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MEMORANDUM

TO: Manhattan Borough President's Office
James Caras, Director of Land Use, Planning & Development
Basha Gerhards, Deputy Director of Land Use, Planning and Development
Jefferson Mao, Urban Planner

CC: Michele de Milly - Geto & de Milly, Inc.
Morris Adjmi - Morris Adjmi Architects
Elliot Neumann - Acuity Capital Partners

FROM Valerie Campbell

DATE June 10, 2016

RE: 42 West 18th Street (C-160082 ZSM)

A. Introduction

We have prepared this memorandum to respond to the questions you raised at our June 1, 2016 meeting. We look forward to discussing these issues with you and appreciate your continued consideration of the application.

B. As-of-Right Alternatives

The assertion in the Community Board No. 5 resolution that there is an increase in residential floor area is based on the erroneous assumption that the increase in residential floor area is calculated on the basis of the difference in the residential floor areas shown in the "as-of-right" scenario and the proposed scenario analyzed for Environmental Assessment Statement ("EAS"). This is not consistent with the City Planning Commission's statement that the increase in residential floor area refers to an increase in residential capacity. Moreover, the "as-of right" scenario in the EAS is just one of many possible as-of-right scenarios. We have attached a comparison of the Proposed Scheme with the As-of-Right Alternative analyzed in the EAS and with two alternative As-of-Right schemes to illustrate the range of potential results.

If the Proposed Scheme is compared to the EAS As-of-Right-Scheme, the Proposed Scheme has 23,793 square feet (“sf”) more residential floor area and 26 more dwelling units. If the same dwelling unit factor (1053 sf./du) is applied to both schemes, the Proposed Scheme has only 23 more dwelling units. However, it should be noted that the 2,881 sf of floor area within the rear setback on the south wing of the building is now permitted as-of-right as the result of the ZQA amendments. This adjustment would reduce the differential between the Proposed and the EAS As-of-Right Schemes to 20,912 sf and 21 dwelling units.

In the Alternative As-of-Right Scheme # 1 (which has a taller south wing) the difference is only 18,709 sf. of residential floor area and 18 units. In comparison to the Alternative As-of-Right Scheme # 2 (which reflects a conversion of current retail floor area on floors 2-6 of Lot 14 to residential use), the Proposed Scheme actually has 4,215 less sf. of residential floor area and 4 fewer units. Finally, as previously discussed, a purely commercial building identical to the Proposed Scheme in massing could be developed with fewer bulk waivers and an even larger 10 FAR commercial scheme could be developed on an as-of right basis. Drawings showing the commercial alternative options are attached.

C. Residential Floor Area in North Wing

We have attached a diagram that illustrates the residential floor in the north wing of the proposed building above the 60 foot height limit. This residential floor area accounts for a total of 14,630 sf that is equivalent to 11 dwelling units or 1.06 FAR. Please note that the Proposed Scheme has only 8.71 FAR which is less than the 10 FAR allowed in this Zoning District. If the north wing residential floor area above 60 feet was not included in the project, the Proposed Scheme would only have a 7.65 FAR.

D. Conclusion

We believe that these diagrams illustrate that the proposed bulk waivers do not result in any increase in residential capacity but merely allow the applicant to utilize some of the available residential floor area in an LPC-approved, appropriate new building that respects the historic buildings on the zoning lot and the Ladies Mile Historic District.

