



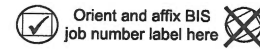
Job Number



ES587118910

Scan Code

ZRD1: Zoning Resolution Determination Form

Must be typewritten.**1 Location Information** *Required for all requests on filed applications.*

House No(s) 550

Street Name West 34th Street (AKA 55 Hudson Yards)

Borough Manhattan

Block 705

Lot 1

BIN 1089412

CB No. 104

2 Applicant Information *Required for all requests on filed applications.*

Last Name Greene

First Name Michael

Middle Initial K

Business Name KOHN PEDERSEN FOX ASSOCIATES

Business Telephone 212-977-6500

Business Address 11 WEST 42ND STREET NEW YORK NY

Business Fax 212-956-2526

City New York

State NY

Zip 10036

Mobile Telephone

E-Mail MGREENE@KPF.COM

License Number 025818

License Type ☐ P.E. ☒ R.A.

DOB PENS ID # (if available)

3 Attendee Information *Required if different from Applicant in section 2 or no Applicant.*Relationship to the property: ☐ Filing Representative ☒ Attorney ☐ Other:

Last Name Bernstein

First Name Zachary

Middle Initial

Business Name Fried, Frank, Harris, Shriver & Jacobson LLP

Business Telephone 212-859-8239

Business Address One New York Plaza

Business Fax 212-859-4000

City New York

State NY

Zip 10004

Mobile Telephone

E-Mail zachary.bernstein@friedfrank.com

License/Registration # (if P.E./R.A./Attorney) 4375739

DOB PENS ID # (if available)

4 Nature of Request *Required for all requests. Only one request may be submitted per form.**Note: Use this form only to request Zoning Resolution determination (for all other requests, use CCD1 form)*Determination request issued to: ☒ Borough Commissioner's Office ☐ Technical AffairsJob associated with this request? ☒ Yes (provide job#/doc#/examiner name below) ☐ No

Job Number: 121184841

Document Number: 1

Examiner: Damian Titus

Has this request been previously denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No

Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")

Indicate relevant Zoning Resolution section(s): 93-14(a)

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

☐ Borough Commissioner☒ Code & Zoning Specialist☐ General Counsel's Office☐ Deputy Borough Commissioner☐ Chief Plan Examiner☐ Other:**ADMINISTRATIVE USE ONLY**

Reference #:

Appointment date:

Appointment time:

Appointment Scheduled With:

Comments:

Reviewed By:

REVIEWED BY
David Aigner
Senior Zoning Specialist

Date

Time:

APPROVED

Control No.: 40611

Date: 5/27/15

Page: 1 of 5

5 Description of Request (additional space is available on page 3)

Note: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).

Please itemize all attachments, including plans/sketches, submitted with this form. If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

Respectfully request confirmation that the proposed ground floor plan complies with ZR Section 93-14 (Ground Floor Level Requirements) with respect to uses within 50 feet of the sidewalk widening lines along West 34th Street and Hudson Boulevard and Park.

The subject property (the "Site") is a single zoning lot comprising the entire block bounded by Hudson Boulevard and Park to the east, West 34th Street to the north, 11th Avenue to the west and West 33rd Street to the south. The lot area of the Site is 40,016 square feet.

The Site is located in a C6-4 zoning district within Subarea A2 of the Special Hudson Yards District. Subarea A2 permits development to a maximum floor area ratio (FAR) of 33.0 (1,320,528 square feet).

Site Planning and Building Design:

The owner seeks to develop an office building containing retail, office and residential use, utilizing 1,118,296 square feet of floor area (27.95 FAR).

The entire 33rd Street frontage of the Site is occupied by an existing 5-story MTA building providing mechanical ventilation to the new 34th Street station of the Number 7 subway extension. This vent building has an area set aside for loading berths for the proposed new building, but otherwise the southernmost approximately 25 percent of the site is unavailable for the applicant's use from below grade through the fifth story. Additionally, escalators between the 34th Street Station and the entrance in Hudson Boulevard and Park run east-west below the middle portion of the Site.

The location of the building's core and its elevators is limited by the location of the transit infrastructure below the Site, and the location of the core in turn dictates the potential location of lobby space. The resulting design has one office lobby near the midblock along 11th Avenue and a larger lobby at the corner of Hudson Boulevard and West 34th Street, where the majority of building users are expected to arrive after exiting the subway. The corner lobby occupies a length of 40 feet measured from the corner along each of West 34th Street and Hudson Boulevard and Park. The corner lobby connects to a wider lobby area behind portions of the building's retail space, configures to accommodate the security desks and turnstiles as necessary for unimpeded flows of users into the building. The retail proposed to be located in front of the interior lobby space would have a depth of at least 12 feet, allowing for small retail establishments adjacent to the lobby with a depth adequate to permit seating, display and retail areas that will provide activation and visual interest at the street and park. The only other portions of proposed retail space that would be less than 50 feet in depth would be in front of required egress stairs on West 34th Street and in front of a loading and refuse area (in part serving the retail) along Hudson Boulevard.

