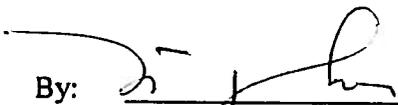
I, Victor Papa, am the Vice President and a Director of Two Bridgeset Towers, Inc., the General Partner of Two Bridgeset Associates, L.P., the fee owner of property located at 82 Rutgers Slip (aka 253-259 South Street) on Block 248 Lot 15 within the LSRD Premises. Two Bridgeset Associates, L.P. hereby authorizes HealthCare Chaplaincy Inc. ("HCC") and its representatives to file a Minor Modification application to the Large Scale Residential Development Plan (approved by the City Planning Commission on May 17, 1972, application number CP-21885) within the former Two Bridges Urban Renewal Area, which would facilitate the development of a new mixed use building on a portion of Block 247 (known as Parcel 5) within the LSRD Premises.

Thank you for your consideration.

Sincerely,

TWO BRIDGESET ASSOCIATES, L.P.

By: TWO BRIDGESET TOWERS, INC.
its General Partner

By: 

Name: Victor Papa
Title: Vice President and a Director

cc: Claire Haaga Altman, HealthCare Chaplaincy Inc.
Susan Golden, Esq., Dewey & LeBoeuf, LLP

August 10, 2010

New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Minor Modification of the
Two Bridges Large Scale Residential Development Plan
Block 245 Lot 1; Block 246 Lots 1, 13, 1001-1057, 7501;
Block 247 Lot 1; Block 248 Lots 15, 70, 76
Borough of Manhattan (the "LSRD Premises")

To Whom It May Concern:

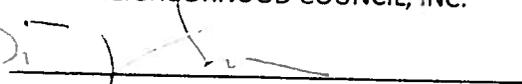
I, Victor Papa, am the President and Director of Two Bridges Neighborhood Council, Inc., the fee owner of property located at 80 Rutgers Slip on Block 248 Lot 70 within the LSRD Premises. Two Bridges Neighborhood Council, Inc. hereby authorizes HealthCare Chaplaincy Inc. ("HCC") and its representatives to file a Minor Modification application to the Large Scale Residential Development Plan (approved by the City Planning Commission on May 17, 1972, application number CP-21885) within the former Two Bridges Urban Renewal Area, which would facilitate the development of a new mixed use building on a portion of Block 247 Lot 1 (known as Parcel 5) within the LSRD Premises.

Thank you for your consideration.

Sincerely,

TWO BRIDGES NEIGHBORHOOD COUNCIL, INC.

By:


Victor Papa
President/Director

Cc: Claire Haaga Altman, HealthCare Chaplaincy Inc.
Susan Golden, Esq., Dewey & LeBoeuf, LLP

TWO BRIDGESET HOUSING DEVELOPMENT FUND COMPANY, INC.
247 West 37th Street, 4th Floor
New York, NY 10018

Dated as of August 2, 2011

New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Minor Modification of the
Two Bridges Large Scale Residential Development Plan
Block 245 Lot 1; Block 246 Lots 1, 5, 1001-1057, 7501;
Block 247 Lots 1, 2; Block 248 Lots 15, 70, 76
Borough of Manhattan (the "LSRD Premises")

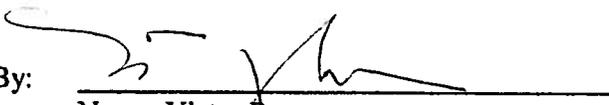
To Whom It May Concern:

I, Victor Papa, am the Vice President of Two Bridgeset Housing Development Fund Company, Inc., the fee owner of property located at 235-247 Cherry Street on Block 248 Lot 76 within the LSRD Premises. Two Bridgeset Housing Development Fund Company, Inc. hereby authorizes HealthCare Chaplaincy Inc. ("HCC") and its representatives to file a Minor Modification application to the Large Scale Residential Development Plan (approved by the City Planning Commission on May 17, 1972, application number CP-21885) within the former Two Bridges Urban Renewal Area, which would facilitate the development of a new mixed use building on a portion of Block 247 (known as Parcel 5) within the LSRD Premises.

Thank you for your consideration.

Sincerely,

TWO BRIDGESET HOUSING DEVELOPMENT FUND COMPANY, INC.

By: 
Name: Victor Papa
Title: Vice President

cc: Claire Haaga Altman, HealthCare Chaplaincy Inc.
Susan Golden, Esq., Dewey & LeBoeuf, LLP

SUMMARY OF PREVIOUSLY GRANTED LSRD CERTIFICATIONS, AUTHORIZATIONS & SPECIAL PERMITS; NO NEW WAIVERS REQUIRED

Parcel 7 (Stage I) Authorizations - CP 21885

1. Sec. 78-311(a) to permit the distribution of zoning rooms without regard for zoning lot lines and district boundary lines as required by Sec. 23-223.
2. Sec. 78-311(d) to permit the location of buildings without regard for yard regulations as required by Sec. 23-47 and 23-53.
3. Section 78-311(e) to permit the location of buildings without regard for height and setback regulations on the interior of the project as required by Sec. 23-632 and 23-64

Parcel 7 (Stage I) Special Permit - CP21885

4. Section 78-312(d) to permit the locations of buildings without regard for height and setback regulations, on the periphery of the project as required by Sec. 23-632 and 23-64.

Parcel 6A (Stage II) Authorization

5. Sec. 78-311(d) to permit the location of buildings without regard for yard regulations as required by Sec. 23-47 and 23-53.

Parcel 5 (Stage III) Special Permits - C 760143 ZLM

6. Sec.78-312(d) to authorize minor variations in the front height and setback regulations on the periphery of the development.
7. Sec. 78-312(f) to permit modification of the minimum spacing requirements consistent with the intent of the provisions of Sec. 23-71 (Minimum distance between buildings on a single zoning lot) and to authorize modification of the spacing required by Sec. 78-311(d) (for distance between east building on Parcel 5 and building on Parcel 6A).

Parcel 6B (Stage IV) Authorizations - N 830316 ZAM

8. Sec. 78-311(d) to authorize the location of the west building without regard for yard regulations which would otherwise apply along portions of the rear lot line wholly within the development.

9. Sec. 78-311(h) to modify the minimum spacing requirements between the west building on Parcel 6B and the building on Parcel 6A.

Parcel 4A (Stage V) Authorizations - N 850737 ZAM

10. Sec. 78-311(e) to authorize minor variations in setback regulations within the development.

Deletion of Parcel 8 of Urban Renewal Plan from LSRD Plan Area

Parcel 4A (Stage V) Authorizations - N 860727 ZAM

11. Sec. 78-41 to authorize permitted accessory, off-street parking spaces to be located within the development without regard to zoning lot lines to provide four parking spaces for Parcel 4A.

Parcel 4B (Stage VI) Authorization - C 950078 ZSM

12. Sec. 78-311(e) authorize location of buildings without regard for height & setback regulations.

Parcel 4B (Stage VI) Special Permit - C 950078 ZSM

13. Sect 78-312(f) authorize modification of minimum spacing requirements.

Parcel 4B (Stage VI) Certifications - C 950078 ZSM

14. Sec. 26-07 certification to modify the no curb cut on wide street regulations as required by Sec. 26-05.
15. Sec. 37-015 certification to waive retail continuity on wide street.

Height & Setback(*) and Building Spacing () Conditions Previously Granted Authorization & Special Permits; no new waivers required**

* Site	Location of Front Wall	Sky Exposure Plane Penetration Proposed
4A	8 ft. from Rutgers Slip	none
4B	Rutgers Slip	114.5 feet
5	Cherry Street	140.5 feet
7	Clinton Street	155 feet
	South Street	57 feet

** Site	Location	Req'd Distance	Distance Provided
4	4B bldg. to 1 story stores	40.0 feet	30.0 feet
5	East Bldg. to West Bldg.	222.4 feet	160.0 feet
	East Bldg. on 5 to 6A	148.5 feet	60.0 feet
6	West Bldg. on 6B to 6A	87.95 feet	37.0 feet

Note: Zoning regulations have changed since these actions were granted (wall to wall = 40'; window to wall = 50'; window to window = 60')

2011 ACTION

Modification to previously approved Large Scale Residential Development (CP-21885, approved May 17, 1972; last amended by C 950078 ZSM, approved January 18, 1995)
No additional waivers requested
Updating LSRD and zoning calculations

LSRD ZONING CALCULATIONS

Parcel	5	4A	4B	6A	6B	7	LSRD Total
Stage (approved)	III (1977)	V (1985, 1986)	VI (1995)	II (1973)	IV (1982)	I (1972)	
Block	247	248	248	246	246	245	
Lot	1,2	70	15,76	1 Condo 1001-1057		1	

