

FOR THE RECORD

Board of Directors

Keith Fox
chairman

Christopher Tepper
co-founder

Paul Kelterborn
co-founder and secretary

John Tantillo
treasurer

Richard Burns
Guillermo Chacón
Eric Cruzen
Patricia M. Evert
Ethan Geto
Debra Fraser-Howze
Paul Kawata
Fraser D. Mooney
Susan Rodriguez
Eric Sawyer
Andrew Shackett
Kendall Thomas
Janet Weinberg

August 10, 2015

Dear Chair Richards,

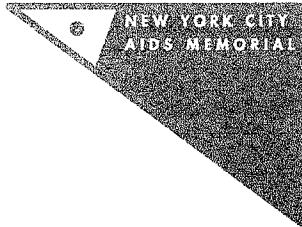
I am writing on behalf of New York City AIDS Memorial, Inc. ("NYCAM") to express our strong support for the ULURP application to map the new park site across from the former St. Vincent's Hospital as official parkland and to urge you to approve the application. With New York City's first significant AIDS Memorial as the park's gateway and primary feature, AIDS Memorial Park will be an important asset for the neighborhood and City and the central point for our efforts to continue to raise awareness about the ongoing AIDS crisis that continues to plague many New York City communities.

Our organization was founded in 2011 and, with the support of a coalition of individuals and organizations dedicated to the recognition and preservation of the ongoing history of the AIDS crisis, we are finally building New York City's first significant public space to honor the City's 100,000+ men, women and children who have died from AIDS, to commemorate and celebrate the efforts of the caregivers and activists who responded to fight the disease, and to recognize the ongoing crisis with educational programming. The memorial park sits at the symbolic epicenter of the disease, across from the former St. Vincent's Hospital that housed the City's first AIDS ward and adjacent to the LGBT Community Center where ACT UP and other important activist groups first organized.

Already in fabrication, the memorial will be completed by late Spring of 2016. The design includes an 18-foot-high painted steel canopy sculpture, two rows of granite benches, a beautiful central granite water feature and granite paving with a text inscription designed by world-renowned artist Jenny Holzer using selections from the Walt Whitman poem, "Song of Myself".

There are many people to thank for the success of this project, including Council Member Corey Johnson and Speaker Mark-Viverito who, along with other public leaders and support from the full Council, helped secure crucial public funds for the Memorial's construction. I also want to note that this project could not have happened without the leadership and generosity of the Rudin Family, to whom we are extremely grateful for

PO Box 23
New York NY 10159



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their expertise managing the construction process and their support of our fundraising efforts.

We are truly excited about the opening of this new park and completing the NYC AIDS Memorial within the coming months. Together they create an important new public space for both recreation and commemoration that will be enjoyed by New Yorkers for many decades. We appreciate your consideration of our position and hope that you will approve this application quickly so that everyone can enjoy a new important memorial park at a very special location.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Tepper".

Christopher Tepper
Founder
New York City AIDS Memorial, Inc.

Cc: Speaker Mark-Viverito
Hon. David G. Greenfield, Chair, Land Use Committee
Hon. Corey Johnson

PO Box 23
New York NY 10159

Third Ave Café LLC
D/B/A: Banc Cafe
431 3rd Avenue
New York, NY 10016

8/10/15

Honorable City Council Member Mendez
250 Broadway
New York, NY 10007

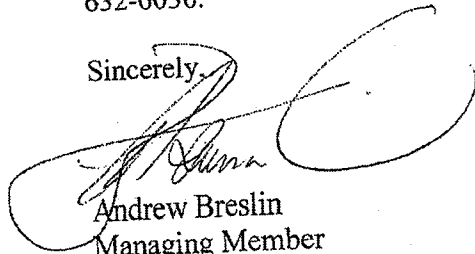
Dear Council Member Mendez,

Please accept this letter as confirmation that as per our agreement, we have removed all planters, signs, umbrellas, waiter station, a frame, and garbage can from in front of our establishment. We will not put them back in the future.

We also agree to reduce our current seating from 22 tables and 44 seats to 19 tables and 38 seats. We will remove 1 table and 2 seats from the 3rd Avenue side leaving one row of 4 tables and 8 seats. We will remove the 2 tables and 4 seats next to our service door on East 30th Street and combine 2 two seat tables so they are no longer separated on East 30th Street. The tables on East 30th Street will be 18 inches in width. This will enable us to have metal and canvas barriers to surround the Café.

If anything else is required, please contact my representative, Michael Kelly, at (914) 632-6036.

Sincerely,



Andrew Breslin
Managing Member
(212) 252-0146

Jonilu LLC
398 E 52nd St
New York, NY 10022
DCA # 6243-2015-ASWC

8/3/15

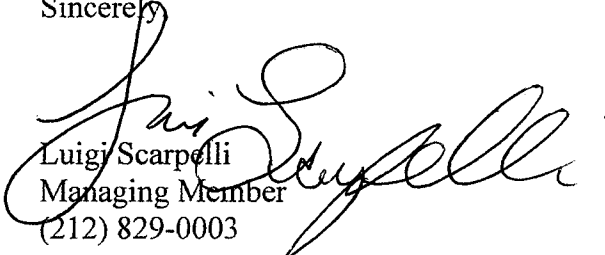
Honorable Council Member Garodnick
250 Broadway, Ste 1762
New York, NY 10007

Dear Honorable Council Member,

Please accept this letter as confirmation that as per our agreement, we will remove the barrels with advertising signs on them. We will also remove the benches in front of our establishment.

If anything else is required, please contact me at the below number.

Sincerely,


Luigi Scarpelli
Managing Member
(212) 829-0003

LINCOLN AVENUE

THIRD AVENUE

EAST 139TH STREET

EAST 138TH STREET

WEST BUILDING: 12 STORIES
 11 STORIES OF HOUSING ABOVE
 1-STORY COMMERCIAL/COMMUNITY
 FACILITY
 88 1-BEDROOMS
 30 STUDIOS

MTA
 BUS
 STOP

6 TRAIN
 SUBWAY
 STATION

2ND FLOOR ROOF
 GARDEN W/
 COMMERCIAL/
 COMMUNITY FACILITY
 BELOW

BORINQUEN COURT
 7 STORIES

ENTRY
 DRIVE AND
 PARKING

EAST BUILDING: 8 STORIES
 7 STORIES OF HOUSING ABOVE
 1-STORY COMMERCIAL/COMMUNITY
 FACILITY
 48 1-BEDROOMS
 8 STUDIOS

1 STORY COMMERCIAL/
 COMMUNITY FACILITY WITH
 ROOF GARDEN

- SENIOR CENTER ENTRANCE
- COMMERCIAL/
COMMUNITY FACILITY
ENTRANCE
- RESIDENTIAL ENTRANCE
- RESIDENTIAL



ARCHITECTS

Redtop Architects, LLP
29 West 17th Street 4th fl.
New York, NY 10011

LIST OF REQUESTED ACTIONS AND WAIVERS

Tres Puentes

Current and Existing Address: 285 East 138th Street, Bronx NY 10454

Future Addresses: 275 East 138th Street, Bronx NY 10454; 2550 Third Avenue, Bronx NY 10454

August 2015

LIST OF REQUIRED ACTIONS

Special Permit from City Planning Commission for Large-Scale General Development pursuant to the following zoning regulations:

1. Zoning map amendment from R6 to R7-2, R7-2/C1-4, R7-2/C2-4, and R6/C1-4
2. Modification of the Restrictive Declaration
3. 74-743(a)(2): For a Large-Scale General Development (LSGD), the City Planning commission (CPC) may permit the location of buildings without regard for the applicable yard, court, distance between buildings, or height and setback regulations
 - a. Modification to 24-33 (b) (3) (iii) Permitted Obstruction in Required Yards or Rear Yard Equivalents: Location of one-story community facility in Rear Yard Equivalent at ground floor of the East Building beyond 100 feet of street wall
 - b. Modification to 23-632 Front Setbacks in Districts Where Front Yards are Not Required: to reduce required setback distance at East and West buildings from 15 feet to 6 feet
 - c. Modification to 23-711 Standard Minimum Distance Between Buildings to allow for extension of West building along Third Avenue to East 139th Street. At Wall to Window Condition, ZR Requirement states that when Maximum Building Height > 50 feet, Minimum Distance between Wall to Window must equal 50 feet. Project proposes a 40 foot distance between buildings.
 - d. Modification to 23-842 Wide Outer Court Regulations: to allow for extension of West building along Third Avenue to East 139th ZR Requirement for Wide Outer Courts: if a Court is wider than 30 feet it must be at least as wide as it is deep, up to 60 feet wide maximum. Project proposes a 40 foot wide, 92.3 foot deep court between buildings.
4. 74-745 (c): City Planning Commission may permit a reduction in required parking
 - a. Modifications to the parking requirements of ZR Section 25-25 (Modification of Requirements for Public, Publicly-Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly) to permit up to a 100 percent reduction of parking non-profit residences for the elderly in R7-2 districts in Community District 1