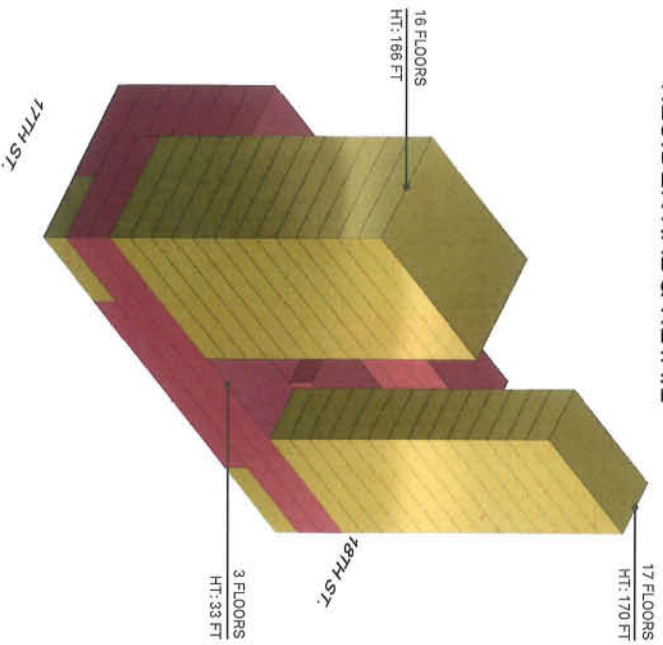
EAS As-of-Right

DISTRICT: C6-4A (R10A EQUIVALENT)
 ALLOWABLE FAR: 10.0 (138,000 SF)

LEGEND

- COMMERCIAL
- RESIDENTIAL

PROPOSED SCHEME BULK WAIVERS RESIDENTIAL & RETAIL



FAR: 8.71

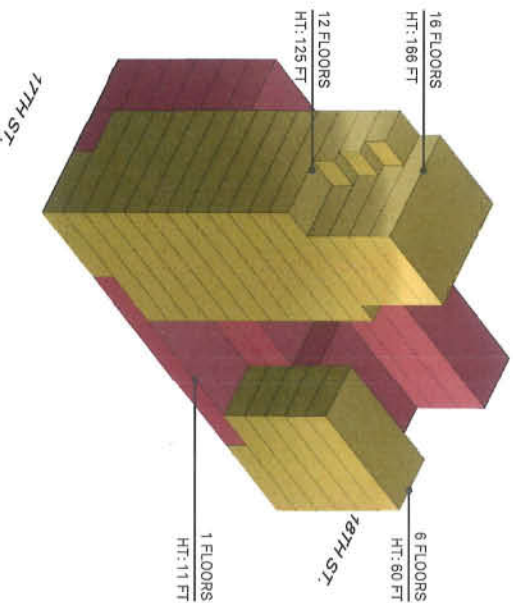
TOTAL AREA: 120,257 ZSF

RETAIL: 50,734 ZSF

RESIDENTIAL: 69,523 ZSF

DWELLING UNITS: 66*

BASE CASE AS-OF-RIGHT RESIDENTIAL & RETAIL



FAR: 6.63

TOTAL AREA: 91,537 ZSF

RETAIL: 45,807 ZSF

RESIDENTIAL: 45,730 ZSF

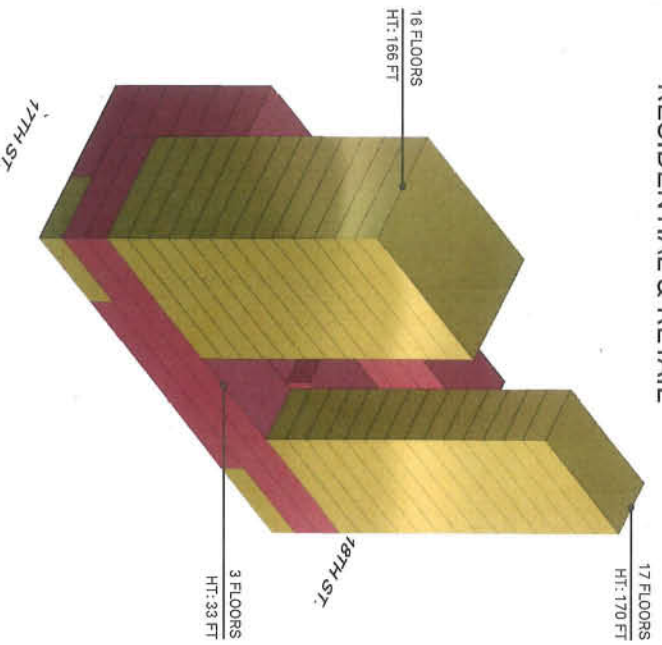
DWELLING UNITS: 40 (OR 43*)