ZR Section	Item	5	4A	4B	6A	6B	7	LSRD Total
Map 12d	1. ZONING DISTRICT	C6-4	C6-4	C6-4	C6-4	C6-4	C6-4	C6-4
	2. LOT AREA	145,031 a	20,172	49,116	71,359	53,821	31,657	371,156

32-00	3. USES PERMITTED	Use group 1-2 (residential); 3-4 (community facility); 5-12 (retail & commercial)						
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4A	4. Uses existing	UG 2, 6						Existing, no changes
4B	4. Uses proposed	UG 2, 3, 4, 6	b					Existing, no changes

35-31	5. FLOOR AREA PERMITTED	(R=Residential; CF=Community Facility; C=Commercial)						
33-122 5A	FAR permitted (R/CF/C)	10	10	10	10	10	10	
33-123 5B	Floor area permitted							

35-23		145,031 x 10 =	20,172 x 10 =	49,116 x 10 =	71,359 x 10 =	53,821 x 10 =	31,657 x 10 =	
23-15	Total any or all uses	1,450,310	201,720	491,160	713,590	538,210	316,570	3,711,560

6A. Residential	Existing	5	4A	4B	6A	6B	7	LSRD Total
Existing	646,063	c	81,809	223,600	262,877	65,793	278,000	1,558,142
New	-		-	-	-	-	-	-
Total	646,063	c	81,809	223,600	262,877	65,793	278,000	1,558,142

6B. Community facility	Existing	5	4A	4B	6A	6B	7	LSRD Total
Existing	-		-	26,100	-	-	5,500	31,600
New	183,700	d	-	-	-	-	-	183,700
Total	183,700	d	-	26,100	-	-	5,500	215,300

6C. Commercial	Existing	5	4A	4B	6A	6B	7	LSRD Total
Existing	2,200	c	-	14,300	-	-	-	16,500
New	-		-	-	-	-	-	-
Total	2,200	c	-	14,300	-	-	-	16,500

6D. Total floor area proposed	Existing	5	4A	4B	6A	6B	7	LSRD Total
Existing	648,263	c	81,809	264,000	262,877	65,793	283,500	1,606,242
New	183,700		-	-	-	-	-	183,700
Total	831,963		81,809	264,000	262,877	65,793	283,500	1,789,942

35-40	7. DENSITY (factor=790)	LSRD refers to "zoning rooms" which no longer exist; currently "dwelling units" are permitted						
23-22		1,450,310 -		491,160 -			316,570 -	
		183,700-2,200 =		26,110-14,300 =		5,500 =		
		1,264,410/790 =	201,720/790 =	450,760/790 =	713,590/790 =	538,210/790 =	311,070/790 =	

7A	Dwelling units permitted	1,601	255	571	903	681	394	4,405
7B	Dwelling units proposed							

	Existing	490	109	198	252	57	250	1,356
	New	-	-	-	-	-	-	-
	Total	490	109	198	252	57	250	1,356

8A	LOT COVERAGE	Not applicable						
12-10 8B	Lot coverage proposed	LSRD refers to "lot coverage" for Urban Renewal purposes (expired)						

	Existing	24,335	a	8,268	17,100	13,836	21,931	10,563	96,033
	New	16,972		-	-	-	-	-	16,972
	Total	41,307		8,268	17,100	13,836	21,931	10,563	113,005

9A	OPEN SPACE	Not applicable						
12-10 9B	Open space proposed	LSRD refers to "open space" for Urban Renewal purposes (expired)						

	Existing	120,696	a	11,904	32,016	57,523	31,890	21,094	275,123
	Proposed	103,724		-	-	-	-	-	258,151

35-50	10. YARDS	Complies; Z-10						
33-20, 23-40		Existing, no changes						

35-60	11. HEIGHT & SETBACK*	Complies; Z-10						
33-40, 23-60		Existing, no changes						

23-663	12. REAR SETBACKS	Complies; Z-10						
23-711	13. MINIMUM DISTANCE**	Complies; Z-10						
		Existing, no changes						

13-012	14. PARKING	Existing 103 accessory parking spaces continue to be subject to applicable pre 1982 zoning regulations						
13-41	Required accessory	No new accessory parking required						

	Permitted accessory	180,700/4,000 =						
		45	e					Existing, no changes

Parking proposed	Existing	5	4A	4B	6A	6B	7	LSRD Total
Existing	103	c	-	11	35	12	30	191
New	45		-	-	-	-	-	45
Total	148	f	-	11	35	12	30	236

36-61	15. LOADING	No accessory loading required for community facility, or first 25,000 SF of retail						
36-62	Required accessory							
	Loading proposed	1						Existing, no changes

- Notes:**
- a. Based on survey dated 10/29/2010 by Fehringer Surveying PC.
 - b. UG3 (non-profit with sleeping accommodations); UG4 (non-profit without sleeping accommodations); UG4 (medical offices); accessory parking & loading
 - c. Based on Oct 1976 LSRD Plan submitted to CPC with Parcel 5 application (760143 ZLM) and Certificate of Occupancy dated Oct 19, 1979
 - d. Includes 20 spaces x 150 SF = 3,000 SF automated parking spaces above 23'
 - e. 183,700 ZSF - 3,000 SF parking =180,700 ZSF
 - f. 117 spaces in automated parking garage and 31 outdoor spaces

2	FINAL FOR SUBMISSION	11.21.2011
1	DRAFT MODIFICATION SUBMISSION	09.21.2011

NO.	REVISIONS SUBMISSIONS	DATE
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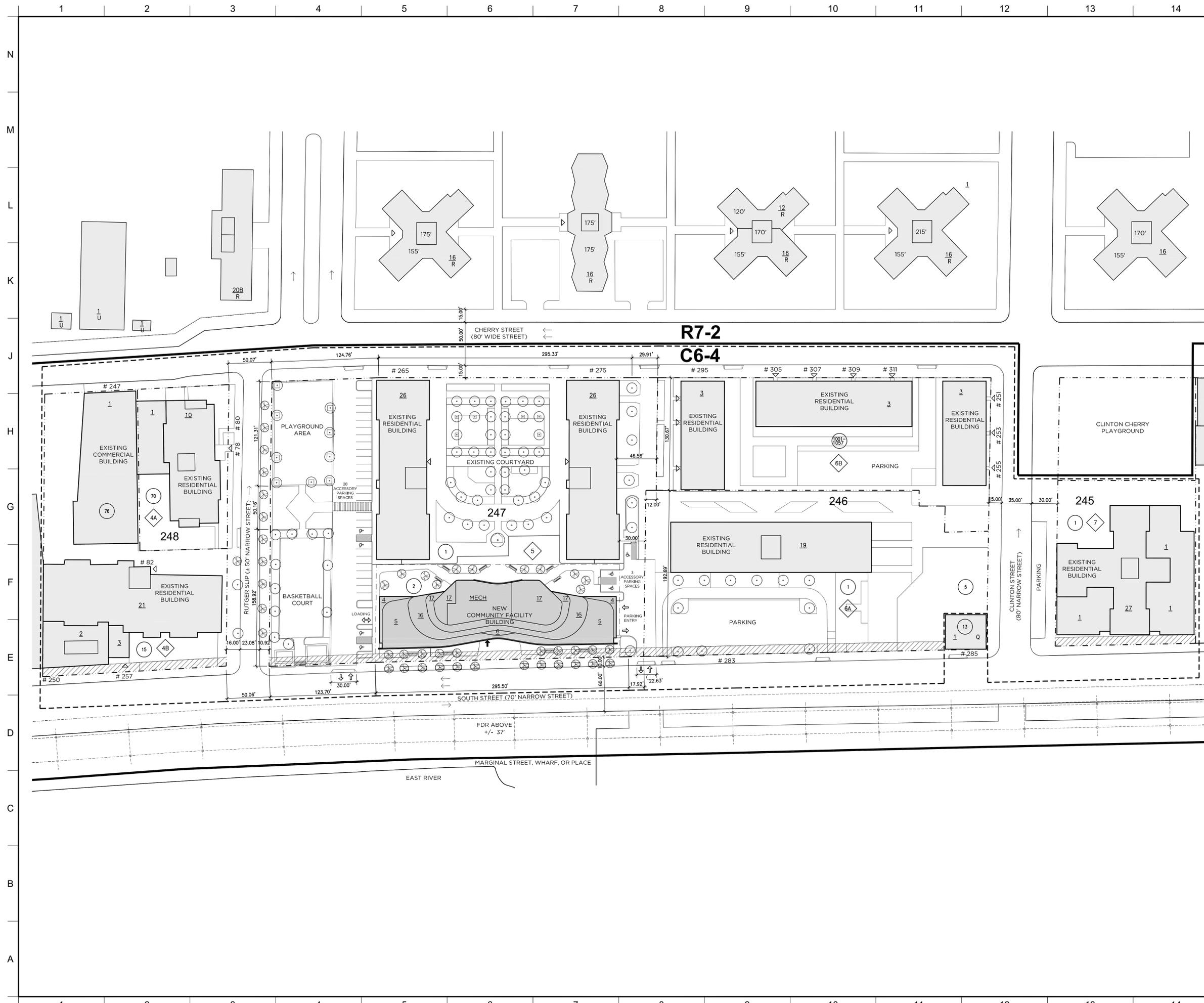
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NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT HEALTHCARE CHAPLAINCY NEW YORK, NY