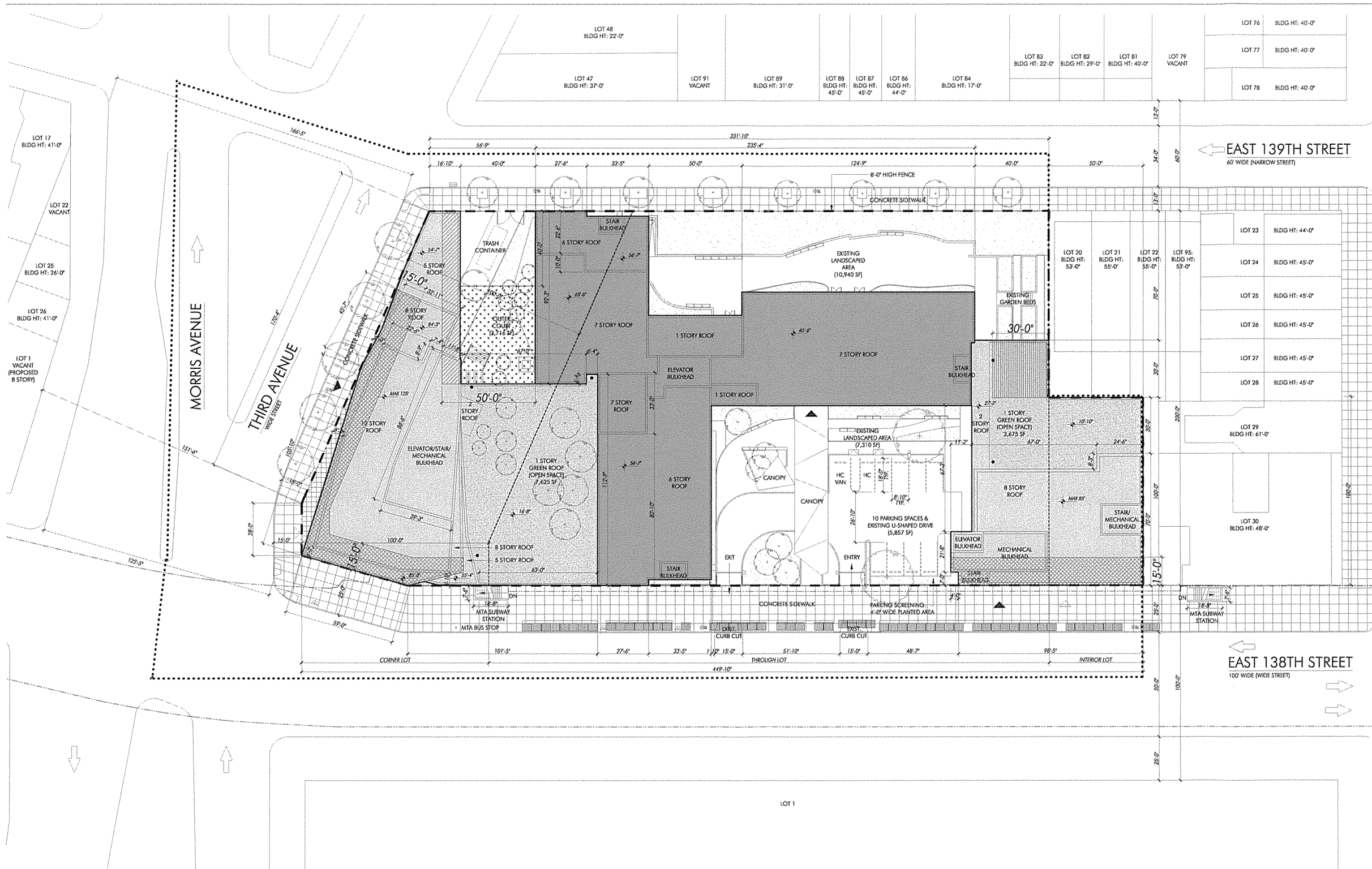
212.274.0770 T

212.274.0796 F

redtoparchitects.com

in the Borough of the Bronx. Per current ZR 25-25, 323 units x 12.5% = 40 required spaces for a Non-profit Residence for the Elderly. Project proposes 10 spaces.

5. Authorization pursuant to 36-72 to permit a reduction of waiver of bicycle parking spaces for required spaces in R7-2/C2-4 and R7-2/C1-4 zones:
 - a. Residential Use (Non-Profit Residence for the Elderly): 1 per 10,000 square feet of Floor Area required: $159,700 / 10,000 = 16$ spaces required
 - b. Community Facility Use: 1 per 10,000 square feet of Floor Area: $1,549 / 10,000 = 0$ spaces required
 - c. Commercial Use: Per Use Group 6B: (1 per 7,500 square feet of Floor Area): $17,720 / 7,500 = 3$ spaces required
 - d. Total: $16 + 0 + 3 = 19$ spaces required, 0 provided



TRES PUENTES
 285 East 138th Street
 Bronx, NY 10454
 Block: 2314 Lot: 1

Owner:
 West Side Federation For Senior &
 Supportive Housing
 2345 Broadway
 New York, New York 10024
 212.721.6032
 212.501.0569 FAX

Architects:
 Redtop Architects LLP
 29 West 17th Street, 4th Fl.
 New York, NY 10011
 212.274.0770

Structural Engineers:
 Robert Silman Associates
 88 University Place
 New York, NY 10003-4513
 212.620.7970

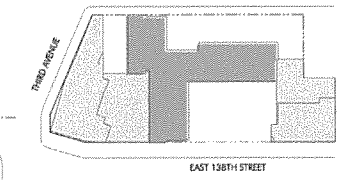
MEP Engineer:
 Dagher Engineering, PLLC
 29 Broadway
 New York, NY 10006
 212.480.2591

Civil Engineer:
 AKRF Engineering, PC
 440 Park Avenue South, 7th Floor
 New York, NY 10016
 212.696.0670

Landscape Architect:
 Joanna Pertz Landscape Architecture
 68 Jay Street, Suite 411
 Brooklyn, NY 11201
 718.797.1106

Elevator Consultant:
 IROS Elevator Design Services, LLC.
 Rutherford, New Jersey 07073
 973.773.4404

MTA Consultant:
 FNA Associates, Inc.
 670 Bergen Boulevard
 Ridgely, NJ, 07657
 201.241.2444



- AREAS SUBJECT TO BULK WAIVERS PER 74-743 (a)(2)
- MODIFICATION TO 23-842 WIDE OUTER COURT REQUIREMENTS
 - MODIFICATION TO 23-711 MINIMUM DISTANCE BETWEEN BUILDINGS: WINDOW TO WALL CONDITION
 - MODIFICATION TO 23-632 REQUIRED FRONT SETBACKS W/IN INITIAL SETBACK DISTANCE
 - MODIFICATION TO 23-33(b)(3)(iv) PERMITTED OBSTRUCTION IN REAR YARD EQUIVALENT
- LEGEND
- ZONING LOT LINE
 - LINE OF GENERAL LARGE SCALE DEVELOPMENT
 - LINE OF SUBWAY TUNNEL BELOW
 - DIRECTION OF TRAFFIC
 - FIRE HYDRANT, EXISTING
 - STREET LIGHT, EXISTING
 - EXISTING BUILDING TO REMAIN
 - PROPOSED BUILDING
 - ENTRY, RESIDENTIAL
 - ENTRY, COMMERCIAL
 - ACCESS AT OPEN SPACE AT ROOFTOP

01 SITE WAIVER PLAN
 SCALE: 3/8" = 1'-0"

LIST OF REQUIRED ACTIONS

1. CPC LSQD SPECIAL PERMIT PURSUANT TO ZR 74-743(a)(2) & 74-745(c)
2. CPC AUTHORIZATIONS PURSUANT TO ZR 36-72

LIST OF REQUESTED WAIVERS PER 74-743(a)(2) ACTIONS

1. MODIFICATION TO 24-33(b)(3)(ii) PERMITTED COMMUNITY FACILITY OBSTRUCTION IN REAR YARD OR REAR YARD EQUIVALENT BEYOND 100 FEET FROM A WIDE STREET
2. MODIFICATION TO 23-632 REQUIRED FRONT SETBACKS W/IN INITIAL SETBACK DISTANCE
3. MODIFICATION TO 23-711 MINIMUM DISTANCE BETWEEN BUILDINGS: WINDOW TO WALL CONDITION
4. MODIFICATION TO 23-842 WIDE OUTER COURT REQUIREMENTS

LIST OF REQUESTED WAIVERS PER 74-745 (a) ACTIONS

1. MODIFICATION TO 25-25 PARKING REQUIREMENTS (PER PROPOSED TEXT CHANGE)

RELATED ACTIONS

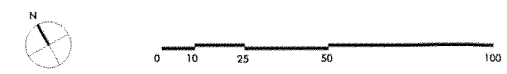
1. ZONING MAP AMENDMENT
2. ZONING TEXT AMENDMENT

CALCULATION OF OPEN SPACE

- TOTAL OPEN SPACE = 3,676 + 7,310 + 10,940 + 3,716 + 7,625 + 5,857 (PARKING) = 39,104 SF > 37,632 REQUIRED = COMPLIES
- TOTAL PARKING = 5,857 SF < 50% TOTAL OPEN SPACE (37,632 * 0.50 = 18,816 SF MAXIMUM ALLOWABLE) = COMPLIES