* CALCULATION BASED ON
 1053 ZSF/DWELLING UNIT

Alternative As-of-Right #1

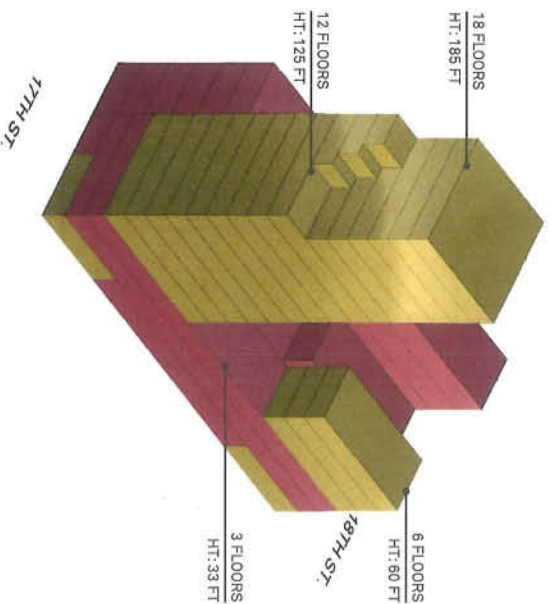
DISTRICT: C6-4A (R10A EQUIVALENT)
 ALLOWABLE FAR: 10.0 (138,000 SF)

PROPOSED SCHEME BULK WAIVERS RESIDENTIAL & RETAIL



FAR: 8.71
TOTAL AREA: 120,257 ZSF
 RETAIL: 50,734 ZSF
 RESIDENTIAL: 69,523 ZSF
 DWELLING UNITS: 66*

ALTERNATIVE #1 AS-OF-RIGHT RESIDENTIAL & RETAIL



FAR: 7.36
TOTAL AREA: 101,548 ZSF
 RETAIL: 50,734 ZSF
 RESIDENTIAL: 50,814 ZSF
 DWELLING UNITS: 48*

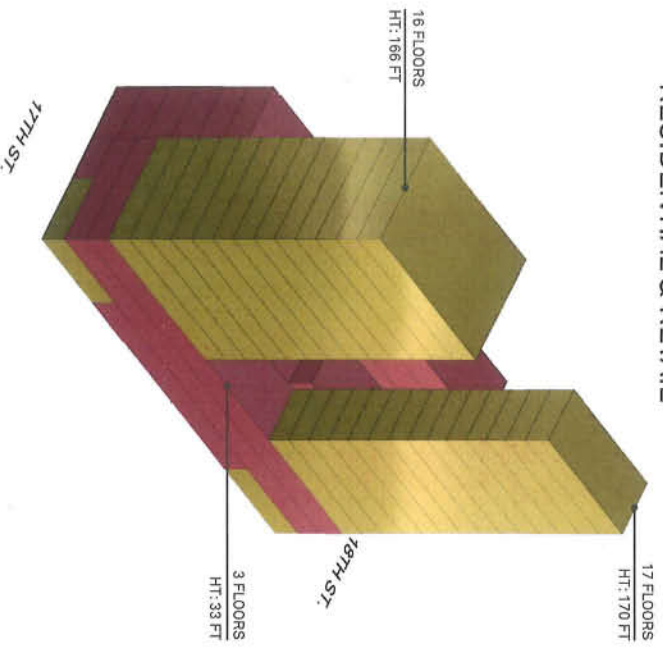


* CALCULATION BASED ON
 1053 ZSF/DWELLING UNIT

Alternative As-of-Right #2

DISTRICT: C6-4A (R10A EQUIVALENT)
 ALLOWABLE FAR: 10.0 (138,000 SF)