DRAWING TITLE: ATTACHMENT 2A & 4A: ZONING ANALYSIS

Seal:	Drawn: NCS	Project No.: 09058
	Checked: BC	Cad File: Z-01
	Reviewed: AR	Drawing No.:
Date: 11.21.2011		
Scale: NTS		

Z-01.00



LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- C6-4** ZONING DISTRICT
- 247** BLOCK NUMBER
- LOT NUMBER
- LSRD PARCEL NUMBER
- OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- NUMBER OF STORIES
- EXISTING BUILDING
- NEW BUILDING
- HCC MAIN ENTRY
- RESIDENTIAL ENTRY
- VEHICULAR ACCESS/EGRESS
- TRAFFIC DIRECTION
- EXISTING TREE
- PROPOSED TREE
- 10' SIDEWALK EASEMENT
- BENCH

NOTE: ALL ELEVATIONS ARE IN MANHATTAN HIGHWAY DATUM, WHICH IS 2.75 FEET ABOVE THE NATIONAL GEODETIC SURVEY DATUM OF 1929, (US COAST AND GEODETIC SURVEY DATUM) MEAN SEA LEVEL, SANDY HOOK NEW JERSEY

NO.	REVISIONS SUBMISSIONS	DATE
4	LANDSCAPE UPDATE	02.06.2013
3	LANDSCAPE UPDATE	12.20.2012
2	FINAL FOR SUBMISSION	11.21.2011
1	DRAFT MODIFICATION SUBMISSION	09.21.2011

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**NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT HEALTHCARE CHAPLAINCY
 NEW YORK, NY**

DRAWING TITLE:
**ATTACHMENT 2B & 4B:
 LSRD SITE PLAN**

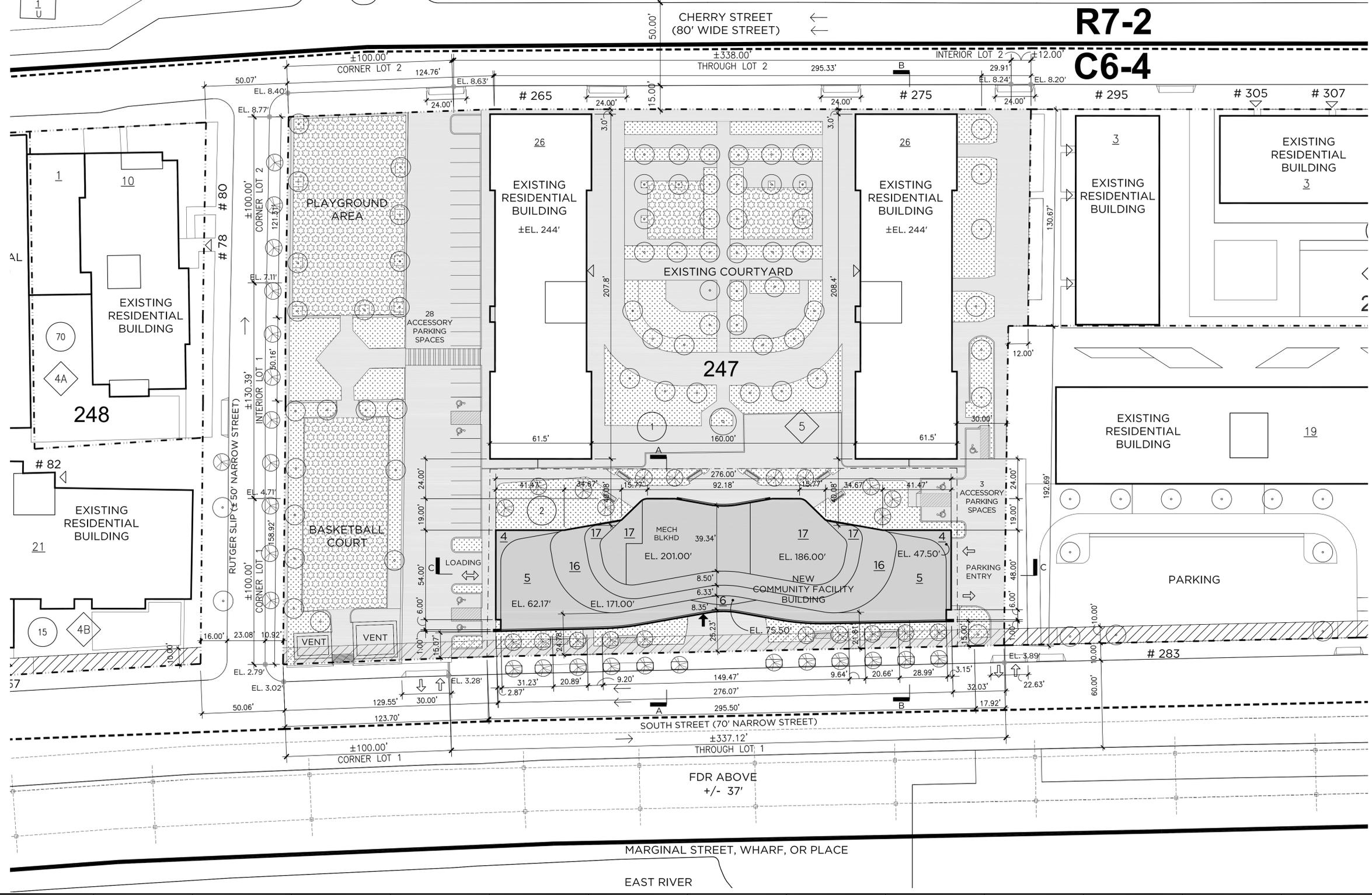
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	Checked: BC	09058
	Reviewed: AR	Cad File: Z-02
	Date: 12.20.2012	Drawing No.:
	Scale: 1"=50'	Z-02.00

AVERAGE CURB LEVEL CALCULATIONS

	Average Curb level	Lot coverage	Weighted ACL
CORNER LOT 1	$\frac{3.28 + 3.02 + 2.79 + 4.71}{2} = 3.45$	0 0%	0
CORNER LOT 2	$\frac{7.11 + 8.77 + 8.40 + 8.63}{2} = 8.23$	0 0%	0
THROUGH LOT 1	$\frac{3.28 + 3.89}{2} = 3.59$	22,744 55%	1.97
THROUGH LOT 2	$\frac{8.63 + 8.24}{2} = 8.44$	18,563 45%	3.79
INTERIOR LOT 1	$\frac{7.11 + 4.71}{2} = 5.91$	0 0%	0
INTERIOR LOT 2	$\frac{8.2 + 8.24}{2} = 8.22$	0 0%	0

41,307 100% 5.76

- LEGEND**
- ZONING DISTRICT BOUNDARY
 - LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
 - ZONING LOT LINE
 - TAX LOT LINE
 - C6-4** ZONING DISTRICT
 - 247** BLOCK NUMBER
 - LOT NUMBER
 - LSRD PARCEL NUMBER
 - OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
 - 19** NUMBER OF STORIES
 - EXISTING BUILDING
 - NEW BUILDING
 - HARDSCAPE AREA
 - LANDSCAPE AREA
 - PLAY AREA
 - HCC MAIN ENTRY
 - RESIDENTIAL ENTRY
 - VEHICULAR ACCESS/EGRESS
 - TRAFFIC DIRECTION
 - EXISTING TREE
 - PROPOSED TREE
 - 10' SIDEWALK EASEMENT
 - BENCH
- NOTE: ALL ELEVATIONS ARE IN MANHATTAN HIGHWAY DATUM, WHICH IS 2.75 FEET ABOVE THE NATIONAL GEODETIC SURVEY DATUM OF 1929, (US COAST AND GEODETIC SURVEY DATUM) MEAN SEA LEVEL, SANDY HOOK NEW JERSEY
- | NO. | REVISIONS SUBMISSIONS | DATE |
|-----|-------------------------------|------------|
| 4 | LANDSCAPE UPDATE | 02.06.2013 |
| 3 | LANDSCAPE UPDATE | 12.20.2012 |
| 2 | FINAL FOR SUBMISSION | 11.21.2011 |
| 1 | DRAFT MODIFICATION SUBMISSION | 09.21.2011 |