ZR Section 93-14 (Ground Floor Level Requirements) provides certain standards for ground floor uses at the Site, and Map 2 of the Special Hudson Yards District specifies a "100% Retail and Glazing Requirement" along the Hudson Boulevard and West 34th Street frontages of the Site subject to certain exceptions for building entrance space and subway-related uses. This request is for confirmation that the configuration of lobby space and retail space shown on the attached plan (Northeast Corner Lobby - Ground Floor Plan by KPF, dated 5/6/15) is compliant with ZR Section 93-14(a).

Note: Buildings Department Determination will be issued on the ZRD-1 Response Form



ADMINISTRATIVE USE ONLY

REVIEWED BY
David Aigner
Senior Zoning Specialist

Reviewed By:

Date:

Time:

APPROVED

Control No.: **40611**

Date: **5/27/15**

Page: **2 of 5**

6	Description of Request (use this section if additional space is required for description)
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ZR 93-14(a) provides in pertinent part as follows:

"#Uses# within #stories# that have a floor level within five feet of #curb level#, and within 50 feet of the street line# shall be limited to #commercial uses# permitted by the underlying district, but not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D. Where a sidewalk widening is required, such #uses# shall be within 50 feet of the sidewalk widening line."

The next two paragraphs of Section 93-14(a) provide in pertinent part as follows:

- A building's "street frontage" is limited to the previously referenced use groups, lobby areas, subway entrances and subway-related uses
- The length of "street frontage" that may be occupied by lobby space is limited to 25% or 40 feet of the building's total street frontage, whichever is less.

The term "street frontage" is not a defined term in the Zoning Resolution, however the term has been used in numerous provisions of the Zoning Resolution to mean the space immediately adjacent to a building's façade without a specified depth. In all of these cases, the width of the lobby has been allowed to exceed the initial width behind a retail façade without regard to retail depth.

We note that if the proposed building had two separate lobbies of 40 feet in width and 50 feet in depth along each of West 34th Street and Hudson Boulevard and Park, there would be 4000 square feet of lobby space within 50 feet of these streets. With an aggregate of only 3,668 square feet of lobby space, the proposed plan uses less of the ground floor for lobby area than would be permitted in a two-lobby scheme.H

The two minor areas behind retail space that are not lobby space are building support spaces (egress stair and refuse/loading space) that are not primary "uses" of the building within the meaning of ZR 93-14, and in the case of the refuse/loading space serves the retail uses of the building.

For the foregoing reasons, respectfully request confirmation that the attached plan (Northeast Corner Lobby - Ground Floor Plan by KPF, dated 5/6/15) is compliant with ZR Section 93-14(a).

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

7	Statements and Signature Required for all requests
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I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print)

Michael Greene

Signature

Date

P.E./R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)

REVIEWED BY

David Aigner

Senior Zoning Specialist

ADMINISTRATIVE USE ONLY

Reviewed By:

Date

Time:

APPROVED

Control No.: **40611**

Date: **5/27/15**

Page: **3 of 5**

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 550

Street Name West 34th Street (aka 55 Hudson Boulevard)

Borough Manhattan

Block 705

Lot 1

BIN 1089412

Job No. 121184841

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☒ Approved ☐ Denied ☐ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): ZR 93-14 (a)

Other secondary Zoning Resolution or Code Section(s):

Comments:

The request, to determine that the proposed ground floor retail configurations fronting West 34th Street and Hudson Boulevard comply with the retail depth requirement of ZR 93-14, paragraph (a), is hereby approved.

Consistent with the ZR 93-14 (a) restrictions on permitted lobby width, the applicant has proposed a single corner lobby as opposed to a separate lobby for each of the two frontages subject to retail continuity requirements. This provides both a single primary point of access to the building in the location closest to the subway entrance/exit within Hudson Boulevard (park) and maximizes the continuous length of the retail spaces on each frontage by not breaking up each frontage with an intervening building lobby space. Because this configuration necessarily requires that the lobby retreat into the site at an angle, it is not possible to also provide a minimum retail depth of 50' along the remainder of each frontage, as to do so would sever the lobby from accessing the circulation core for the building. Accordingly, the Department views the portions of the lobby located to the rear of required retail uses as being consistent with the exemption from the 50' depth of use requirement afforded to "[...] lobby space, entryways [...]" as stated within ZR 93-14 (a) and the request is approved.

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Note: If determination is not uploaded via eSubmit or scanned (whichever is applicable), it will be deemed invalid.



