



# ZRD1: Zoning Resolution Determination Form

Must be typewritten.

☒ Orient and affix BIS job number label here ☒

## 1 Location Information Required for all requests on filed applications.

House No(s) 401 Street Name 9th Ave  
Borough Manhattan Block 729 Lot 60 BIN 1800650 CB No. 104

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

Last Name Gottesdiener First Name Ted Middle Initial  
Business Name Skidmore Owings & Merrill Business Telephone 212-289-9300  
Business Address 14 Wall street Business Fax  
City New York State NY Zip 10005 Mobile Telephone  
E-Mail KIMBERLY.GARCIA@SOM.COM License Number 015649  
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 Vives First Name Pablo Middle Initial  
Business Name William Vitacco Associates Business Telephone (212) 791-4578  
Business Address 299 Broadway Business Fax (212) 513-0637  
City New York State NY Zip 10007 Mobile Telephone (917) 337-5128  
E-Mail pvives@vitacco.com License/Registration # (if P.E./R.A./Attorney)  
DOB PENS ID # (if available) 01441

## 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 Affairs  
Job associated with this request? ☒ Yes (provide job#/doc#/examiner name below) ☐ No  
Job Number: 121187143 Document Number: 01 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): ZR 36-71 and ZR 36-73

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:



<b>5</b>	<b>Description of Request</b> (additional space is available on page 3)
<p><b>Note:</b> 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).</p>	

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.

Zoning determination is being submitted regarding the proposed size of the required bicycle parking spaces. As per ZR 36-71 and ZR 36-73 Commissioner approval is required if submission of a more efficient layout is provided. The proposed bicycle parking configuration is based on 6 sq feet per bicycle parking space.

It is proposed to construct a 69 story commercial office building at 401 9th Ave. The site is located in a C6-4 zoning district within the Hudson yards special district within the Farley Corridor subdistrict B within the central blocks subarea B2. The proposed building will contain 1,649,120 square feet of use group 6 commercial office floor area and 20,123 square feet of use group 6 retail floor area.

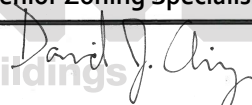
ZR 36-71 requires the proposed development to provide 1 bicycle parking spaces for every 7,500 square feet of use group 6 commercial office floor area, and 1 bicycle parking space for every 10,000 square feet of use group 6 retail floor area. Based on the requirements of ZR 36-71 the building is required to provide 224 bicycle parking spaces. Per the attached plans bicycle parking room will be provided at the cellar of the building.

Per ZR 36-73 it is proposed to provide less than 15 square feet of area for each bicycle parking space based on the proposed efficient parking layout. It is proposed to install a vertical bike storage system in order to more efficiently store the bicycles. The proposed system is a "Bike-Double-Decker- Framework: Two-Tier, Moderate Security Bike Rack from Bike Security Racks Co (Model number BDDF-8.16). Based on this more efficient bike parking system we are proposing to provide 6 square feet per bicycle within the proposed bicycle storage rooms (1,344 sq feet at the cellar). The 1,344 square foot bicycle room will provide parking spaces for all 224 required spaces.

Approval of the proposed bicycle parking layout based on the above is requested.

