

DEVELOPMENT CONTROLS

Zoning and Land Use

Block 9796, Lot 63, is zoned C4-5X. This zoning permits a high range of high-density commercial uses such as specialty and department stores, theaters, and other commercial and office uses that serve a larger region and generate more traffic than neighborhood shopping areas.

The maximum base FAR for the Site (a 99,500 square foot lot) is 3.75, but may increase up to a maximum FAR of 5.0 under the Inclusionary Housing Program, permitting as much as approximately 497,500 gross square feet of buildable floor area (conditional for applicable uses). Proposals must utilize the on-site Inclusionary Housing Program providing affordable housing in order to receive up to the maximum FAR. Please refer to the NYC Zoning Resolution Article II, Chapter 3, Section 23-154 (Inclusionary Housing), a section which elaborates on the required amount of square footage of affordable housing in order to obtain the Site's maximum FAR. **Note that because of the Site's location within the SDJD, it is not subject to the rules of Mandatory Inclusionary Housing, per Article II, Chapter 3, Section 96 of the NYC Zoning Resolution. Moreover, the site would be developed as-of-right under the existing voluntary inclusionary program.**

C4-5X zoning carries certain use, massing, and coverage restrictions. Additionally, the SDJD contains a number of provisions that affect the site. The main guidelines are highlighted below. Please refer to Zoning Resolution Article XI, Chapter 5 for more details and regulations.

Bulk or Massing Variable	Applicable Control
Floor Area Ratio	3.75, up to 5.0 (assumes affordable housing provision) ¹
Lot Coverage	100% of lot area (for corner lot) ²
Maximum Building Height	120 feet ³ , but may be further increased to a maximum of 140 or 145 feet, as applicable ⁴
Required Street Wall	70% of frontage with a 40' minimum and 85' maximum ⁵
Set Back Requirement above Street Wall	10-15' minimum, depending on width of street ⁶

Respondents should note that the relevant zoning information contained herein is intended for informational purposes only. Additional information on zoning, including an online version of the NYC Zoning Resolution, may be found on the NYC Department of City Planning website at <http://www.nyc.gov/planning>.

Retail – The Project must include a minimum of 75,000 square feet of retail space. This space must be located on the lower levels below the residential portion of the Project and must include the majority of space at street level. GJDC will give preference to Proposals which achieve the following objectives: (1) encourage street frontage on 168th Street with the presence of multiple retailers; (2) provide two levels of retail space; and (3) select retailers with a national or regional presence, which would fall under the category of general merchandise and/or sit-down restaurant.

¹ Per New York City Zoning Resolution, 115-211 and 23-90

² Per New York City Zoning Resolution, 115-21

³ Per New York City Zoning Resolution, 115-234 and 23-662

⁴ Per New York City Zoning Resolution, 23-664

⁵ Per New York City Zoning Resolution, 115-232 and 115-233

⁶ Per New York City Zoning Resolution, 115-233