PROPOSED SCHEME BULK WAIVERS RESIDENTIAL & RETAIL



FAR: 8.71

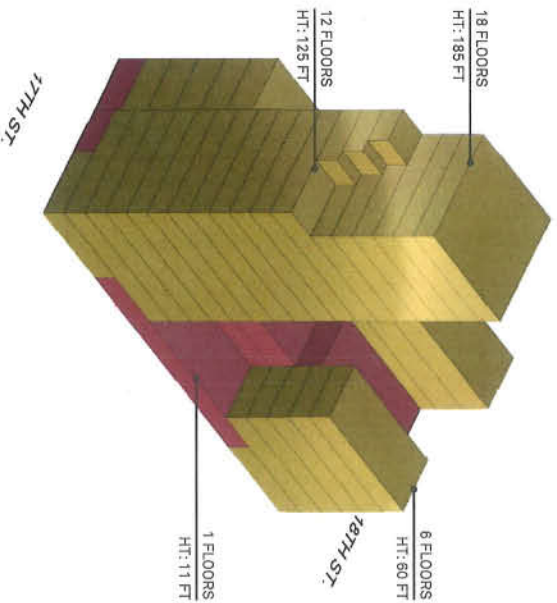
TOTAL AREA: 120,257 ZSF

RETAIL: 50,734 ZSF

RESIDENTIAL: 69,523 ZSF

DWELLING UNITS: 66*

ALTERNATIVE #2 AS-OF-RIGHT RESIDENTIAL & RETAIL



FAR: 6.55

TOTAL AREA: 90,350 ZSF

RETAIL: 16,612 ZSF

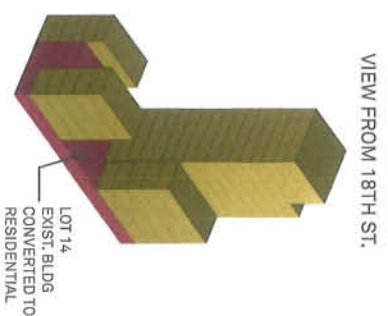
RESIDENTIAL: 73,738 ZSF

DWELLING UNITS: 70*

LEGEND

COMMERCIAL

RESIDENTIAL



* CALCULATION BASED ON
 1053 ZSF/DWELLING UNIT

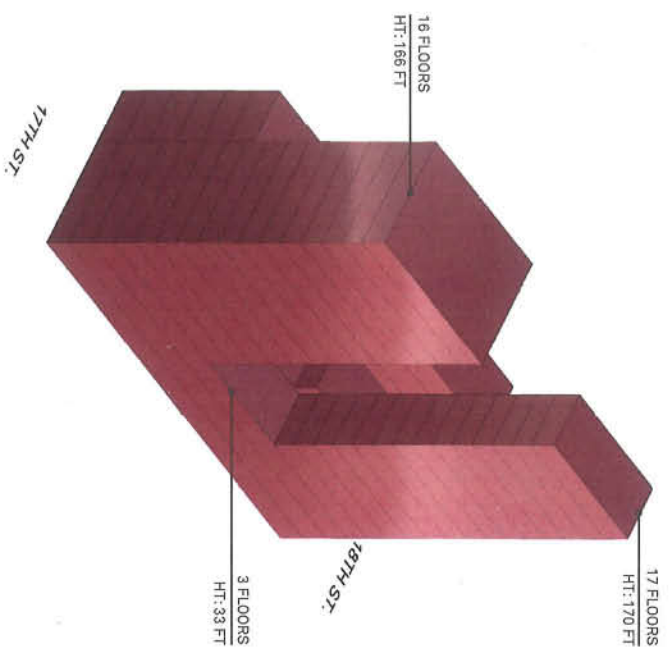
Commercial Alternatives

DISTRICT: C6-4A (R10A EQUIVALENT)
 ALLOWABLE FAR: 10.0 (138,000 SF)