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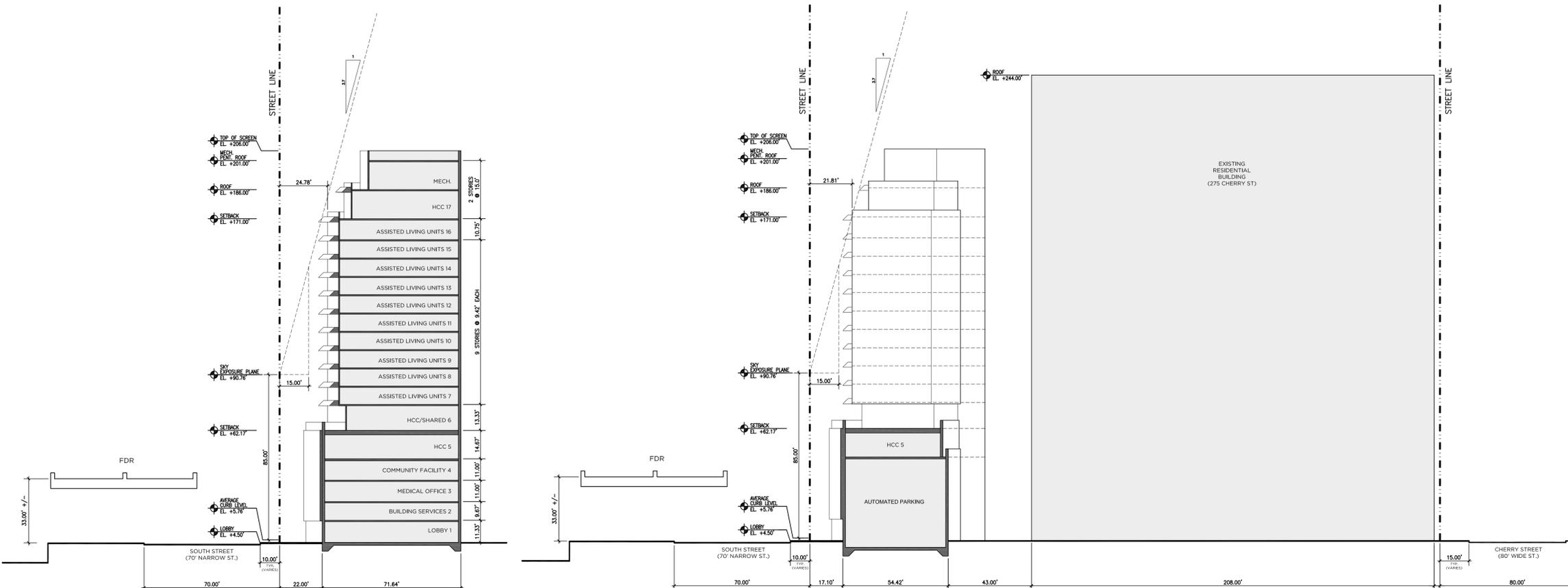
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**NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT HEALTHCARE CHAPLAINCY
 NEW YORK, NY**

DRAWING TITLE:
**ATTACHMENT 2C & 4C:
 LSRD SITE PLAN**

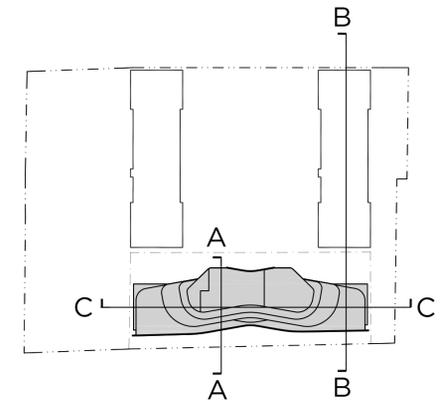
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	Checked: BC	Cad File: Z-03
	Reviewed: AR	Drawing No.:
Date: 12.20.2012		
Scale: 1"=30'		

Z-03.00



1 SECTION A-A
SCALE: 1"=30'

2 SECTION B-B
SCALE: 1"=30'



LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- C6-4** ZONING DISTRICT
- 247** BLOCK NUMBER
- 2 LOT NUMBER
- 5 LSRD PARCEL NUMBER
- 0 OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA
- 19** NUMBER OF STORIES
- EXISTING BUILDING
- NEW BUILDING
- HCC MAIN ENTRY
- RESIDENTIAL ENTRY
- VEHICULAR ACCESS/EGRESS
- TRAFFIC DIRECTION
- EXISTING TREE
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NO.	REVISIONS SUBMISSIONS	DATE
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1	DRAFT MODIFICATION SUBMISSION	09.21.2011

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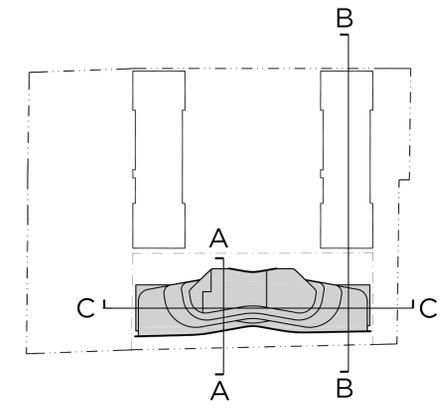
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**NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT HEALTHCARE CHAPLAINCY
NEW YORK, NY**

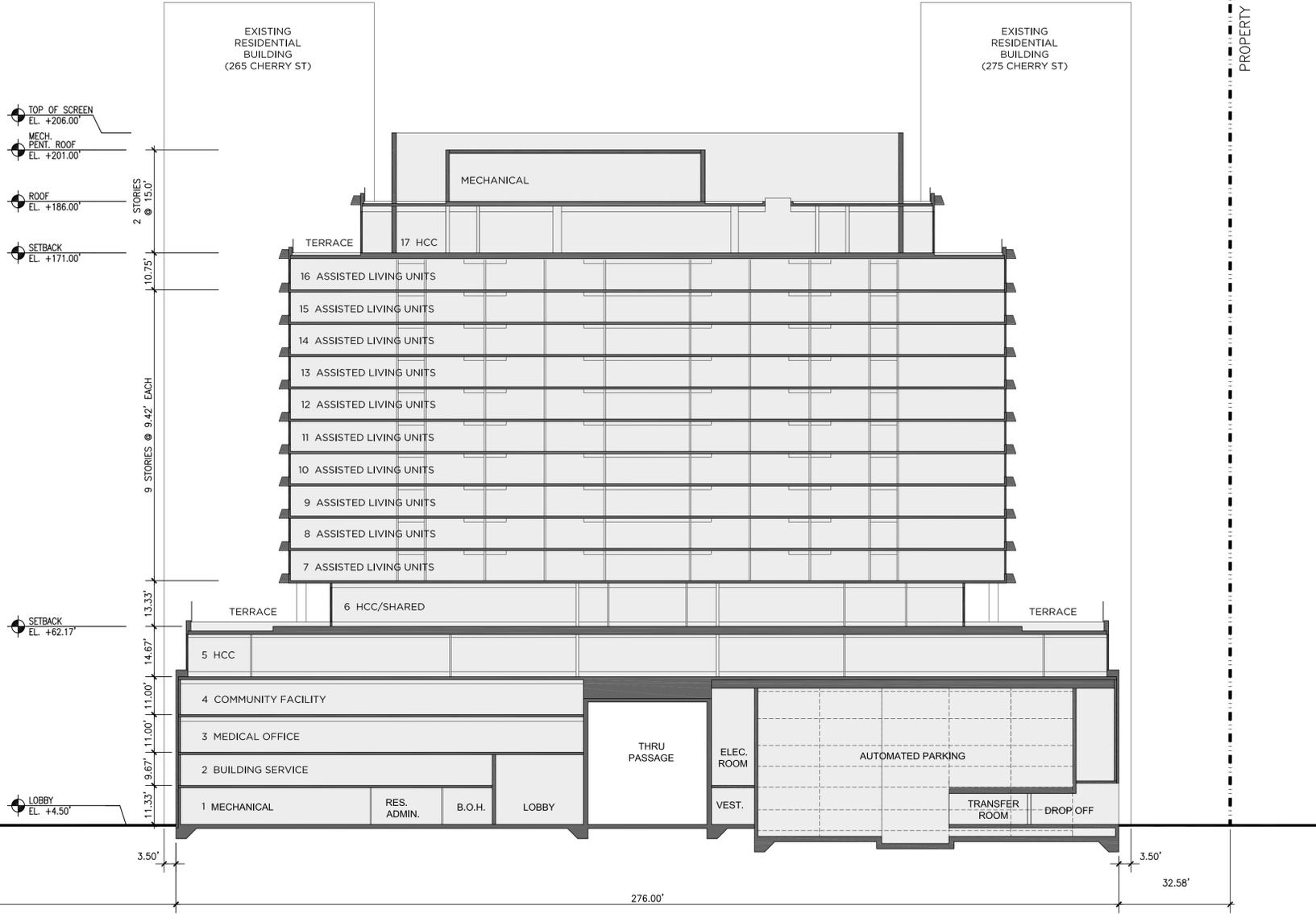
DRAWING TITLE:
**ATTACHMENT 2D & 4D:
ZONING SECTION A-A & B-B**

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	Checked: BC	Cad File: Z-04
	Reviewed: AR	Drawing No.:
	Date: 11.21.2011	
	Scale: 1"=30'-0"	Z-04.00