NOTES

1. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
2. STREET TREES ARE FOR ILLUSTRATIVE PURPOSES ONLY. NO STREET TREES ALONG EAST 138TH STREET DUE TO VAULTS INTO SUBWAY STATION BELOW. STREET TREES SHALL BE PROVIDED OFFSITE PER ZR 26-41 & 33-03



REVISION 02 08 APRIL 2015
 REVISION 01 27 FEBRUARY 2015
 SUBMISSION TO DEPARTMENT OF CITY PLANNING 12 DECEMBER 2014

PROJECT:
 TRES PUENTES
 Bronx, New York

DRAWING TITLE:
 WAIVER AND ENCROACHMENT PLAN

SEAL & SIGNATURE _____ DATE: 12 DECEMBER 2014
 PROJECT No. 1408
 DRAWING BY: _____
 CHK BY: _____
 DWG No.:

Z-110.00
 04 OF 11

APPLICANT'S SEAL AND SEAL CORRESPONDS TO THE INFORMATION



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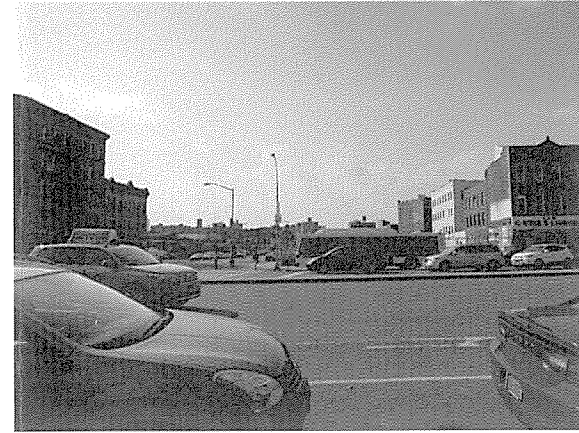
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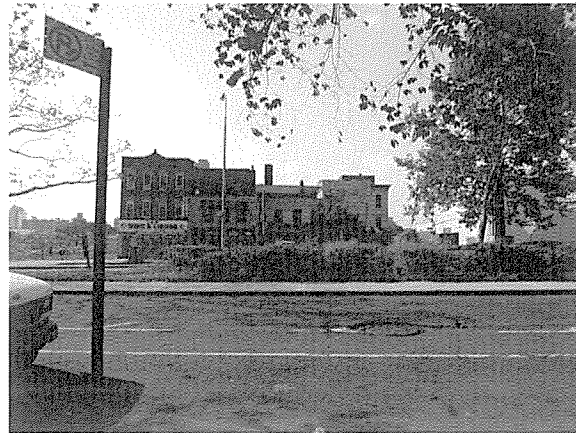
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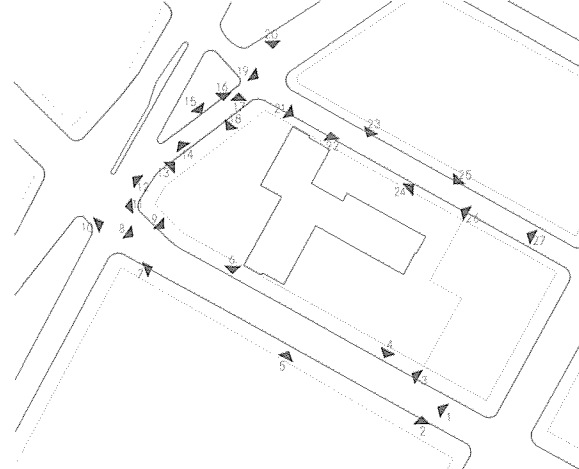


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14

- 1. view of E 138th Street facing NW (site on right)
- 2. view of site facing N from E 138th Street
- 3. view of sidewalk along N side of E 138th Street facing NW
- 4. view of side of E 138th Street facing S from the site
- 5. view of the site facing N from E 138th Street
- 6. view of the S side of E 138th Street facing SE from the site
- 7. view of the site facing E from E 138th Street
- 8. view of E 138th Street facing SE (site at left)
- 9. view of the sidewalk along the N side of E 138th Street
- 10. view of site facing E from the intersection of Lincoln Avenue and E 138th Street
- 11. view of Lincoln Avenue facing SW from the site
- 12. view of Morris Avenue facing NW from the site
- 13. view of sidewalk along the E side of Lincoln Avenue facing NE (site at right)
- 14. view of Third Avenue facing NW from the site





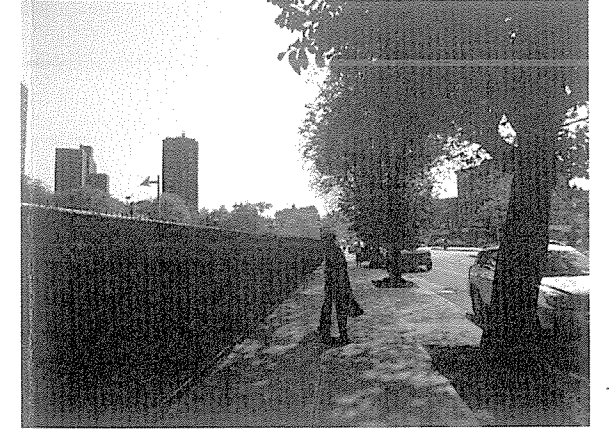
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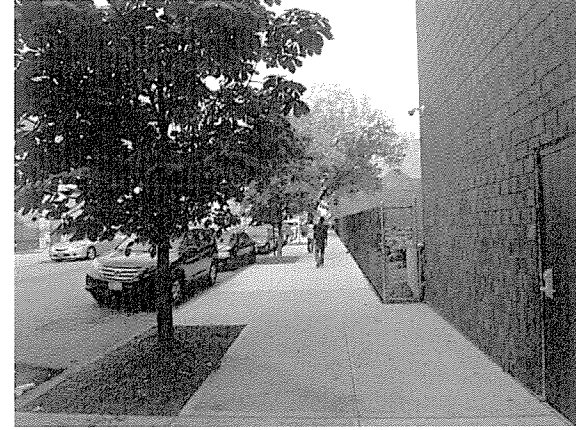
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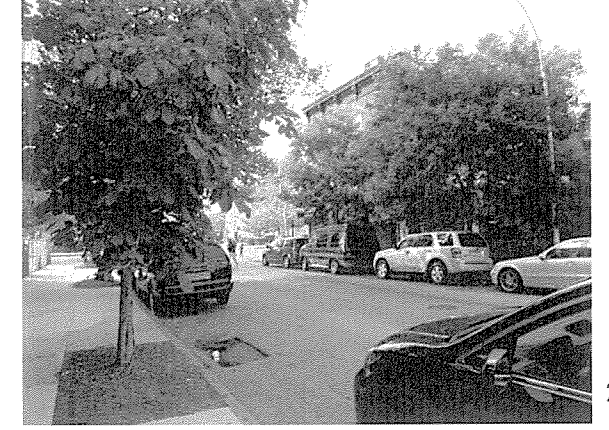
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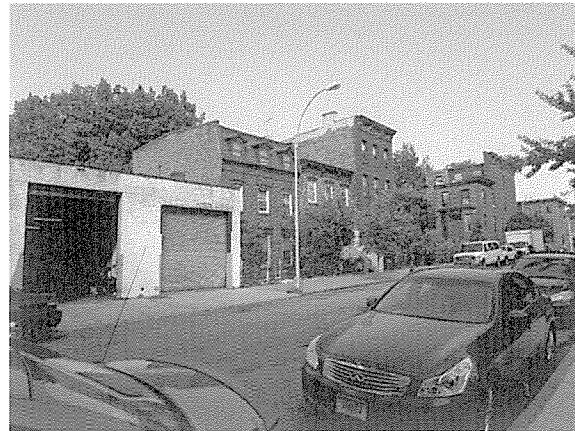
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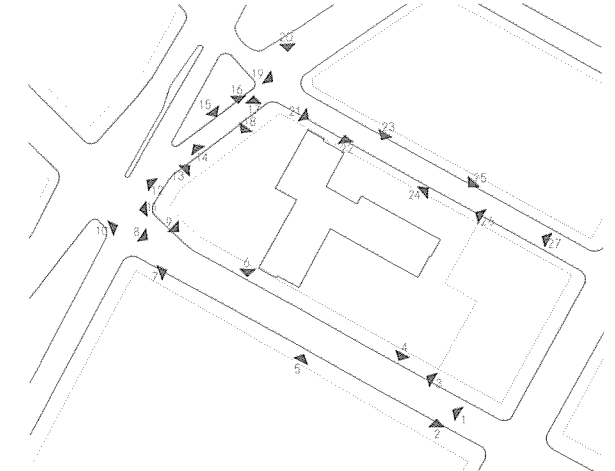