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

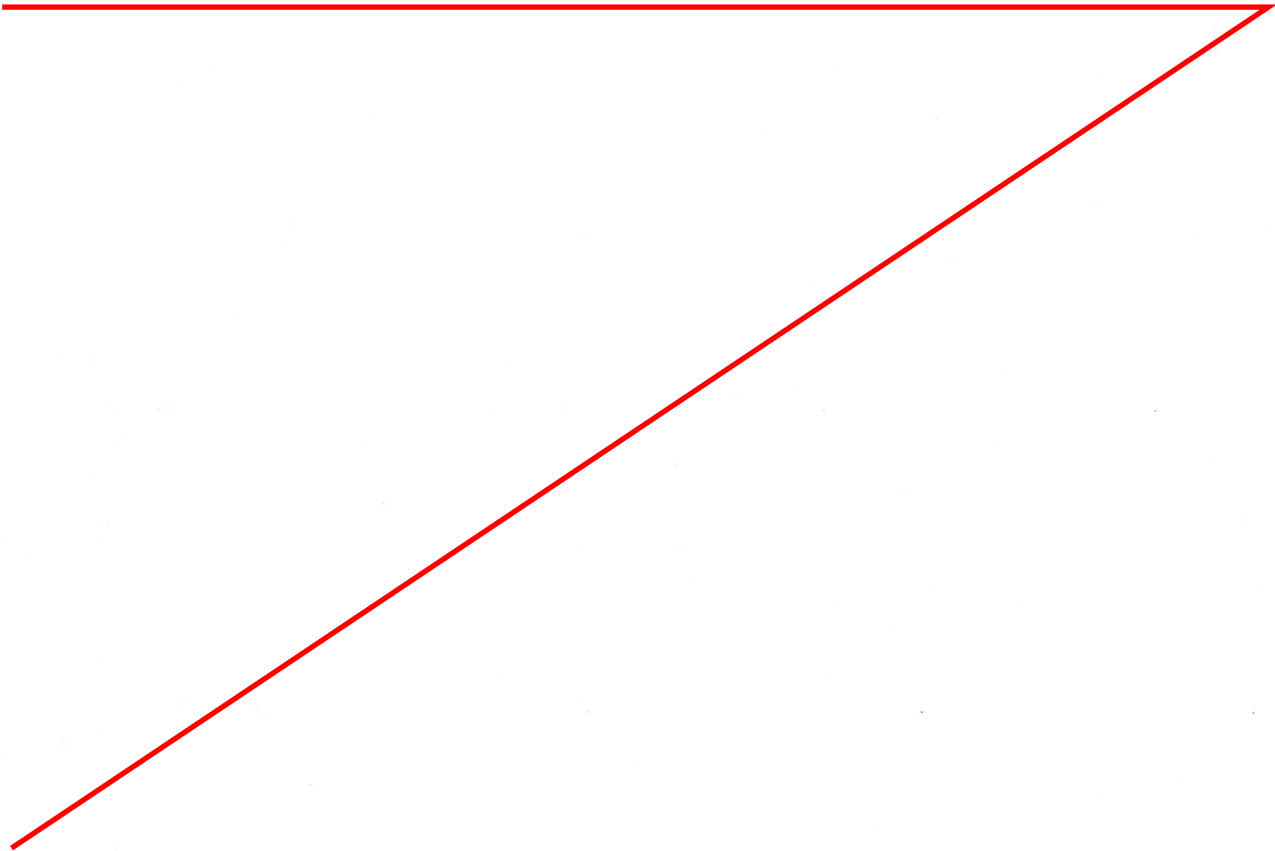
<b>ADMINISTRATIVE USE ONLY</b>	<b>REVIEWED BY</b> <b>David Aigner</b> Senior Zoning Specialist
Reviewed By:	Date: _____ Time: _____

  
 Buildings

**APPROVED**

Control No.: **39237**  
 Date: **5/13/15**  
 Page: **2 of 5**

<b>6</b>	<b>Description of Request</b> (use this section if additional space is required for description)
----------	--



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

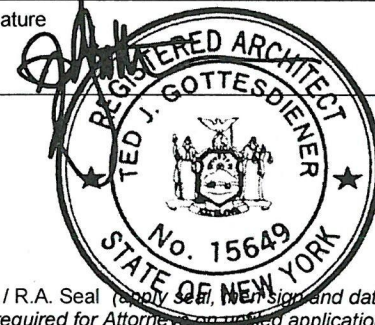
<b>7</b>	<b>Statements and Signature</b> Required for all requests
----------	---

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)  
**Ted Gottesdiener**

Signature

Date



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

<b>ADMINISTRATIVE USE ONLY</b>	<b>REVIEWED BY</b>
Reviewed By:	<div style="text-align: center;"> <b>David Aigner</b>            Senior Zoning Specialist  <i>David J. Aigner</i>  <b>APPROVED</b>            Control No.: <b>39237</b>            Date: <b>5/13/15</b>            Page: <b>3 of 5</b> </div>



# ZRD1/CCD1 Response Form

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

House No(s) 401

Street Name 9th Avenue

Borough Manhattan

Block 729

Lot 60

BIN 1800650

Job No. 121187143

## 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 36-73

Other secondary Zoning Resolution or Code Section(s):

Comments:

The request, for reduction of the required per-bicycle parking area from 15 sf to approximately 8.9 sf, pursuant to ZR 36-73, is hereby approved.