STREET LINE

PROPERTY LINE



- LEGEND**
- ZONING DISTRICT BOUNDARY
 - LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
 - ZONING LOT LINE
 - TAX LOT LINE
 - C6-4** ZONING DISTRICT
 - 247** BLOCK NUMBER
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NO.	REVISIONS SUBMISSIONS	DATE
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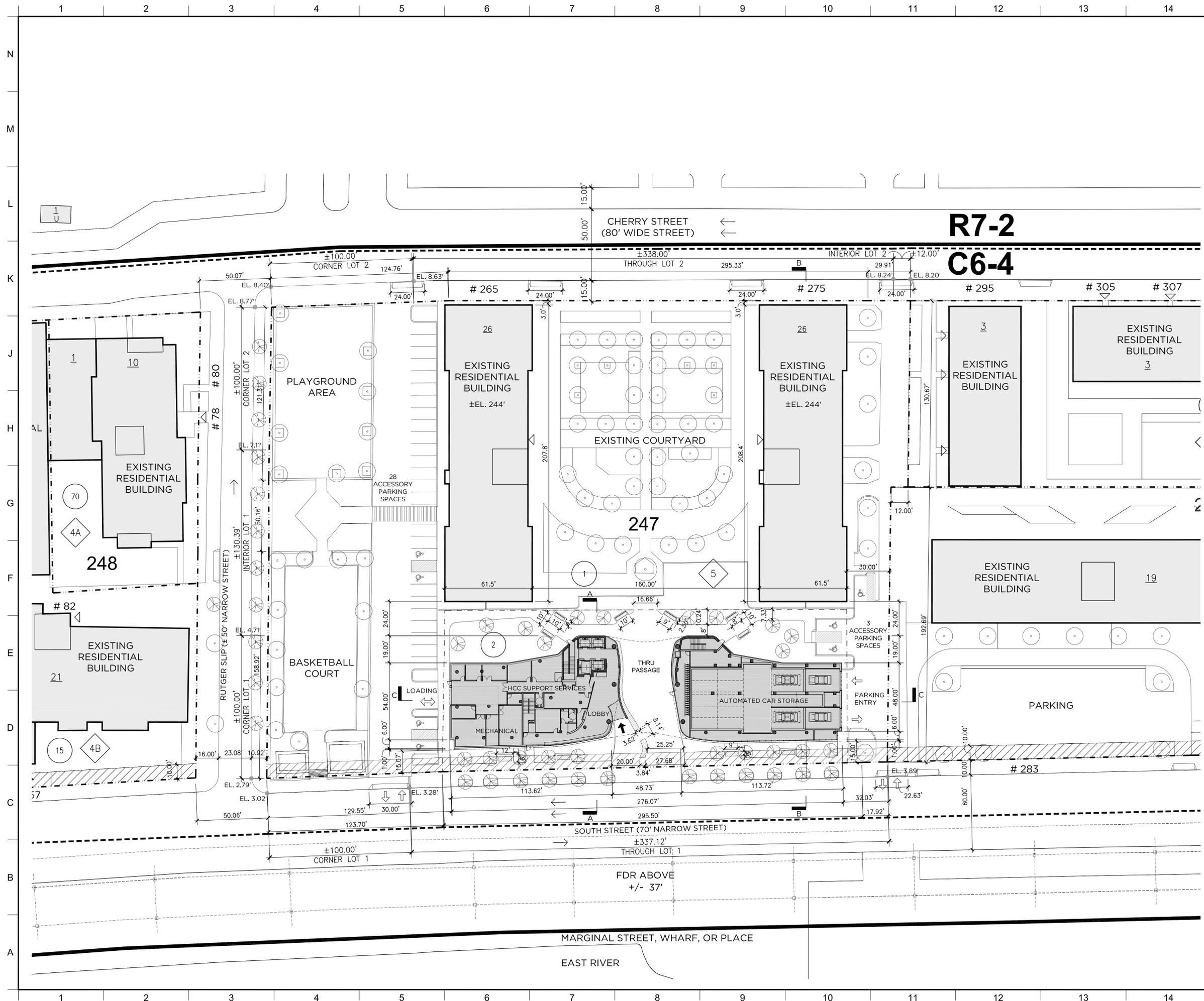
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NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT HEALTHCARE CHAPLAINCY NEW YORK, NY

DRAWING TITLE:
**ATTACHMENT 2E & 4E:
 ZONING SECTION C-C**

Seal:	Drawn: NCS	Project No.: 09058
	Checked: BC	Cad File: Z-05
	Reviewed: AR	Drawing No.:
Date: 11.21.2011		
Scale: 1"=20'-0"		

Z-05.00



LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- C6-4** ZONING DISTRICT
- 247** BLOCK NUMBER
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NO.	REVISIONS SUBMISSIONS	DATE
4	LANDSCAPE UPDATE	02.06.2013
3	LANDSCAPE UPDATE	12.20.2012
2	FINAL FOR SUBMISSION	11.21.2011
1	DRAFT MODIFICATION SUBMISSION	09.21.2011

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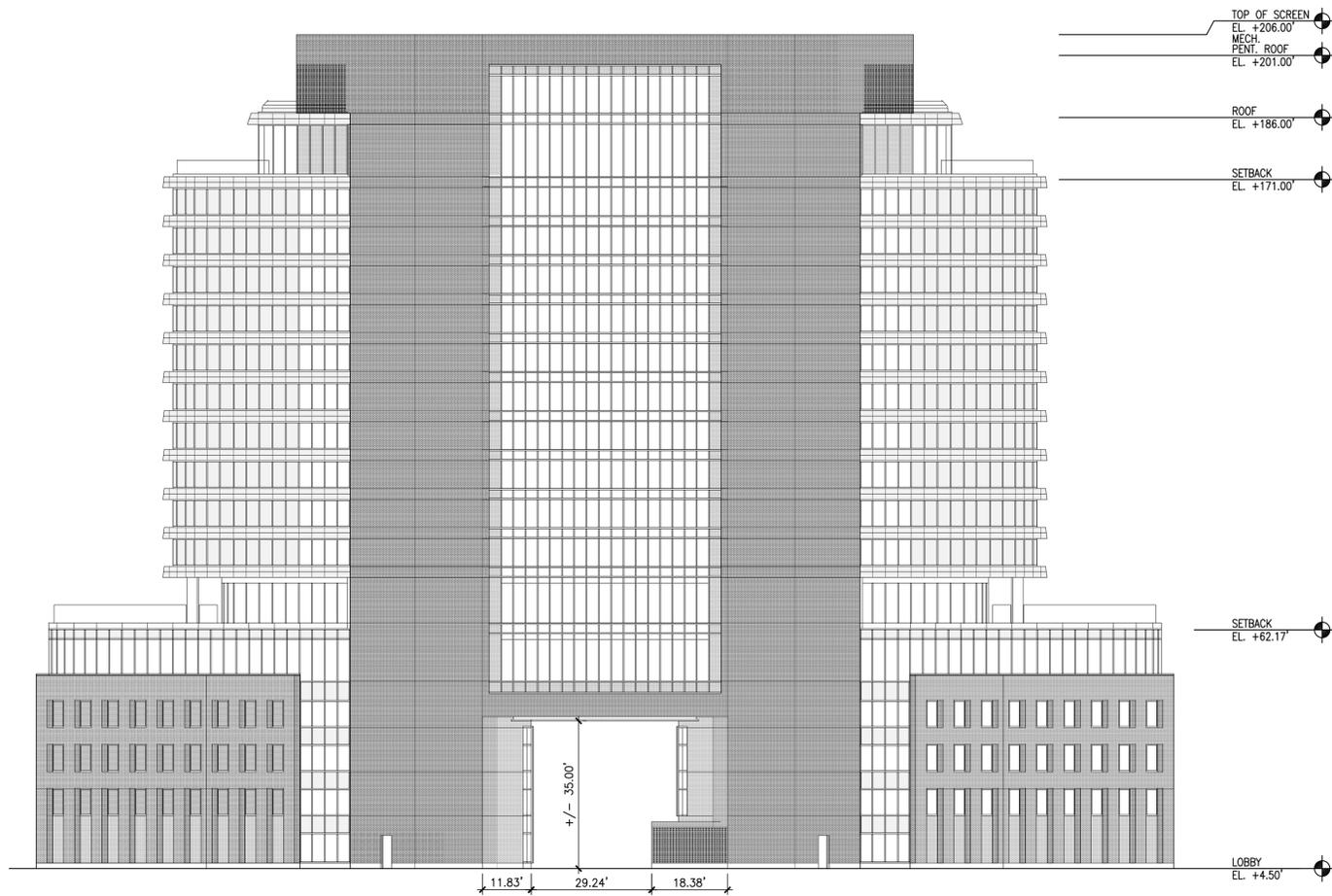
**NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT HEALTHCARE CHAPLAINCY
 NEW YORK, NY**