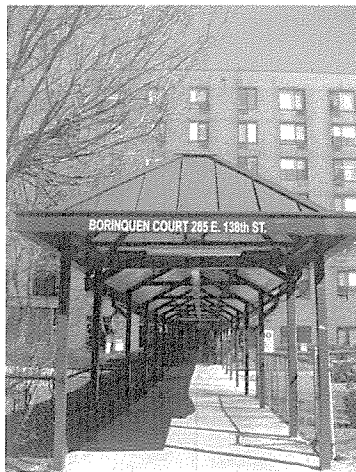
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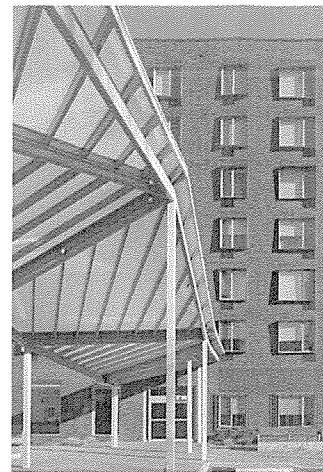
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- 15. view of the site facing SE from Third Avenue
- 16. view of the site facing S from Third Avenue
- 17. view of E 139th Street facing NW from the site
- 18. view of the sidewalk along the SE side of Third Avenue facing SW (site at left)
- 19. view of E 139th Street facing SE from Third Avenue
- 20. view of the site facing S from Third Avenue
- 21. view of the sidewalk along the S side of E 139th Street facing SE (site at right)
- 22. view of E 139th Street facing N from the site
- 23. view of the site facing SW from E 139th Street
- 24. view of E 139th Street facing E from the site
- 25. view of the site facing W from E 139th Street
- 26. view of the sidewalk along the S side of E 139th Street facing NW (site at left)
- 27. view of E 139th Street facing NW (site at left)





before



after



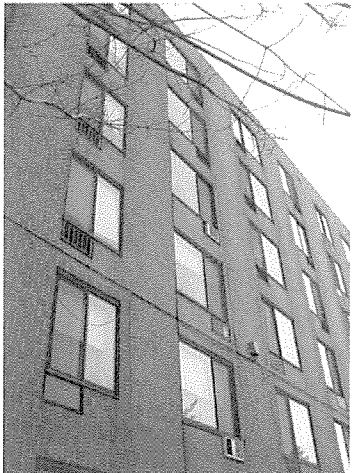
after
view of canopy



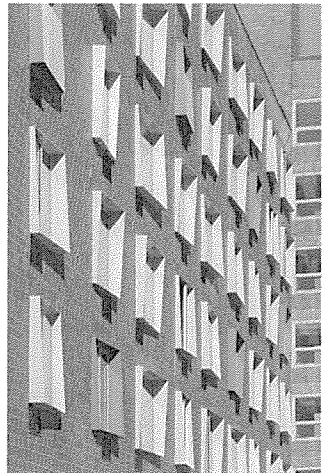
before



after
view of exterior



before



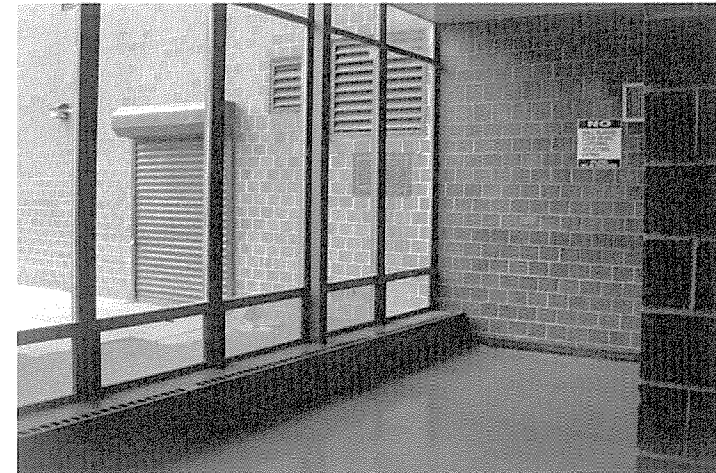
after
view of facade



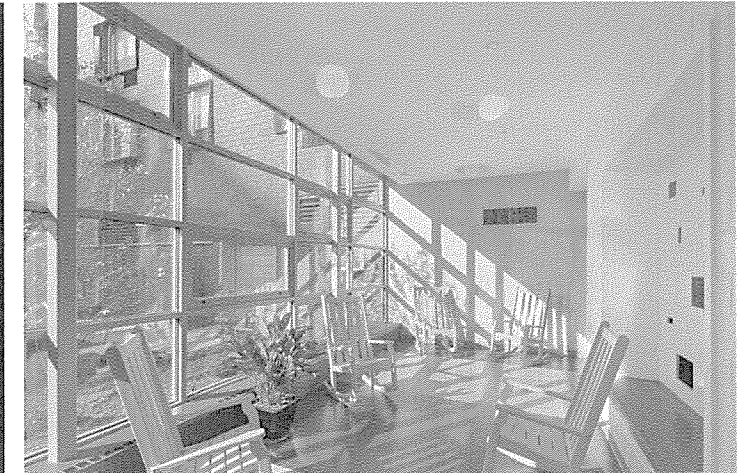
before



after
view of corridor



before



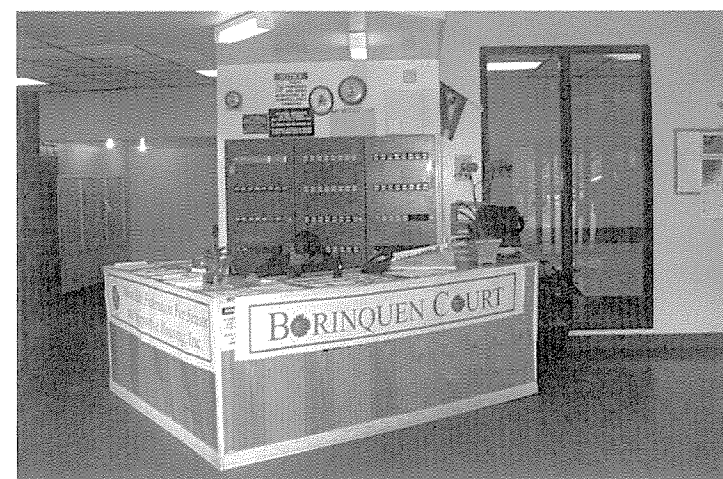
after
view of sunroom



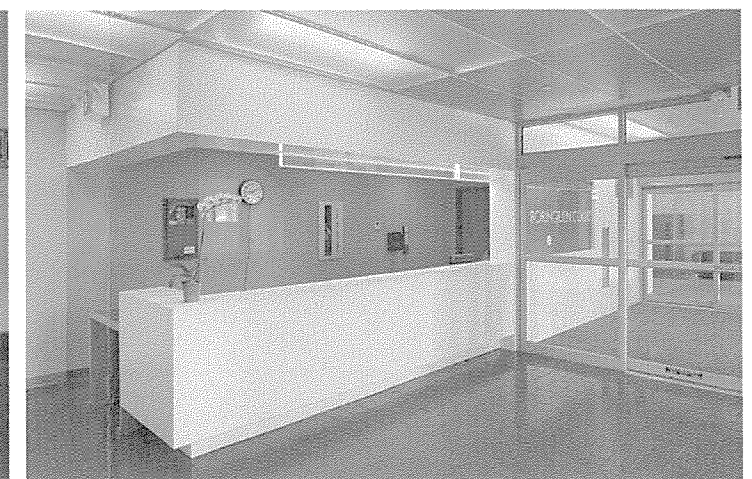
before



after
view of common space



before



after
view of reception area



Tres Puentes

Current Address: 285 East 138th Street, Bronx, New York 10454

Future Addresses: 275 East 138th Street and 2550 3rd Avenue

Bronx Community Board 1, Council District 8

New Construction - Low-Income Senior Housing

Developer and Property Manager: WSFSSH

- 38 years of experience
- 1,800 units and 24 buildings owned and managed by WSFSSH. The WSFSSH supportive housing model integrates compassionate property management with on-site social services.
- Three projects in the Bronx in Community Boards 1, 3 and 4
- Exclusively works with a low-income and/or senior population
- 501(c)(3) non-profit organization

Owner

- East 138th Housing Development Fund Company, Inc. organized and controlled by WSFSSH

Site: Two Buildings, 170,000 Square Feet

- 3rd Avenue ("West") Building – 120,000 SF, 12 stories
- 138th Street ("East") Building – 50,000 SF, 8 stories
- Commercial space: Potentially 12,000 square feet to help activate the 3rd Avenue corridor. Retained broker who worked on the site across 3rd Avenue to create a continuous retail corridor.
- Building Footprint – East: 10,850 SF; West: 19,100 SF; Borinquen Court (existing): 21,400 SF; Total: 51,350
- Open Space: 39,600 SF (includes usable roof spaces)

Local Hiring Opportunities (pre-construction, post-construction, during construction)

- WSFSSH takes affirmative steps to encourage local hiring by all vendors

Units: 178 Units

- West Building – 122 units: 33 studios and 89 one-bedrooms
- East Building – 56 units: 8 studios and 48 one-bedrooms

Tenancy

- All units will serve tenants under 60% of Area Median Income (\$36,300 for a one-person household and \$40,320 for a two-person household in 2015)
- Received NYCHA Project Based Section 8 contract for 171 units to reduce effective rents to 30% of tenant income (e.g., if tenant income is \$600/month, tenant will pay \$200/month in rent).
- Tenants must be 62 years of age or older, or disabled, to reside in the development
- All units will have wheelchair access; 11% of units will be fully ADA accessible (twice the City standard)
- A preference of 5% of total units will be established for homeless veterans
- A preference for 20% of total units will be established for current NYCHA residents
- 30% of all units will be set-aside for homeless tenants
- 38 studios in the West building will be set-aside for high Medicaid users

Managing Architect: Redtop Architects LLP

- Redtop Architects was responsible for the 145-unit, 137,800 SF Borinquen Court renovation currently on the site
- Women-owned firm

Landscape Architect: Joanna Pertz Landscape Architecture

General Contractor: To Be Determined

- Project will comply with Davis-Bacon Act

Service Provision by WSFSSH

- 24-hour security
- On-site Social Services
- On-site full-time Property Manager
- 7,200 square foot Senior Center. Existing Center at Borinquen Court (4,900 SF) and Senior Center addition in the East Building (2,300 SF). The Senior Center will be sponsored and operated by WSFSSH through a contract with the NYC Department for the Aging.

