# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 606 through 608**

**(Res. Nos. 1265 through 1267)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN CB-3 – THREE APPLICATIONS RELATED TO GO BROOME**

 **STREET DEVELOPMENT**

**C 200061(A) ZSM (L.U. No. 606)**

 City Planning Commission decision approving an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to allow floor area permitted by the applicable district regulations to be distributed without regard for zoning lot lines, to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large-scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5 Districts.

**C 200064 ZMM (L.U. No. 607)**

 City Planning Commission decision approving an application submitted by GO Broome, LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street; and
2. establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-548.

**N 200065 ZRM (L.U. No. 608)**

 City Planning Commission decision approving an application submitted by GO Broome LLC and Chinatown Planning Council Development Fund, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

 To approve special permit pursuant to ZR Section 78-312 to allow floor area permitted by the applicable district regulations to be distributed without regard for zoning lot lines, to modify the height and setback requirements of ZR Section 23-66 (Height and Setback Requirements for Quality Housing Buildings), and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings); to approve an amendment to rezone the Project Area from R8 to R9-1 with a C2-5 commercial overlay; and to amend zoning text to ZR Sections 23-011, 23-01, 78-03, and Appendix F to designate a Mandatory Inclusionary Housing (MIH) area and allow use of the Quality Housing Program in Manhattan Community District 3.

## PUBLIC HEARING

 **DATE:** January 30, 2020

 **Witnesses in Favor:** Twenty-six **Witnesses Against:** Four

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** February 12, 2020

 The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 606 through 608.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

 **DATE:** February 13, 2020

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Barron None None

Koo

Lancman

Levin

Miller

Reynoso

Richards

Treyger

Grodenchik

Adams

Ayala

Moya