DRAWING TITLE:
**ATTACHMENT 6A:
 GROUND FLOOR PLAN (ILLUSTRATIVE)**

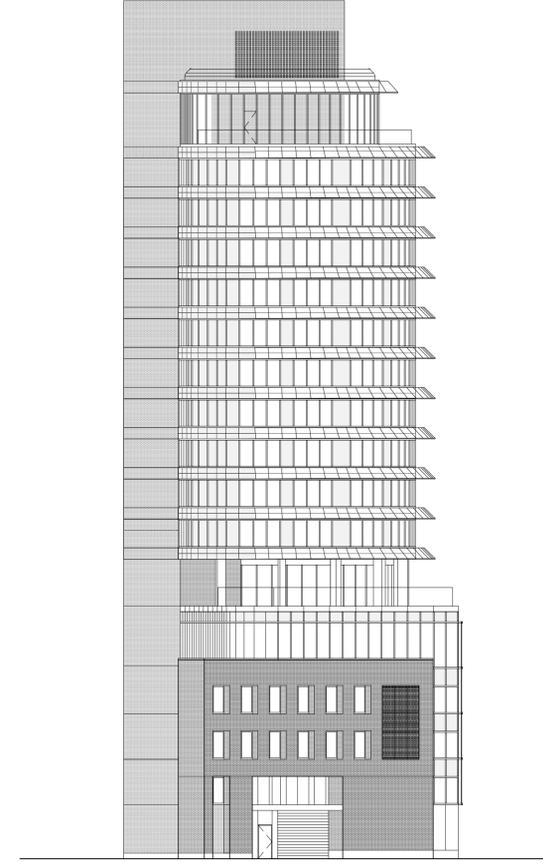
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	Checked: WPC	Cad File: Z-06
	Reviewed: AR	Drawing No.:
Date: 12.20.2012		
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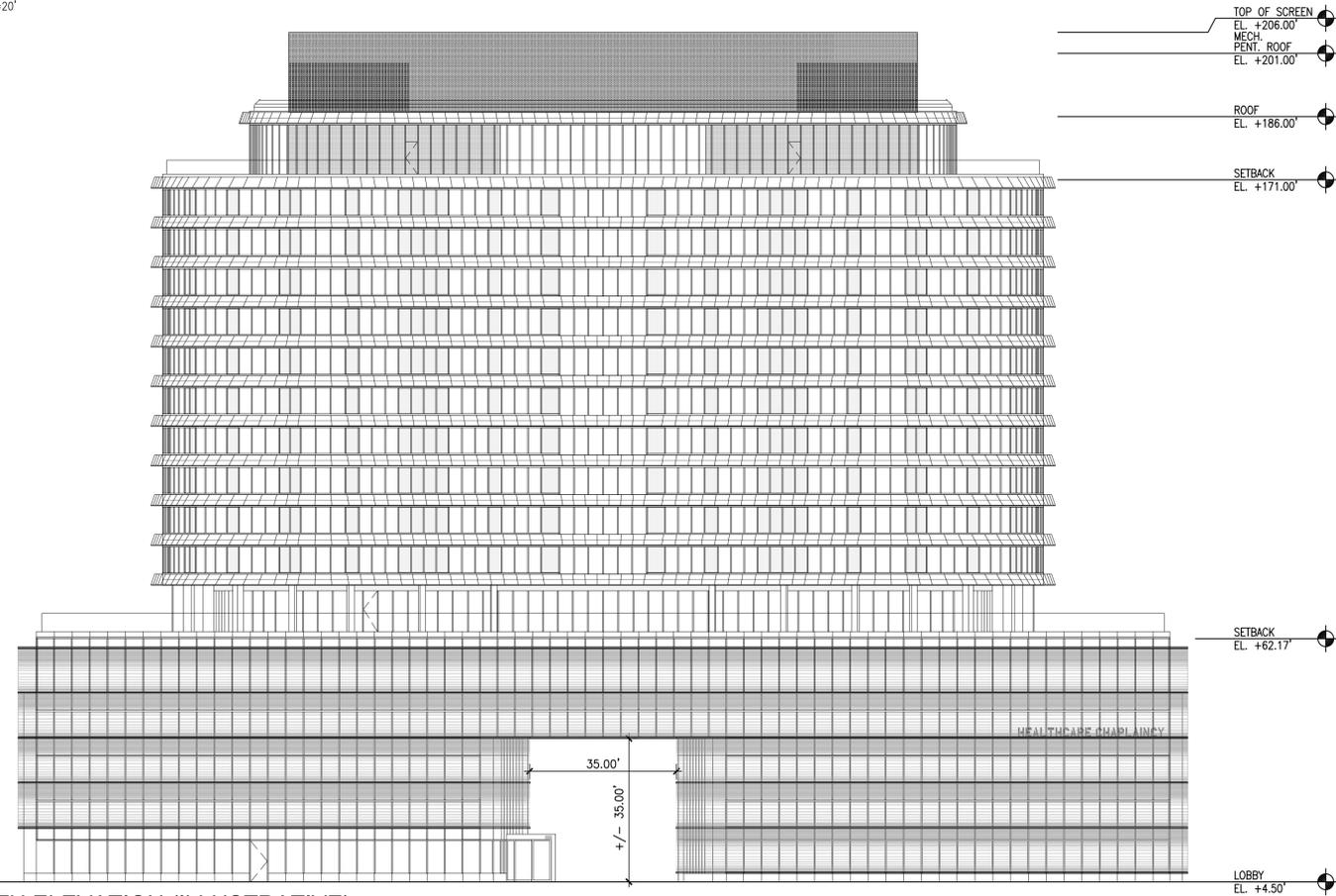
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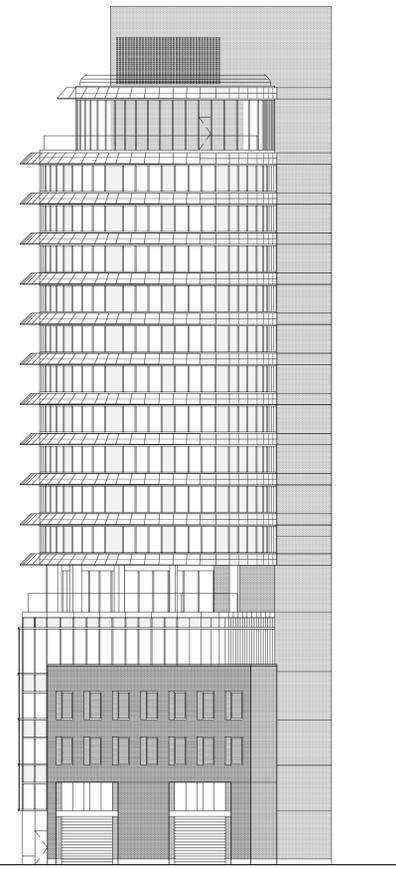
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SCALE: 1"=20'



2 WEST ELEVATION (ILLUSTRATIVE)
SCALE: 1"=20'



3 SOUTH ELEVATION (ILLUSTRATIVE)
SCALE: 1"=20'



4 EAST ELEVATION (ILLUSTRATIVE)
SCALE: 1"=20'

2	FINAL FOR SUBMISSION	11.21.2011
1	DRAFT MODIFICATION SUBMISSION	09.21.2011
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**NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT
HEALTHCARE CHAPLAINCY
NEW YORK, NY**