Financing

- \$100 million total cost
- Construction and permanent financing will be a combination of tax exempt bond financing, Low Income Housing Tax Credits, NYS Medicaid Redesign Team financing and other public subsidy.

Project Sources and Uses (providers remain the same for construction and permanent financing)

- City Sources: HPD, Elected Official Resolution A (15% of total financing)
- State Sources: HFA Bond financing, Medicaid Redesign Team (MRT) (27% of total financing)
- Tax Credit Equity: Low Income Housing Tax Credits, Brownfield Cleanup Program (51% of total financing)
- Other: Federal Home Loan Bank, Deferred Developer Fee (7% of total financing)

Tres Puentes Uses		
<u>Uses</u>	<u>Cost</u>	<u>Percentage</u>
Hard Cost	\$ 68,981,459	69%
Hard Cost Contingency	\$ 6,890,646	7%
<u>Soft Cost</u>	<u>\$ 24,178,920</u>	24%
Total Uses	\$ 100,051,025	

Sustainable Design

- Enterprise Green Communities designation
- NYSERDA Multifamily Preservation Program
- Backup generator will be included for resiliency
- 10 parking spaces (existing)

Zoning

- ULURP Certification March 30, 2015
- Modify existing Restrictive Declaration
- Large Scale Special Permit to modify bulk regulations, parking and bicycle parking requirements, including a rezoning from R6 to R7-2 with C1-4 and C2-4 overlays

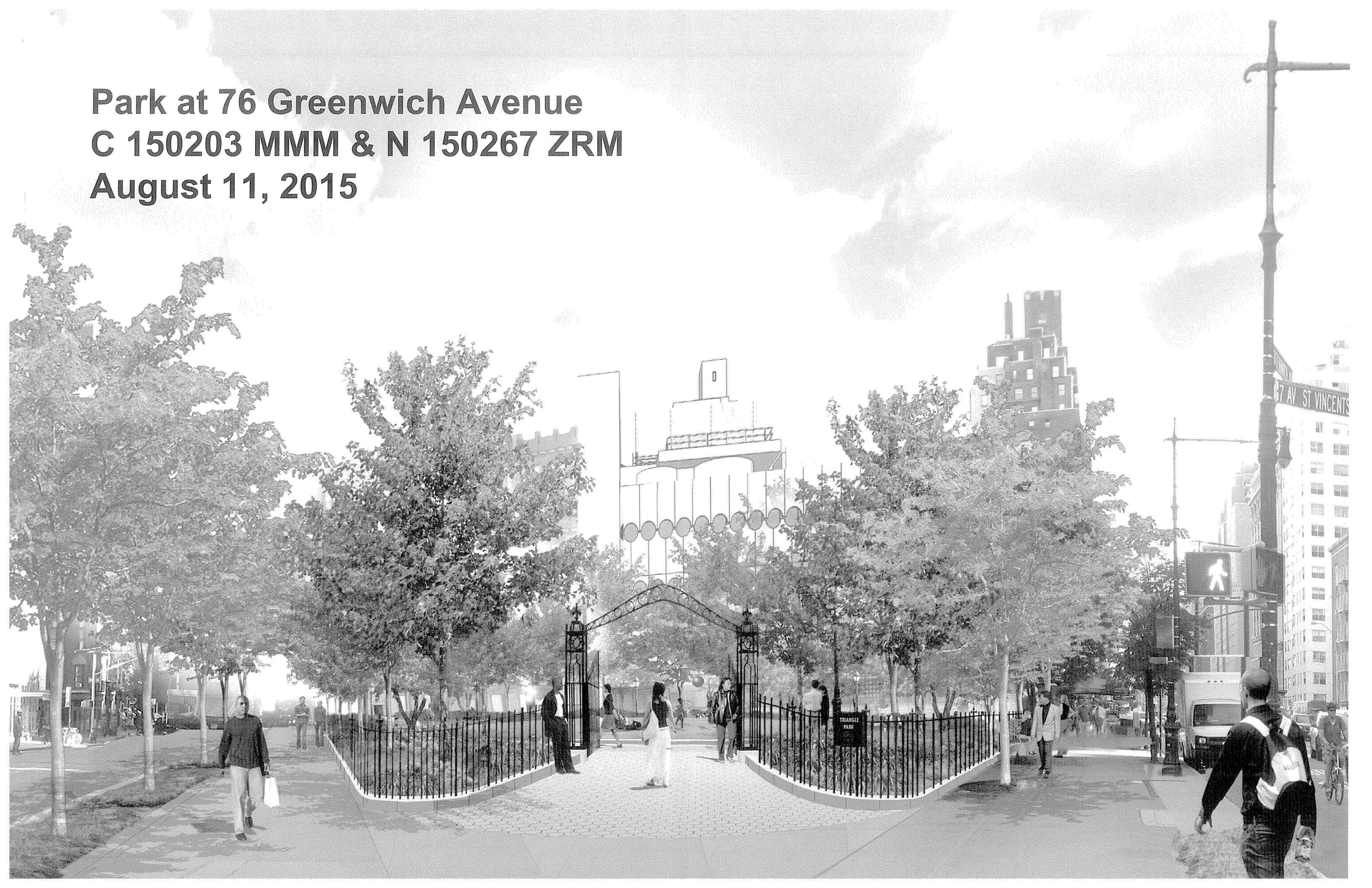
Timeframe

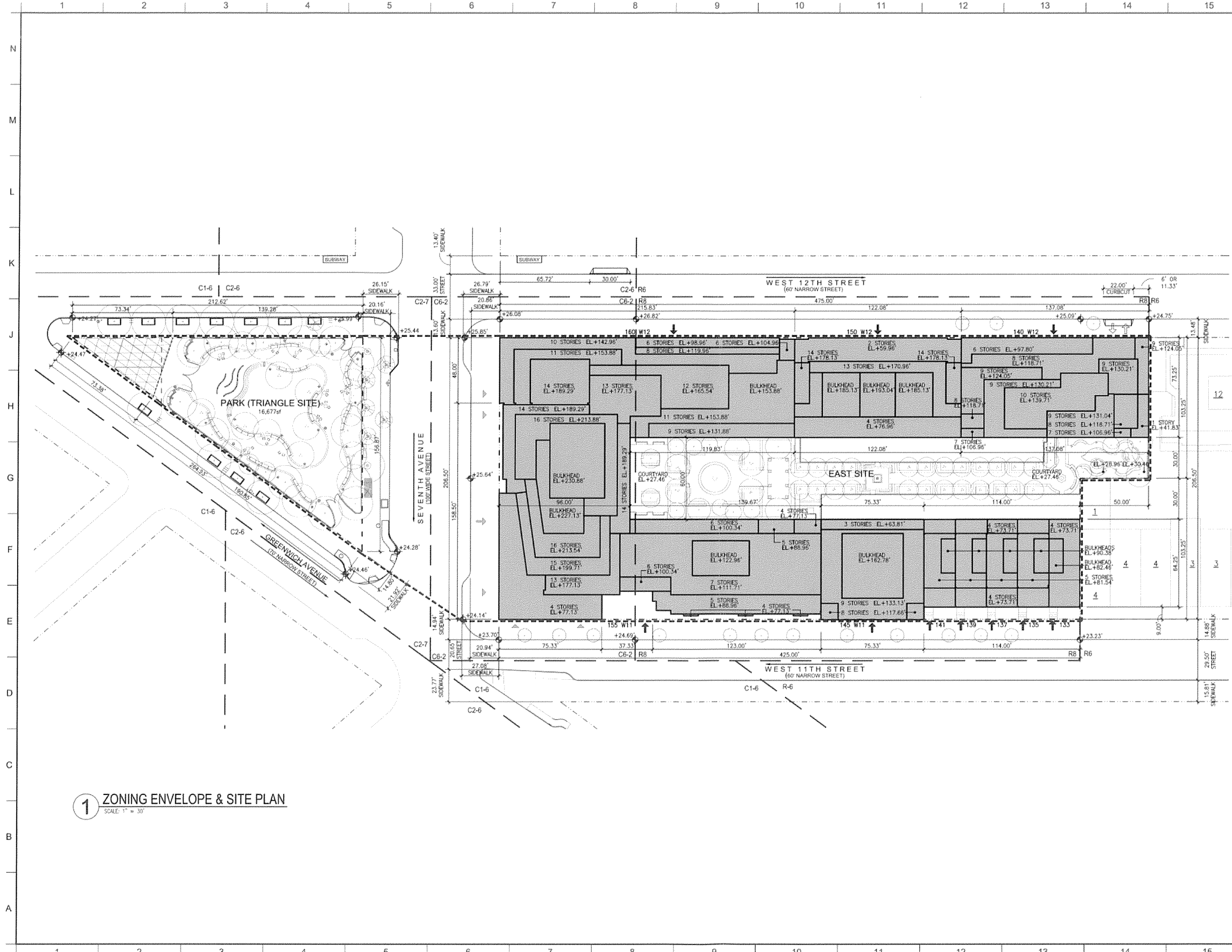
- Breaking ground Winter 2015
- Two year construction schedule