Based on the proposed conditions showing an enclosed bicycle parking room on the ground floor level measuring 1,999 sf and the applicant's representation that Bike Security Rack Co's "Bike-Double-Decker" storage systems will be installed (specifications included), the applicant has demonstrated that the proposed 224 spaces (which satisfies the 224 required) can be accommodated in this room, resulting in a reduction of per-bike average area to 8.9 sf and complying with the minimum allowable standards of ZR 36-73.

=====

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)

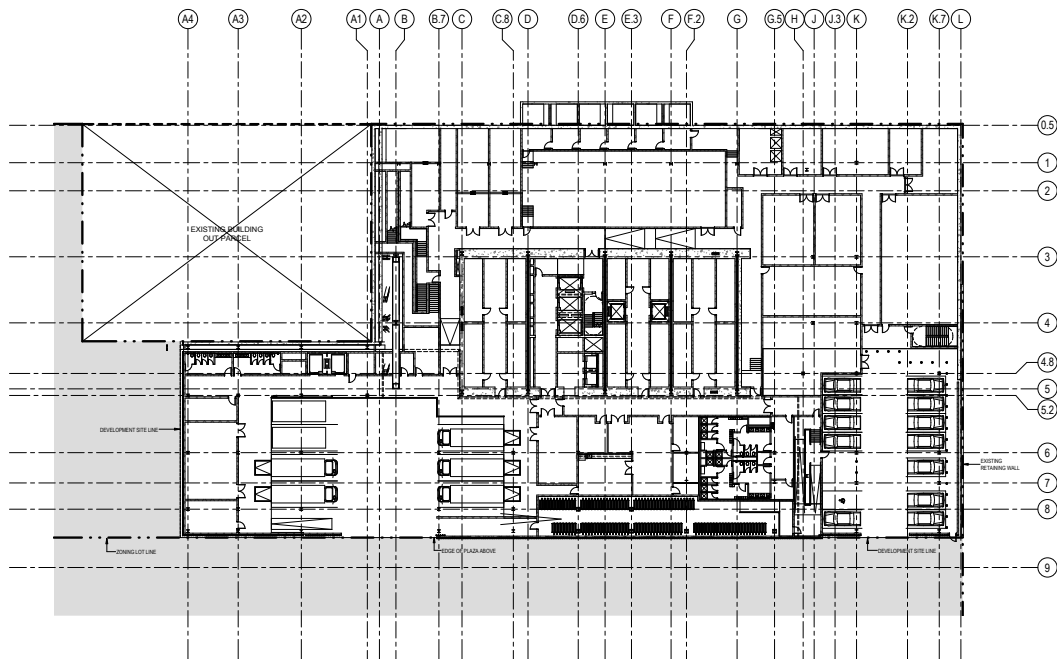
Authorized Signature:

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.**



**ACCESSORY OFF-STREET LOADING BERTHS (ZR 36-62)**  
 Berths required for office use  
 First 100,000 ft²: 0 berths  
 Next 200,000 ft²: 1 berth  
 Each additional 300,000 ft²: 1 berth  
**Total:**  
 (1,649,120 ft² - 300,000 ft²) / 300,000 ft²  
**5.5 berths**

Berths required for retail use  
 First 25,000 ft²: 0 berths  
 Next 15,000 ft²: 1 berth  
 Next 60,000 ft²: 1 berth  
 Each additional 150,000 ft²: 1 berth  
**Total:**  
 (20,123 ft² - 100,000 ft²) / 150,000 ft²  
**0 berths**

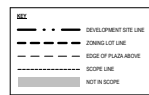
**Provided:** 7 accessory off-street loading berths (COMPLIES)