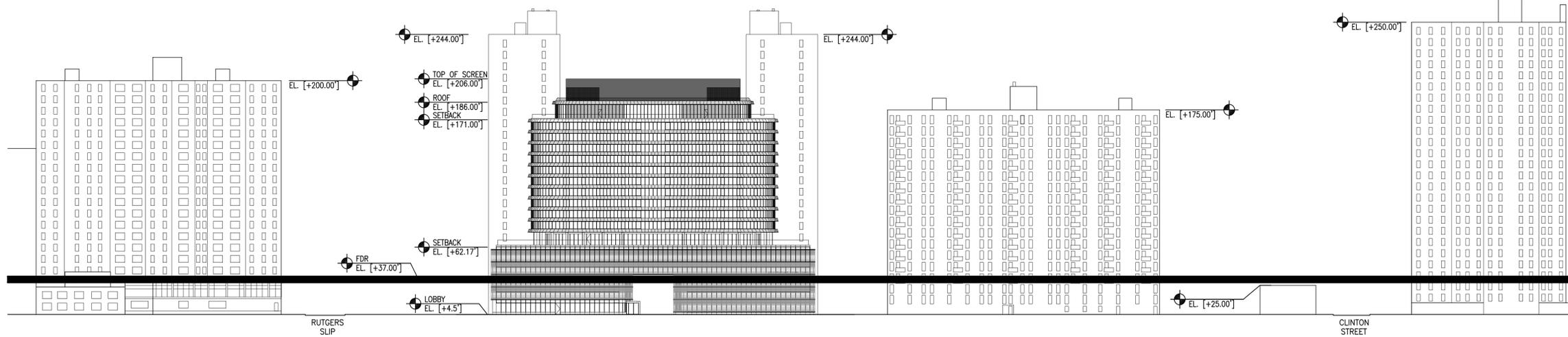
DRAWING TITLE:
**ATTACHMENT 6B:
BUILDING ELEVATIONS (ILLUSTRATIVE)**

Seal:	Drawn: BC	Project No.: 09058.000
	Checked: BJF	Cad File: Z-07
	Reviewed: AR	Drawing No.:
	Date: 11.21.2011	
	Scale: 1"= 20'	Z-07.00

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1 2 3 4 5 6 7 8 9 10 11 12 13 14

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D
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B
A



1 STREETScape SOUTH ELEVATION (ILLUSTRATIVE)
SCALE: 1" = 50'

2	FINAL FOR SUBMISSION	11.21.2011
1	DRAFT MODIFICATION SUBMISSION	09.21.2011

NO.	REVISIONS SUBMISSIONS	DATE
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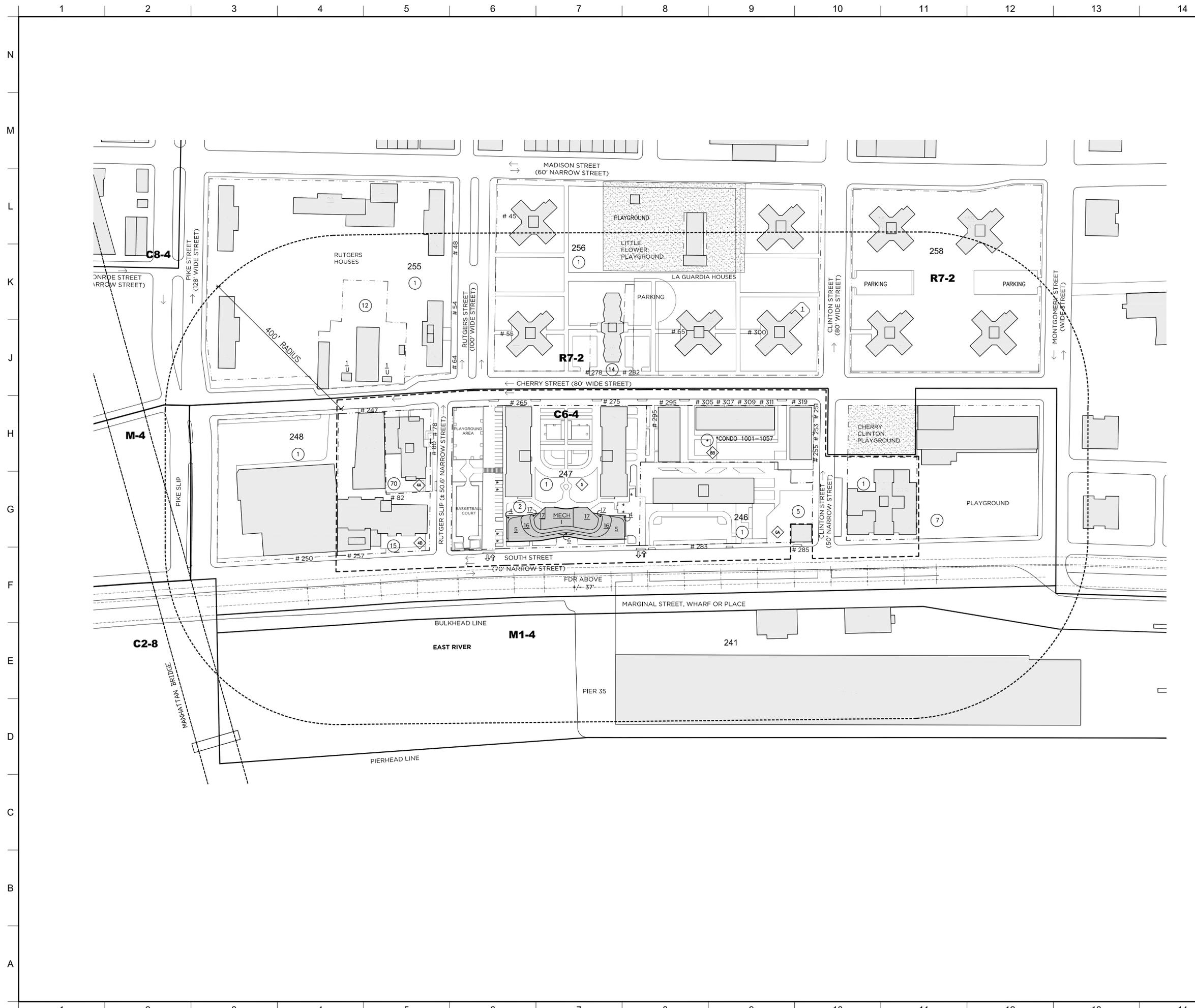
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**NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT
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NEW YORK, NY**

DRAWING TITLE:
ATTACHMENT 6C: STREETScape SOUTH ELEVATION (ILLUSTRATIVE)

Seal:	Drawn: BC	Project No.: 09058
	Checked: BJF	Cad File: Z-08
	Reviewed: AR	Drawing No.:
	Date: 11.21.2011	Z-08.00
	Scale: 1" = 50'	



LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN BOUNDARY
- SUBJECT ZONING LOT
- ZONING LOT LINE
- TAX LOT LINE

C6-4 ZONING DISTRICT

247 BLOCK NUMBER

LOT NUMBER

LSRD PARCEL NUMBER

Q OUT PARCEL IN FORMER TWO BRIDGES URBAN RENEWAL AREA

19 # OF STORIES

19B # OF STORIES W/ BASEMENT

19S # OF STORIES W/ STORE

- EXISTING BUILDING
- NEW BUILDING
- PARK OR PLAYGROUND

R RESIDENTIAL

C COMMERCIAL

I INSTITUTIONAL

U UTILITY

VEHICULAR ACCESS/EGRESS

TRAFFIC DIRECTION

NO.	REVISIONS SUBMISSIONS	DATE
2	FINAL FOR SUBMISSION	11.21.2011
1	DRAFT MODIFICATION SUBMISSION	09.21.2011

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NATIONAL CENTER FOR PALLIATIVE CARE INNOVATION AT HEALTHCARE CHAPLAINCY NEW YORK, NY

ATTACHMENT 9: AREA MAP

Seal:	Drawn: NCS	Project No.: 09058
	Checked: BC	Cad File: Z-09
	Reviewed: AR	Drawing No.:
Date: 11.21.2011		
Scale: 1"=100'		Z-09.00