WSFSSH Contacts

- Laura Jervis, Executive Director-WSFSSH
- Jennifer Steinberg, Senior Project Manager-Housing Development-WSFSSH

**Park at 76 Greenwich Avenue
C 150203 MMM & N 150267 ZRM
August 11, 2015**





- LEGEND:**
- PROPERTY LINE
 - GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
 - ZONING DISTRICT BOUNDARY
 - FORMER WESTERLY EDGE OF THE REQUIRED OPEN SPACE
 - ▭ PROPOSED DEVELOPMENT ZONING ENVELOPE
 - ← MAIN RESIDENTIAL ENTRY
 - ← MEDICAL OFFICES ENTRY
 - ← COMMERCIAL / RETAIL ENTRY
 - ← VEHICULAR ACCESS/EGRESS
 - EXISTING TREE
 - PROPOSED TREE

- NOTES:**
1. ELEVATIONS ARE ACTUAL AND REFER TO DATUM USED BY THE TOPOGRAPHICAL BUREAU, BOROUGH OF MANHATTAN, WHICH IS 2.75 FEET ABOVE THE NATIONAL GEODETIC SURVEY VERTICAL DATUM OF 1929 UNITED STATES COAST AND GEODETIC SURVEY, MEAN SEA LEVEL, SANDY HOOK, NEW JERSEY.
 2. LANDMARKS PRESERVATION COMMISSION (LPC) APPROVED ELEVATIONS ARE BASED ON EL. +0'-0" = EL. +27.54' (MANHATTAN DATUM, SEE NOTE #1) WHICH IS 2.45' ABOVE AVERAGE CURB LEVEL (ACL) OF EL. +25.09', AND ARE TAKEN TO TOP OF MASONRY PARAPET AND DO NOT INCLUDE GLASS OR PIPE RAILINGS.
 3. DEVELOPMENT SHALL BE IN ACCORDANCE WITH ANY CERTIFICATE OF APPROPRIATENESS OR OTHER PERMIT ISSUED BY THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION (LPC) UNDER LPC #084934 OR ANY SUBSEQUENT APPLICATION.
 4. PERMITTED OBSTRUCTIONS PER ZONING REGULATIONS MAY EXCEED DEVELOPMENT ENVELOPE.
 5. LOCATION OF BULKHEADS ILLUSTRATIVE AND SUBJECT TO CHANGE.
 6. ADDITIONAL ENTRANCES FOR GROUND FLOOR RETAIL, AND SECONDARY ENTRY AND EGRESS PERMITTED.
 7. BUILDING MASSING DOES NOT DEPICT THE EXACT CONDITIONS APPROVED BY THE LPC ON JULY 07, 2009 AND ANY CHANGE TO CONDITIONS APPROVED ON THAT DATE IS SUBJECT TO FURTHER LPC APPROVAL.
 8. DEVELOPMENT MAY OCCUR ANYWHERE WITHIN THE ENVELOPE DEPICTED IN DRAWINGS 2-20A TO 2-23 AS DETERMINED BY DEVELOPER, SUBJECT TO THE FURTHER ALLOWANCES AND RESTRICTION SET FORTH IN THESE NOTES.
 9. MINOR CHANGES IN CONFIGURATION THAT DO NOT RESULT IN FURTHER ENCROACHMENTS OF APPLICABLE BULK CONTROLS SHALL BE PERMITTED, PROVIDED THAT (a) SUCH CHANGES ARE APPROVED BY THE LPC, AND (b) SUCH CHANGES DO NOT RESULT IN AN INCREASE IN THE OVERALL FLOOR AREA ABOVE 590,660 SQUARE FEET OF ZONING FLOOR AREA.
 10. DESIGN OF PARK IS ILLUSTRATIVE AND SUBJECT TO CHANGE.
- | | |
|--------------------------------|------------|
| 7 TRIANGLE SITE PARK MAPPING | 11.12.2014 |
| 6 TRIANGLE SITE MODIFICATION | 01.06.2013 |
| 5 TRIANGLE SITE MODIFICATION | 11.09.2012 |
| 4 TRIANGLE SITE MODIFICATION | 10.01.2012 |
| 3 CC MODIFICATION REVISION | 03.26.2012 |
| 2 ULURP CERTIFICATION REVISION | 12.28.2011 |
| 1 ULURP CERTIFICATION | 08.10.2011 |

1 ZONING ENVELOPE & SITE PLAN
SCALE: 1" = 30'

FX FOWLE

RUDIN DEVELOPMENT, LLC
RUDIN WEST VILLAGE PROJECT

170 West 12th Street | New York NY 10011

DRAWING TITLE:
**ATTACHMENT #2
PROPOSED LARGE-SCALE GENERAL
DEVELOPMENT SITE PLAN**

Drawn: STS	Date:
Checked: WPC	Scale: AS NOTED
Revised: AR	Project No.: 07006
Seal:	Cad File:
	Drawing No.:

Z-10

WEST 12th. STREET







AIDS MEMORIAL

INTERACTIVE WATER JETS

LAWN

GREENWICH AVENUE

SEVENTH AVENUE

-  TRASH RECEPTACLE
-  LIGHT POLE
-  MOVEABLE TABLE & CHAIRS
-  WOOD BENCH
-  DRINKING FOUNTAIN
-  HORSE SHOE SURFACE MOUNT BIKE RACKS

 PROPOSED TREE

 EXISTING TREE

1 RENDERED SITE PLAN WITH MEMORIAL CANOPY SHOWN
SCALE: 1"=10'-0"

LEGEND:



NOTES:

1. ELEVATIONS ARE ACTUAL AND REFER TO DATUM USED BY THE TOPOGRAPHICAL BUREAU, BOROUGH OF MANHATTAN, WHICH IS 2.75 FEET ABOVE THE NATIONAL GEODETIC SURVEY VERTICAL DATUM OF 1929 (UNITED STATES COAST AND GEODETIC SURVEY), MEAN SEA LEVEL, SANDY HOOK, NEW JERSEY.

1. LANDSCAPE ELEVATIONS ARE BASED ON EL. +0'-0" = EL. +27.54' (MANHATTAN DATUM, SEE NOTE #1)

NO REVISIONS | SUBMISSIONS DATE

- 01 DRAFT SUBJECT TO CHANGE JULY 19, 2011
- 02 ULURP CERTIFICATION AUGUST 16, 2011
- 03 ULURP CERTIFICATION REVISION AUGUST 15, 2011
- 04 ULURP CERTIFICATION REVISION NOVEMBER 17, 2011
- 05 ULURP CERTIFICATION REVISION DECEMBER 6, 2011
- 06 ULURP CERTIFICATION REVISION DECEMBER 16, 2011
- 07 ULURP CERTIFICATION REVISION DECEMBER 28, 2011
- 08 ULURP CERTIFICATION REVISION JANUARY 17, 2012
- 09 AIDS MEMORIAL MODIFICATION FEBRUARY 7, 2013

LANDSCAPE ARCHITECTS:

MPFP
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL: (212) 477-6365
FAX: (212) 477-6548

NEW YORK CITY AIDS MEMORIAL ARCHITECTS:

studio a+i
397 Bridge Street, 6th Floor
Brooklyn, NY, 11201
TEL: (718) 488-6268
WWW.STUDIOA.I

RSV LLC

TRIANGLE PARK
New York, New York

WEST VILLAGE PROJECT
170 West 12th Street | New York, NY 10011

DRAWING TITLE:

**TRIANGLE PARK
ILLUSTRATIVE PLAN**

Drawn studio a+i Date: 24-AUG-2012

Checked: Scale: SEE DWG

Reviewed: Project No.:

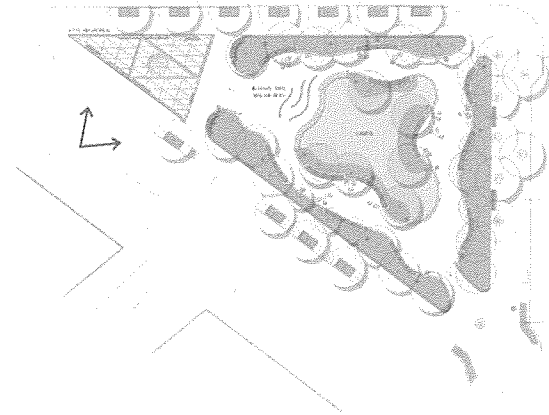
Seal: Cad File:

Drawing No.:

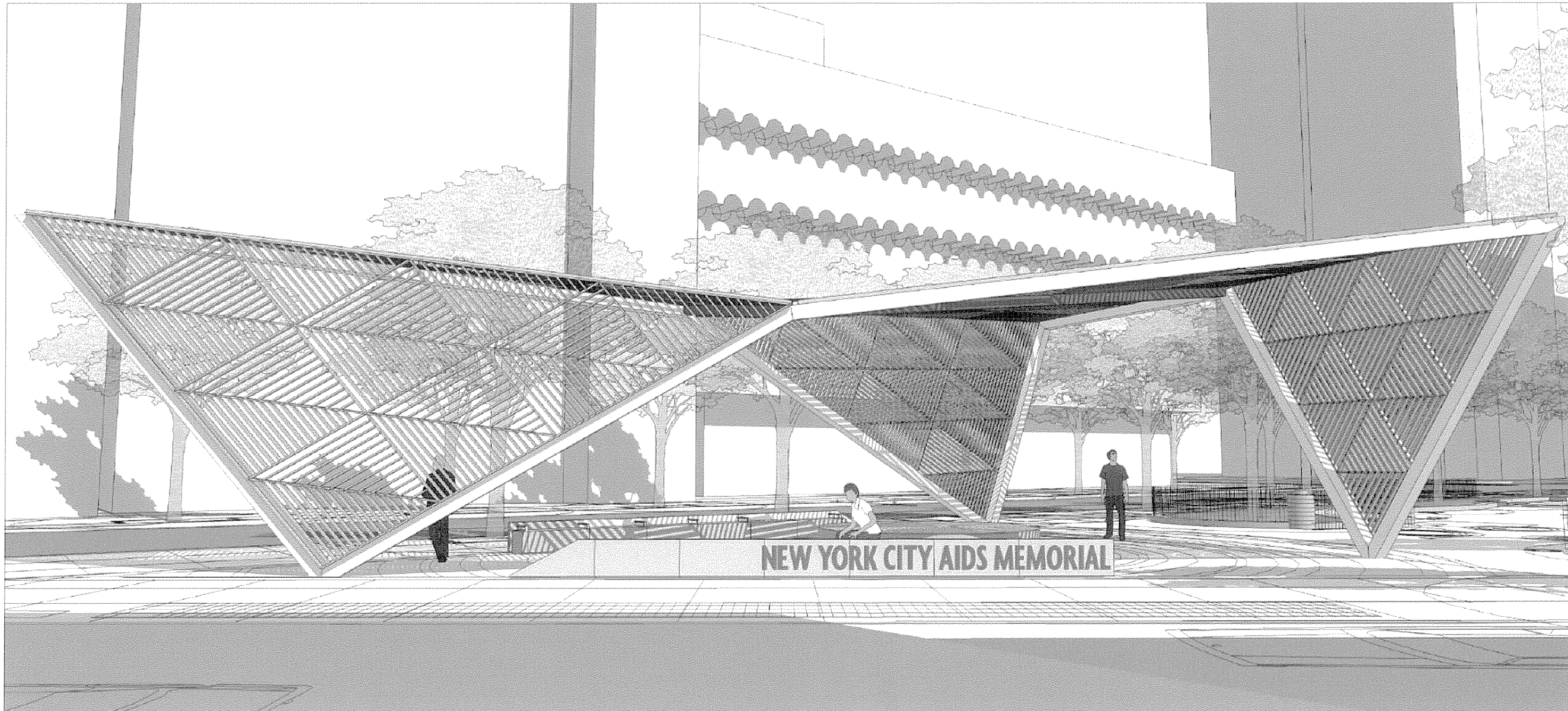
L-100a







KEY PLAN



1 GREENWICH AVENUE VIEW
SCALE: N/A

LEGEND:



NOTES:

1. ELEVATIONS ARE ACTUAL AND REFER TO DATUM USED BY THE TOPOGRAPHICAL BUREAU, BOROUGH OF MANHATTAN, WHICH IS 2.75 FEET ABOVE THE NATIONAL GEODETIC SURVEY VERTICAL DATUM OF 1929 (UNITED STATES COAST AND GEODETIC SURVEY), MEAN SEA LEVEL, SANDY HOOK, NEW JERSEY.
2. LANDSCAPE ELEVATIONS ARE BASED ON EL. +0'-0" = EL. +27.54' (MANHATTAN DATUM, SEE NOTE #1)

NO. REVISIONS | SUBMISSIONS DATE

- 01 DRAFT SUBJECT TO CHANGE JULY 19, 2011
- 02 ULURP CERTIFICATION AUGUST 10, 2011
- 03 ULURP CERTIFICATION REVISION AUGUST 19, 2011
- 04 ULURP CERTIFICATION REVISION NOVEMBER 17, 2011
- 05 ULURP CERTIFICATION REVISION DECEMBER 6, 2011
- 06 ULURP CERTIFICATION REVISION DECEMBER 19, 2011
- 07 ULURP CERTIFICATION REVISION DECEMBER 28, 2011
- 08 ULURP CERTIFICATION REVISION JANUARY 17, 2012
- 09 AIDS MEMORIAL MODIFICATION FEBRUARY 7, 2013

LANDSCAPE ARCHITECTS:



MPFP LLC
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL: (212) 477-6366
FAX: (212) 477-6548

NEW YORK CITY AIDS MEMORIAL ARCHITECTS:



studio a+i
397 Bridge Street, 6th Floor
Brooklyn NY, 11201
TEL: (718) 488-6268
www.studioa+i.com

RSV LLC

New York, New York

170 West 12th Street | New York NY 10011

DRAWING TITLE:
**AIDS MEMORIAL
ILLUSTRATIVE VIEW**

Drawn: studio a+i Date: 24-AUG-2012

Checked: SEE'DWG

Reviewed: Project No.:

Seal: Cad File:


Drawing No.
L-109a



PROJECT:
TRIANGLE PARK
New York, NY.
WEST VILLAGE PROJECT
170 West 12th Street New York, NY. 10011

OWNER:
TRIANGLE PARK RSV, LLC
215E 85TH ST NEW YORK, NY 10065
PH: 212868-3404

CONSTRUCTION MANAGER:
TURNER CONSTRUCTION
375 Hudson Street New York, NY 10011
PH: 848-707-0080

LANDSCAPE ARCHITECTS:
 **MPPF LLC**
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL: (212) 477-6366
FAX: (212) 477-6548

STRUCTURAL ENGINEERS:
SEVERUD ASSOCIATES
489 8th Avenue, New York, NY
10018 PH: 212-6853700

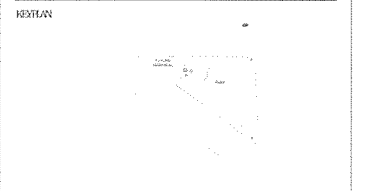
CIVIL ENGINEERS:
**LANGAN ENGINEERING
& ENVIRONMENTAL SERVICE**
21 Penn Plaza, New York, NY 10001
Ph: 212-4795400

ELECTRICAL ENGINEER:
**JAROS BAUM & BOLLES
CONSULTING ENGINEERS (JB&B)**
80 Pine Street, New York, NY 10005
PH: 212430-9300

FOUNTAIN CONSULTANT:
DELTA FOUNTAIN
11494 Columbia Park Dr. west, suite 84, Jackson, FL
32256 PH: 9045885089

NO.	DATE	BY	REVISIONS

NO. DATE BY REVISIONS
NORTH ARROW
1/2" = 1'-0"