LEGEND

- COMMERCIAL
- RESIDENTIAL

74-711 COMMERCIAL ALTERNATIVE



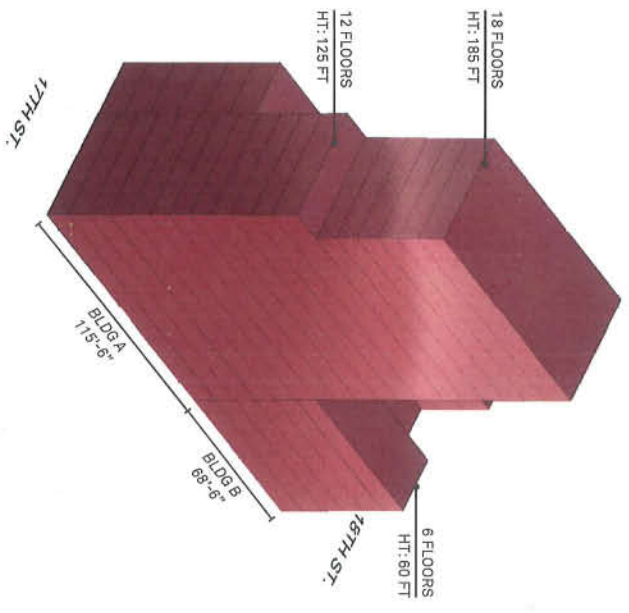
FAR: 8.71

TOTAL AREA: 120,257 ZSF

RETAIL: 50,734 ZSF

OFFICE/HOTEL: 69,523 ZSF

AS-OF-RIGHT COMMERCIAL ALTERNATIVE



FAR: 10.0

TOTAL AREA: 138,000 ZSF

RETAIL: 50,734 ZSF

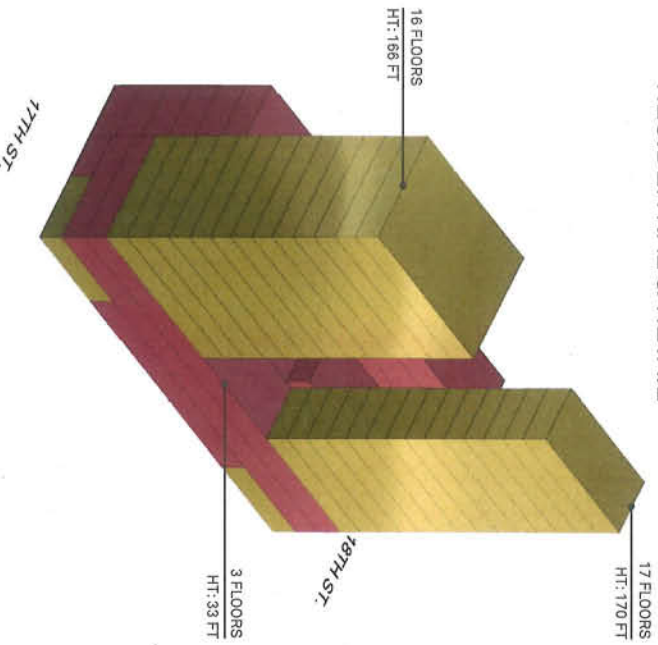
OFFICE/HOTEL: 87,266 ZSF

Residential Floor Area in North Wing

DISTRICT: C6-4A (R10A EQUIVALENT)
 ALLOWABLE FAR: 10.0 (138,000 SF)

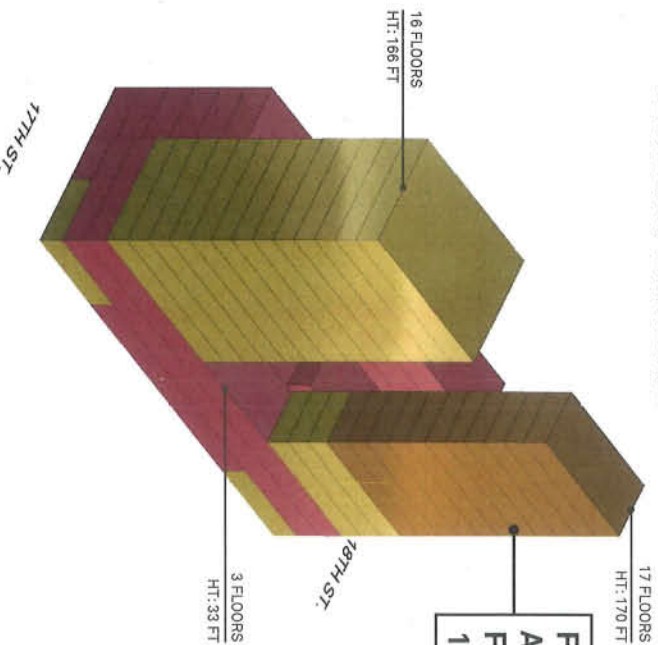
LEGEND
 COMMERCIAL
 RESIDENTIAL

PROPOSED SCHEME BULK WAIVERS RESIDENTIAL & RETAIL



FAR: 8.71
TOTAL AREA: 120,257 ZSF
 RETAIL: 50,734 ZSF
 RESIDENTIAL: 69,523 ZSF
 DWELLING UNITS: 66*

PROPOSED SCHEME BULK WAIVERS RESIDENTIAL & RETAIL



FLOORS: 7-18
AREA: 14,630 ZSF
FAR: 1.06
11 DWELLING UNITS

FAR: 8.71
TOTAL AREA: 120,257 ZSF
 RETAIL: 50,734 ZSF
 RESIDENTIAL: 69,523 ZSF
 DWELLING UNITS: 66*

* CALCULATION BASED ON
 1053 ZSF/DWELLING UNIT