



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

OFFICE OF THE CHAIR

May 1, 2015

Martin Rebholz  
Borough Commissioner  
Department of Buildings  
280 Broadway, 3rd Floor  
New York, N. Y. 10007

Re: Applic. Nos. N 150345 ZCM, N 150346 ZCM & N 150347 ZCM  
Manhattan West – NE Open Space  
371 9<sup>th</sup> Avenue & 401-409 9<sup>th</sup> Avenue  
Block 729, Lots 50, 51, 60, 61, 8050, 8051, 8060 & 8061  
C6-4 District  
Special Hudson Yards District (Central Blocks Subarea B2)  
Borough of Manhattan  
Community District 4

Dear Commissioner Rebholz:

Please be advised that the applications (N 150345 ZCM, N 150346 ZCM & N 150347 ZCM) and related drawings submitted by Brookfield Properties W. 33<sup>rd</sup> Co., L.P., BOP West 31<sup>st</sup> Street LLC, and BOP MW Residential Market LLC for property at the above referenced location, as follows:

1. **N 150345 ZCM** - an application for certification by the Chairperson of the City Planning Commission pursuant to Section 93-122(b) of the Zoning Resolution, for zoning lots with at least 69,000 square feet of lot area, to allow a building containing residences to be developed without the minimum amount of commercial floor area required before residential uses is allowed as specified in Section 93-22, that a plan has been submitted whereby one or more regularly-shaped portions of the zoning lot with a minimum area of 50,000 square feet are reserved for future development of not more than two million square feet of commercial floor area on each such portion, and that, upon full development of such zoning lot, the ratio of commercial floor area to residential floor area shall be no smaller than the ratio of the minimum amount of commercial floor area required on the zoning lot before residential use is allowed, to the maximum residential floor area permitted on the zoning lot as specified in Section 93-22;
2. **N 150346 ZCM** – an application for certification by the Chairperson of the City Planning Commission to the Department of Buildings pursuant to Section 93-732 of the Zoning Resolution that a site plan (Phase 2) indicating the area and dimensions of the public access area and detailed plans demonstrating compliance with the requirements of Section 93-73, in connection with a phased development; and
3. **N 150347 ZCM** – an application for certification by the Chairperson of the City Planning Commission pursuant to Section 93-131(a)(2) of the Zoning Resolution that the proposed

development utilizes floor area pursuant to Sections 23-90, 93-30, inclusive, or 96-25, and will not result in a total amount of Use Group 6B office floor area developed or enlarged after January 19, 2005, within the Hudson yards Redevelopment Area of over 20 million square feet;

are hereby certified.

THE CERTIFICATIONS (N 150345 ZCM, N 150346 ZCM & N 150347 ZCM) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 93-122(b), 93-732 & 93-131(a)(2), RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Enclosed for your information are the following:

1. a copy of applications N 150345 ZCM, N 150346 ZCM & N 150347 ZCM;
2. a copy of the Second Amended Notice of Certification (N 150345 ZCM), dated April 27, 2015, executed by BOP West 31<sup>st</sup> Street LLC, Brookfield Properties W 33<sup>rd</sup> CO., L.P., BOP MW Residential Market LLC, and BOP MW Residential Affordable LLC, and submitted for recordation to the New York County Office of the City Register on April 30, 2015 (Document ID: 2015043001008002);
3. a copy of the Notice of Certification for Entry Plaza (N 150346 ZCM), dated April 27, 2015, executed by BOP West 31<sup>st</sup> Street LLC, Brookfield Properties W 33<sup>rd</sup> CO., L.P., BOP MW Residential Market LLC, and BOP MW Residential Affordable LLC, and submitted for recordation to the New York County Office of the City Register on April 30, 2015 (Document ID: 2015043001008001);
4. the following approved drawings prepared by James Corner Field Operations and Skidmore, Owings & Merrill LLP:

**N 150345 ZCM:**

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-006	Zoning Chart	April 15, 2015
Z-007.00	Overall Phased Development Plan	April 21, 2015
Z-102.00	Public Access Area Plan – Phase 1 & Phase 2	April 21, 2015
Z-103.00	Public Access Area Plan – Phase 3	April 21, 2015

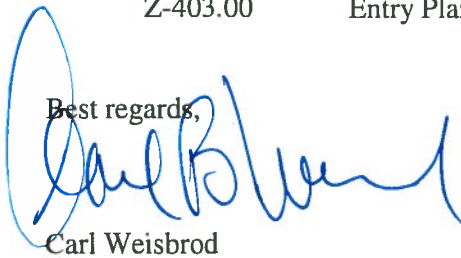
**N 150346 ZCM:**

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-001.00	Zoning Compliance Chart	April 23, 2015

Manhattan West – NE Open Space  
N 150345 ZCM, N 150346 ZCM & N 150347 ZCM  
May 1, 2015  
Page 3 of 3

Z-101.00	Public Access Area Plan	April 21, 2015
Z-102.00	Public Access Area Plan – Phase 1 & Phase 2	April 21, 2015
Z-110.00	Entry Plaza Illustrative Plan	April 23, 2015
Z-111.00	Entry Plaza Landscape Plan	April 23, 2015
Z-112.00	Entry Plaza Grading Plan	April 21, 2015
Z-113.00	Entry Plaza Furnishing Plan	April 23, 2015
Z-114.00	Entry Plaza Permitted Obstructions Plan	April 23, 2015
Z-301.00	Entry Plaza Sections 1	April 23, 2015
Z-302.00	Entry Plaza Sections 2	April 23, 2015
Z-401.00	Entry Plaza Typical Details 1	April 21, 2015
Z-402.00	Entry Plaza Typical Details 2	April 21, 2015
Z-403.00	Entry Plaza Typical Details 3	April 23, 2015

Best regards,



Carl Weisbrod

cc: J. Harris  
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