**OFF STREET PARKING REGULATIONS (ZR 93-81)**

**Provided: 13 parking spaces\***  
 \*Chairperson certification required

**EXISTING SW RESIDENTIAL TOWER LOADING BERTHS**

Berths required: None



**REVIEWED BY**  
**David Aigner**  
 Senior Zoning Specialist

*David J. Aigner*

**APPROVED**

**Control No.: 39237**  
**Date: 5/13/15**  
**Page: 4 of 5**

**REQUIRED BICYCLE PARKING SPACES (ZR 36-71)**

Spaces required for office use  
 1 per 7,500 ft² of floor area  
**Total (1,649,120 / 7,500):**  
**220 spaces**

Spaces required for retail use  
 1 per 10,000 ft² of floor area  
**Total (20,123 / 10,000):**  
**3 spaces**

**Provided:** 224 bike racks (COMPLIES)

**REQUIRED BICYCLE STORAGE (ZR 36-73)**

15 ft²/Bicycle  
 (224 x 15 ft²) / 2 = 1,680 ft² (for stacked bicycle racks)

\*The area for each bicycle space may be reduced by up to 9 ft²/Bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles.

15 ft² - 9 ft² = 6 ft²  
 224 x 6 ft² = 1,344 ft²

**Provided:** 1,360 ft² (COMPLIES)

**EXISTING SW RESIDENTIAL TOWER ENCLOSED BICYCLE PARKING REQUIREMENTS (ZR 25-81, ZR 36-71)**

**REQUIRED BICYCLE PARKING SPACES**

Residential uses = 1 per 2 dwelling units

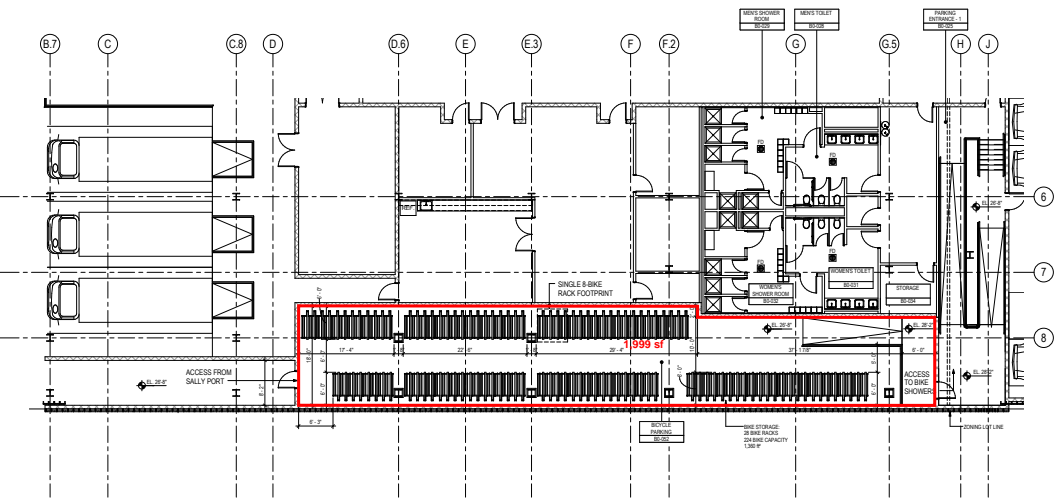
Proposed no. dwelling units = 844 D.U.  
 Required bicycle parking spaces: 844 / 2 = 422 Bicycle required

**BICYCLE STORAGE PROVIDED AT 15 ft²/Bicycle:**

Bike Room #1 (Cellar) 4,196 ft² / 15 ft²/Bicycle = 279 Bicycles  
 Bike Room #2 (1st Floor) 831 ft² / 15 ft²/Bicycle = 55 Bicycles  
 Bike Room #3 (2nd Floor) 1,332 ft² / 15 ft²/Bicycle = 88 Bicycles  
**Total = 422 Bicycles**

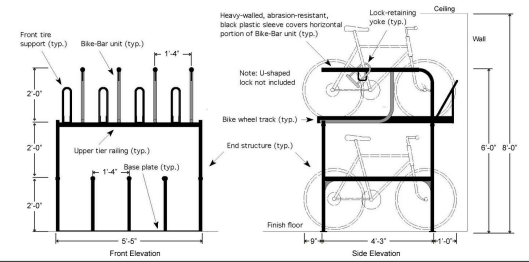
**4 CELLAR B PLAN - LOADING DOCK**

SCALE: 1" = 30'-0"