Name of Authorized Reviewer (please print): David J. Aigner

Title (please print): Senior Zoning Specialist (on behalf of NYC Development Hub)

Authorized Signature:

Date:

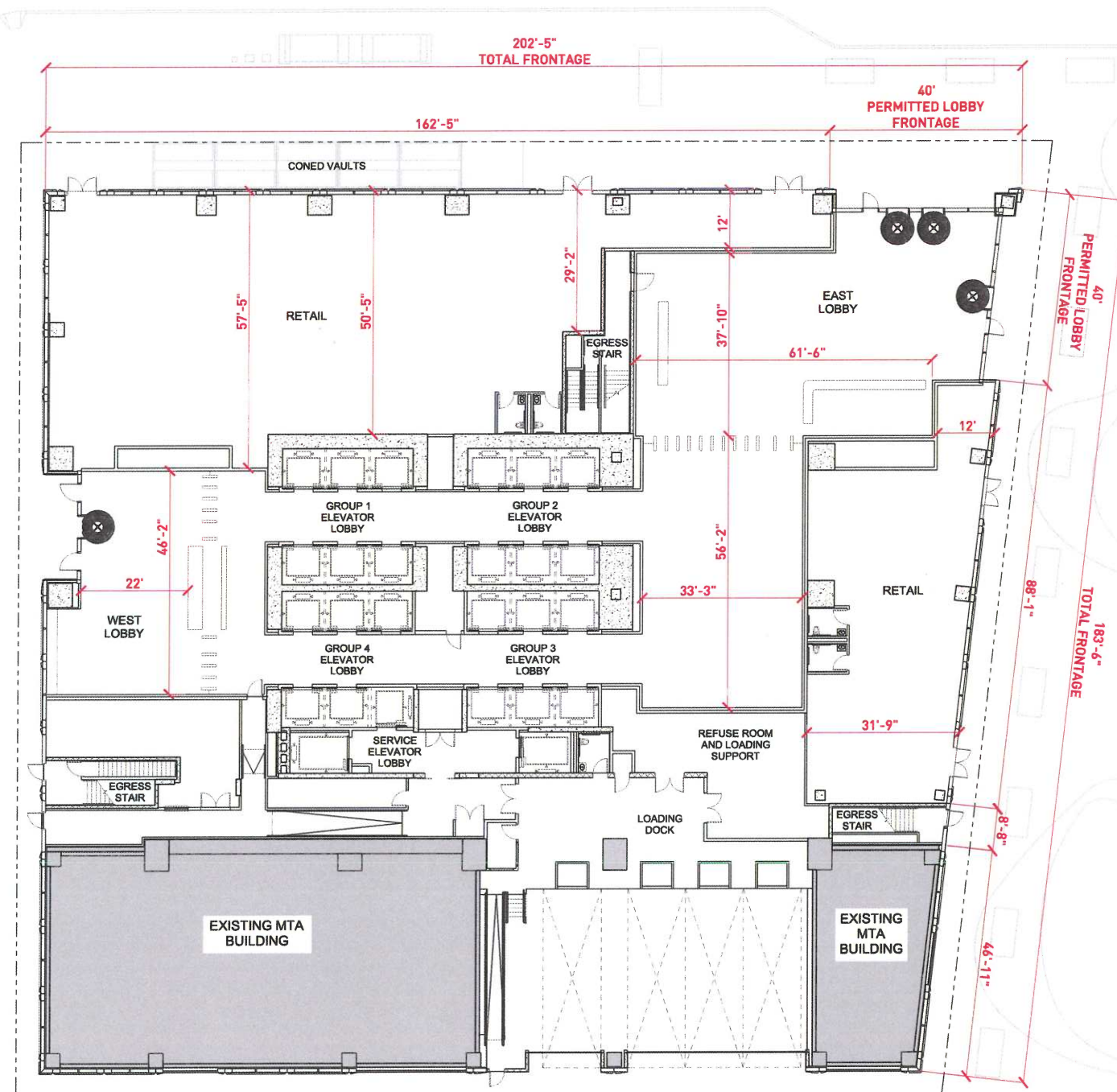
Time:

Issuers: write signature, date, and time on each page of the request forms; and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

ELEVENTH AVENUE
100'-0" WIDE - WIDE STREET

WEST 34TH STREET
100'-0" WIDE - WIDE STREET



REVIEWED BY
David Aigner
Senior Zoning Specialist

David J. Aigner
APPROVED

Control No.: **40611**
Date: **5/27/15**
Page: **5 of 5**

WEST 33RD STREET
60'-0" WIDE - NARROW STREET

55 HUDSON YARDS

Address
550 W 34th St. New York, NY
10001



Client
Related Companies
60 Columbus Circle
New York, NY 10023
Tel: 212.801.1000 Fax: 212.801.1048

Oxford Properties Group
320 Park Avenue, 17th Floor
New York, NY 10022
Tel: 212.986.7514 Fax: 212.986.7510

Mitsui Fudosan America, Inc.
1251 Avenue of the Americas, Suite 800
New York, NY 10020
Tel: 212.403.5600 Fax: 212.403.5657

Architect
Kohn Pedersen Fox Associates PC
Architects & Planning Consultants
11 West 42nd Street
New York, New York 10036
TEL: 212.977.6500 FAX: 212.956.2526

Structural Engineer
WSP
228 East 45th Street, 3rd Floor
New York, NY 10017
Tel: 212.687.9888 Fax: 646.487.5501

Mechanical, Electrical, Plumbing, Fire Protection
WSP
512 Seventh Avenue
New York, NY 10018
Tel: 212.532.9600



Date Created 05/06/2015

Project No.

Scale 1/32" = 1'-0"

Drawn By

Checked By

NORTHEAST CORNER
LOBBY -
GROUND FLOOR PLAN

SUPPORTING EXHIBIT 1