DRAWING TITLE:
**TRIANGLE PARK
SITE PHOTOS**

SEAL & SIGNATURE DATE: JUNE 2 2011
PROJECT NO. _____
DRAWN BY _____
CHECKS BY _____
DWG. NO. **PH-5**



CITY OF NEW YORK
OFFICE OF THE PRESIDENT BOROUGHS OF MANHATTAN
TOPOGRAPHICAL BUREAU

MAP ACC. NO. 30250

SHOWING
**THE ESTABLISHMENT
OF A
PARK**

BOUNDED BY
**GREENWICH AVENUE,
WEST 12th STREET AND SEVENTH AVENUE
AND**

**THE MODIFICATION OF BLOCK DIMENSIONS AND LEGAL GRADES
NECESSITATED THEREBY**

Gale A. Brewer
GALE A. BREWER
PRESIDENT
BOROUGH OF MANHATTAN

March 27 2015
DATE
*REVISED: MAY 19, 2015

Irene Sadko, P.E.
IRENE SADKO, P.E.
CHIEF ENGINEER
DEPARTMENT OF CITY PLANNING

Alyssa Cob3 Konon
ALYSSA COB3 KONON
ASSISTANT COMMISSIONER FOR PLANNING AND PARKLANDS
DEPARTMENT OF PARKS AND RECREATION

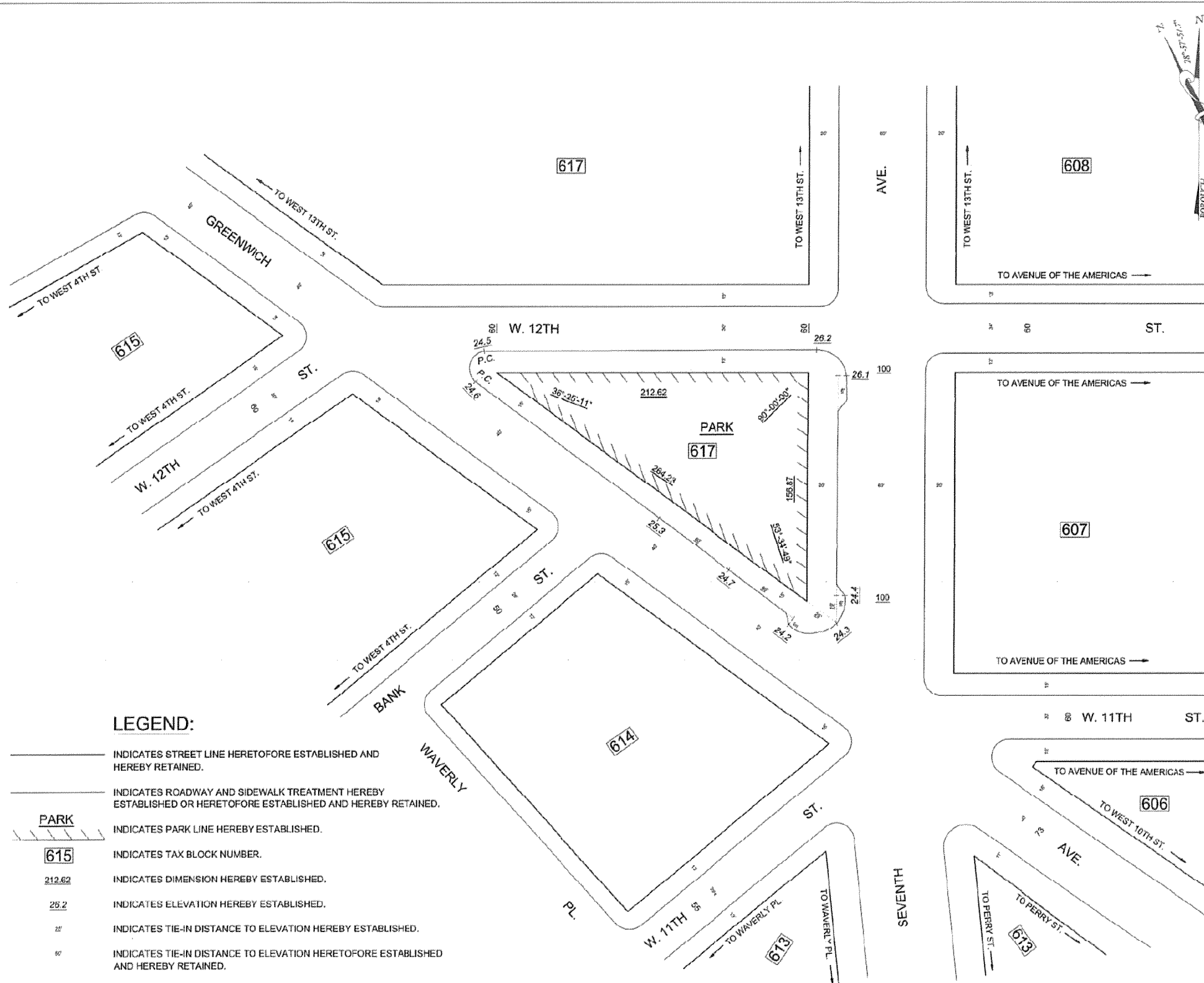
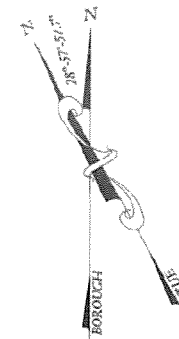
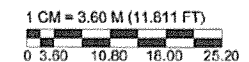
I, YVETTE V. GRUEL, SECRETARY OF THE CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS MAP IS ONE OF _____ SIMILAR MAPS APPROVED BY THE CITY PLANNING COMMISSION ON THE _____ DAY OF _____ (CAL. NO. _____) AND SUBSEQUENTLY APPROVED BY THE CITY COUNCIL ON _____ (RES. NO. _____) WHICH ACTION COMPRISED FINAL APPROVAL, AND THAT THIS MAP WAS FILED ON THE DATE OF THIS CERTIFICATION AND WILL TAKE EFFECT ON THE FOLLOWING DAY.

DATE: NEW YORK _____

SECRETARY, CITY PLANNING COMMISSION

NOTE:

- ALL DIMENSIONS ARE IN FEET.
- SIDEWALK DIMENSIONS ARE THEORETICALLY ESTABLISHED FOR GRADE DETERMINATION PURPOSES ONLY.
- ELEVATIONS APPLY TO TOP OF CURB UNLESS OTHERWISE INDICATED.
- ELEVATIONS REFER TO THE DATUM OF THE TOPOGRAPHICAL BUREAU, BOROUGH OF MANHATTAN, WHICH IS 2.750 FEET (0.838 METERS) ABOVE MEAN SEA LEVEL AT THE U.S.C & G. SURVEY DATUM AT SANDY HOOK, NEW JERSEY.
- SMALL STRUCTURES RELATING TO PARK USE SHALL BE PERMITTED WITHIN THE PARK AND DEEMED CONSISTENT WITH THIS PARK MAPPING.



LEGEND:

- INDICATES STREET LINE HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES ROADWAY AND SIDEWALK TREATMENT HEREBY ESTABLISHED OR HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES PARK LINE HEREBY ESTABLISHED.
- 615** INDICATES TAX BLOCK NUMBER.
- 212.62** INDICATES DIMENSION HEREBY ESTABLISHED.
- 25.2** INDICATES ELEVATION HEREBY ESTABLISHED.
- 2'** INDICATES TIE-IN DISTANCE TO ELEVATION HEREBY ESTABLISHED.
- 60'** INDICATES TIE-IN DISTANCE TO ELEVATION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- 5'** INDICATES SIDEWALK AND ROADWAY TREATMENT DIMENSION HEREBY ESTABLISHED.
- 1'** INDICATES SIDEWALK AND ROADWAY TREATMENT DIMENSION HERETOFORE ESTABLISHED AND HEREBY RETAINED.

PREPARED BY:
SITE/CIVIL ENGINEER

AKRF
AKRF ENGINEERING, P.C.
440 PARK AVENUE SOUTH
NEW YORK, NY 10016
(212) 696-0670 (PHONE)
(212) 726-0942 (FAX)



ANDREW MALICK, P.E.

GEOMETRY SHOWN ON THIS DRAWING HAS BEEN CERTIFIED BY AKRF ENGINEERING, P.C.
440 PARK AVENUE SOUTH, NEW YORK, NY 10016.

REFERENCE MAPS:
ACC. NO. 21265
DAMAGE MAP 20732
SECTIONAL MAP NO. 30

BOE APPROVAL DATE:
05/28/2015
(DATED 6/7/1913)

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

264/265

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JJ Gilbert

Address: FRANK RUDIN MANAGEMENT

I represent: WVR LLC

Address: 560 Lexington Avenue

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

264/265

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Rick Parisi

Address: MPFP

I represent: WVR LLC

Address: 560 Lexington Avenue

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

264/265

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MELANIE MEYERS

Address: FRIED FRANK

I represent: WVR LLC

Address: 560 Lexington Avenue

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 259

in favor in opposition

Date: 8/11/15

Name: Robert Callahan (PLEASE PRINT)

Address: 136 Waverly Rd Scarsdale NY 10583

I represent: Jon110 LLC

Address: 398 E 52 St NY NY 10022

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 258

in favor in opposition

Date: 8/11/15

Name: Robert Callahan Associate (PLEASE PRINT)

Address: 136 Waverly Rd Scarsdale NY 10583

I represent: 433 Rest. Corp NY NY 10583

Address: 411 3rd Ave NY NY 10016

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 257

in favor in opposition

Date: 8/11/15

Name: Robert Callahan (PLEASE PRINT)

Address: 136 Waverly Rd Scarsdale NY 10583

I represent: THIRD AVE CAFE LLC

Address: 431 3 Ave NY NY 10016

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 263
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Laura ~~Jeff~~ Jervis
Address: 2345 Broadway NYC 10024
I represent: West Side Federation
Address: 2345 Broadway NYC 10024

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: August 11, 2015

(PLEASE PRINT)

Name: Colleen Alderson
Address: _____
I represent: NYC Dept. of Parks and Recreation
Address: 830 5th Avenue

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 260-263 Res. No. _____
 in favor in opposition

Date: 8/11/15

(PLEASE PRINT)

Name: Amy Snake Spear
Address: ~~29 W. 17th St~~ 313 12th St. Brooklyn
I represent: Redtop Architects
Address: 29 W. 17th St, NY, NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU260-263

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jennifer Steinberg

Address: 2345 Broadway

I represent: WSFSSH

Address: 2345 Broadway

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 266 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: FREDRICK A. BECKER

Address: 122 E. 42 ST NY NY 10168

I represent: BRIGHT HORIZONS CHILDRENS CENTER

Address: LIC

◆ Please complete this card and return to the Sergeant-at-Arms ◆