**3 ZONING RESOLUTION - BICYCLE PARKING REQUIREMENTS**

SCALE: 8/16



**Specifications**

- BDOF-B.1.6 Bike-Double-Decker-Framework™ - Two-Tier, Moderate Security Bike Rack
- (8) bikes on 16" centers (4 on the top and 4 on the bottom)
- 1" nom., Sched. 40 ASTM A500 welded, seamless-steel pipe for bike-bar units and end structures
- 1.5" nom., Sched. 40 ASTM A500 welded, seamless-steel pipe for upper-tier railings
- 1" nom., heavy-walled, abrasion-resistant, black plastic sleeve covers entire horizontal portion of bike-bar units
- 3" x 3" x 18 gauge H.R. steel channel for bike wheel tracks
- 1/4" x 3" x 1/8, steel flat-bar for base plates
- 1/2" dia. H.R. steel round-bar for lock-retaining yokes and front tire supports
- Hot-dipped galvanizing
- Black, abrasion-resistant thermoplastic powder coating 8 to 10 mils thick
- Standard-colored, abrasion-resistant thermoplastic powder coating 8 to 10 mils thick (extra)
- Hot-dipped galvanized substrate plus thermoplastic powder coating 8 to 10 mils thick (extra)
- Satin-finished #304 stainless-steel construction (extra)

**Fabrication:** All metalurgical joints are MIG welds

©Feb. 2019 Bike-Storage Racks Co., Inc. All Rights Reserved

**2 ENLARGED BICYCLE STORAGE PLAN**

SCALE: 1/8" = 1'-0"

**1 BICYCLE PARKING SPECIFICATIONS**

SCALE: 8/16

**MANHATTAN WEST:  
NORTH TOWER**  
 375 North Avenue, New York, NY 10001

Client:  
**Brookfield**  
 Brookfield Place  
 220 Vesey Street, 15th Floor, New York, NY 10038

Architectural/Structural Engineering:  
**SOM**  
 Skidmore, Owings & Merrill LLP  
 14 West Street, New York, NY 10005

Civil Engineering:  
 Philip Hagler & Associates  
 102 Madison Avenue #711, New York, NY 10016

MEP Engineering:  
 Janos Baum & Bolles  
 60 West Street, New York, NY 10005

Vertical Transportation:  
 Edgett Williams Consulting Group, Inc.  
 110 East 57th Street, Suite 1, New York, NY 10022

Sustainable Design:  
 Verdant Energy & Environmental  
 20 Washington Street, Newark, NJ 07102

Geotechnical Engineering:  
 Mueser Rutledge Consulting Engineers  
 14 Penn Plaza, 22nd Fl., 34th Street, New York, NY 10001

Landscape Consultant:  
 Field Operations  
 475 10th Avenue, New York, NY 10018

Security Consultant:  
 Duobella, Ventor & Santoro  
 200 West Street #7, North Haven, CT 06457

Fire Consultant:  
 Weidinger Associates, Inc.  
 40 West Street, New York, NY 10005

Acoustical Consultant:  
 Ceram & Associates  
 404 Fifth Avenue #6, New York, NY 10018

Violation Consultant:  
 Wilson, Uhlig & Associates, Inc.  
 65 Broadway, Suite 401, New York, NY 10006

Cost Consultant:  
 Code Consultants Professional Engineers PC  
 315 West 49th Street, 10th Floor, New York, NY 10018

Facilities Maintenance Consultant:  
 Entek Engineering LLC  
 100 Avenue Street, Hackensack, NJ 07601

Wired Tunnel Consultant:  
 Rowan Williams Davies & Irwin Inc.  
 600 Hudson Street, 10th Floor, New York, NY 10014

Graphic: Canada WPA 108

**BICYCLE  
PARKING &  
LOADING BERTHS**

Project No. 10000  
 Date: 05/13/2015  
 Scale: 1/8" = 1'-0"  
 Sheet No. Z-007  
 File No. 2007

Project No. 10000  
 Date: 05/13/2015  
 Scale: 1/8" = 1'-0"  
 Sheet No. Z-007  
 File No. 2007