NYC Digital Tax Map

Effective Date : 11-23-2010 11:44:05

End Date : Current

Manhattan Block: 247



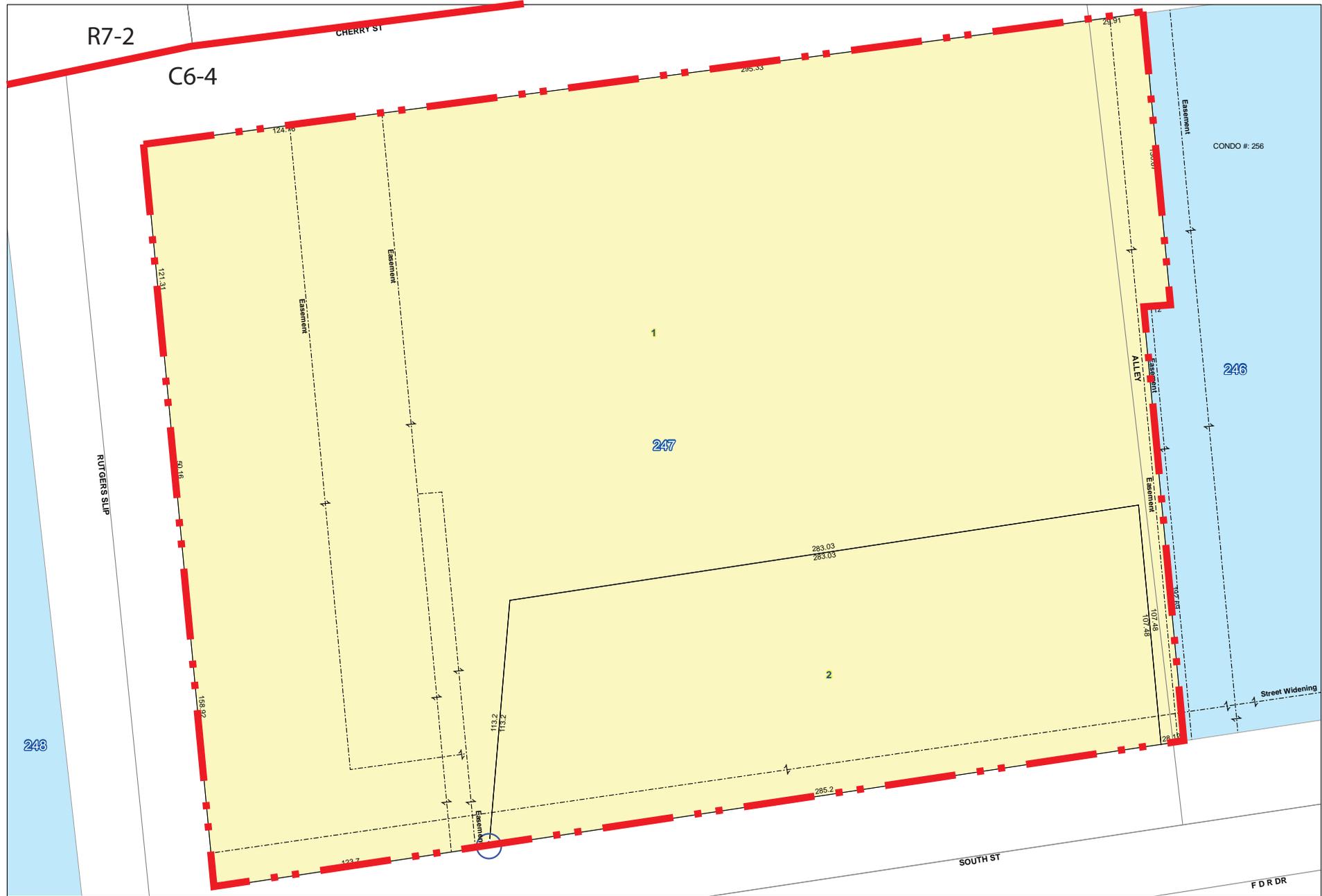
Legend

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

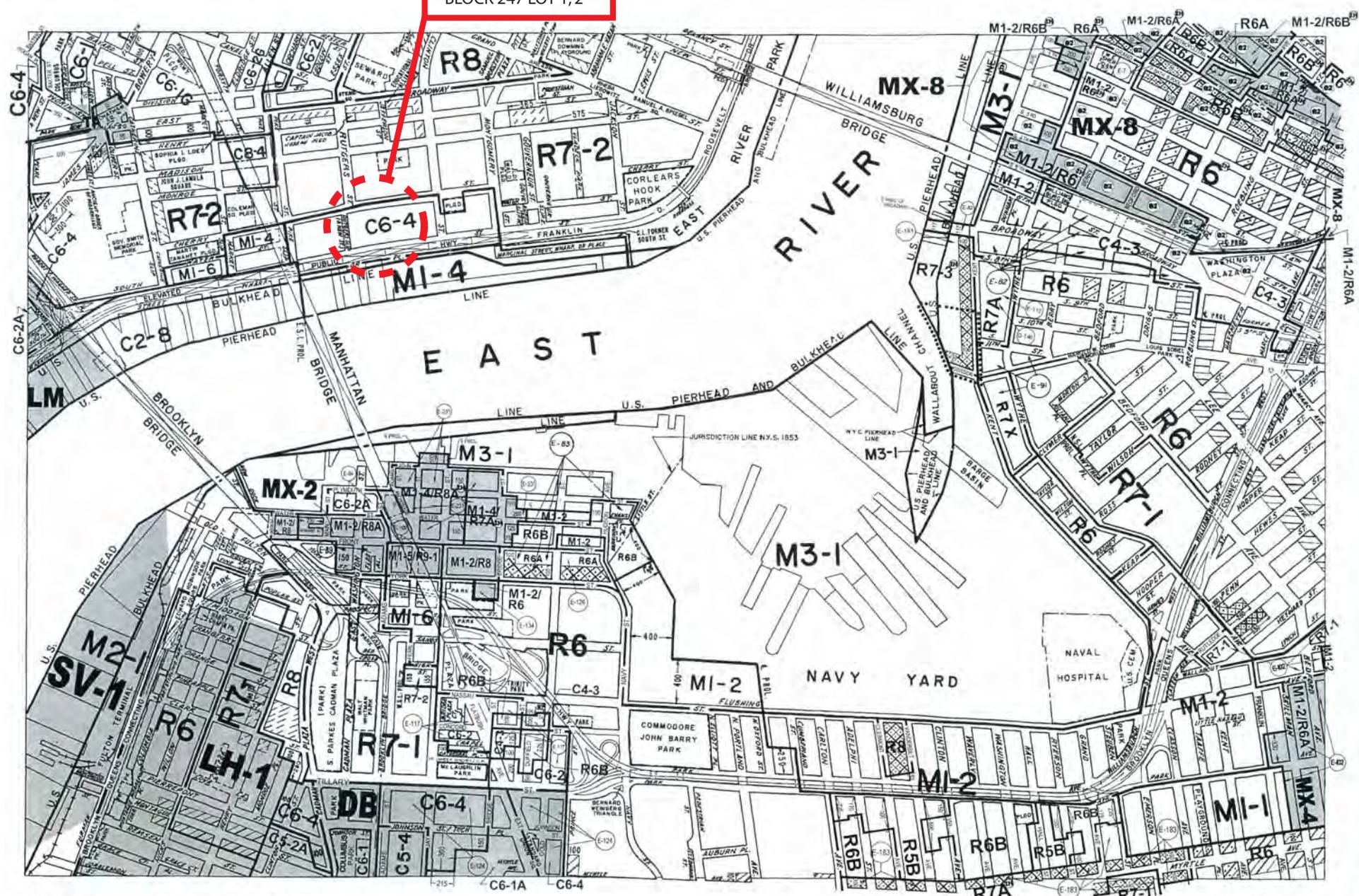
--- AFECTED ZONING LOT

— EXISTING ZONING LINES

C6-4 EXISTING ZONING



MANHATTAN
BLOCK 247 LOT 1, 2



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

⋯ AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
4-14-2010 C D80339 ZMK

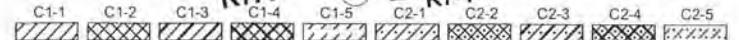
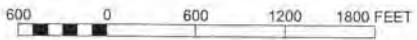
■ SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

- Ⓚ – RESTRICTIVE DECLARATION
- ⓔ – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION
- ⓔ2 – REFERS TO BLOCKS WITH LOTS SUBJECT TO CEQR DESIGNATION E-138. SEE Z.R. APPENDICES (CEQR DECLARATIONS) FOR LIST OF AFFECTED BLOCK AND LOTS.
- ⓔH – REFERS TO DISTRICTS OR PORTIONS THEREOF THAT ARE INCLUSIVE HOUSING DESIGNATED AREAS. SEE APPENDIX F FOR BOUNDARIES OF DESIGNATED AREAS.

MAP KEY

12a	12c	13a
12b	12d	13b
16a	16c	17a

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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.

ZONING MAP 12d