KRAMER LEVIN NAFTALIS & FRANKEL LLP

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August 20, 2010

Maurice Spreiregen Central Intake Department of City Planning 22 Reade Street New York, NY 10007

Received by Central Intake on August 20, 2010



Re:

Riverside Center N 100294 (A) ZRM C 100296 (A) ZSM

Dear Maurice:

I am sending you one (1) original set and thirteen (13) copies of two amended applications in order to facilitate development of the Riverside Center project in Community District 7, Manhattan. The original applications were certified by the City Planning Commission on May 24, 2010. The first is an amended text amendment (N 100294 ZRM). Please note that there are no changes to N 100295 ZRM, also certified as part of the same project.

The amended application N 100294 (A) ZRM incorporates proposed modifications to Sections 23-144, 23-954, 74-743, and Appendix F of the Zoning Resolution. The intent of the amendment is to apply the Inclusionary Housing Program to a designated area within Manhattan Community District 7 and to allow, by general large-scale special permit, the modification of base FAR, maximum FAR and distribution of affordable units as set forth in the restrictive declaration. The other text amendment included in N 100294 ZRM, as previously certified, remains unchanged.

In addition, I am also amending N 100296 ZSM, the special permit pursuant to Section 74-743 within a general large-scale development, to modify base and maximum floor area ratios and distribution of affordable housing units as set forth in a restrictive declaration.

Please note that N 100294 (A) ZRM supersedes N 100294 ZRM, and C 100296 (A) ZSM supersedes C 100296 ZSM.

KRAMER LEVIN NAFTALIS & FRANKEL LLP

Maurice Spreiregen August 20, 2010 Page 2

I am sending you the following documents:

- Form LR (first page)
- Form ZR
- Form ZS
- Form LR Item 3 Description of the Proposal
- Form LR Item 3 Statement of Findings
- Map 2

Please call me if you have any questions regarding the amended application.

Sincerely,

Marcie

Marcie Kesner, AICP

MK:rd Attachments

cc: Anthony Mannarino-- EXTELL Development Company
Donna Gargano – EXTELL Development Company
Adam Meagher – Department of City Planning



Land Use Review Application Department of City Planning 22 Reade Street, New York, NY 10007-1216 Received by Central Intake on Augus

	,			ived by Central 1	ntake on Augu	st 20, 2010	
City Planning will assign and stamp reference numbers		APPLICATION NUMBER	DEPARTMENT OF CITY PLANNING	N1007	294(A) 7	JERM - SM	
here		APPLICATION NUMBER	CITA OL NEW AONK	C1002	. 10(11) 4	427-00	
1. APPLICANT AND APPLICANT'S		CRP/EXTELL Parcel L, L.P. APPLICANT (COMPANY/AGENCY OR OTHER C		Paul D. Seiver / h	Cenneth K. Lower	nstein	
REPRESENTATIV	ES	805 Third Avenue STREET ADDRESS		Kramer Levin Nat	ftalis & Frankel LI	LP/Bryan Cave LLP	
			022			ve. of the Americas	
		CITY STATE	ZIP	STREET ADDRESS	Americas/1250 A	ve. of the Americas	
		212 712-6000	w.i.v.	New York	NY	10036/10104	
		AREA CODE TELEPHONE # FAX	į.	CITY	STATE	ZIP	
		* List additional applicants below:		212-715-9199/21 AREA CODE TELE	2-541-3160 PHONE #	715-8252/904-0560 FAX#	
		CRP/Extell Parcel N, L.P. CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) ADDITIONAL APPLICANT REPRESENTATIVE:					
0		NAME AND PROFESSIONAL AFFILIATION (ATT	ORNEY/ARCHITECT/		TELEPHONE #	FAX #	
2. SITE DATA		STREET ADDRESS	· · · · · · · · · · · · · · · · · · ·	Riverside Cei	······		
(If the site contains more than one		Block bounded by West 61st Street,	West 59 th Street			Avenue	
property complete t		DESCRIPTION OF PROPERTY BY BOUNDING			a arra resortation		
"LR Item 2. Site Da Attachment Sheet."		C4-7			8c		
		EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).					
		Block 1171, Lots 155 and 165 TAX BLOCK AND LOT NUMBER		Manh: Borou		7 COMM. DIST.	
		N/A					
		URBAN RENEWAL AREA, HISTORIC DISTRICT	OR OTHER DESIGNA	ATED AREA (IF ANY)			
		IS SITE A NEW YORK CITY OR OTHER L	ANDMARK? NO □	YES IF YES, II	DENTIFY		
3. DESCRIPTION OF PROPOSAL		(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal") See Attached.					
4.		CHANGE IN CITY MAPMM	\$	MODIFICATION		\$	
ACTIONS REQUESTED		ZONING MAP AMENDMENTZM	\$				
AND FEES	\boxtimes	ZONING TEXT AMENDMENTZR	\$	FOLLOW-UP	ADDUCATIONA	\$	
(Check appropriate		ZONING SPECIAL PERMIT ZS	\$		APPLICATION N		
action(s) and attach	Щ	ZONING AUTHORIZATIONZA	\$	RENEWAL		\$	
supplemental		ZONING CERTIFICATIONZC	\$		APPLICATION N		
form)		PUBLIC FACILITY, SEL/ACQ PF	\$	_ L_ OTHER	SPECIFY	\$	
* No		DISPOSITION OF REAL PROPPD	\$	-		s PAID	
supplemental form required		URBAN DEVELOP'T ACTIONHA URBAN RENEWAL PROJECT*	\$ \$	OTAL FEE	(For all actions)	\$PAID	
		HOUSING PLAN & PROJECT*	\$	Make Check or Money	Order payable to Dep	artment of City Planning.	
		FRANCHISE*	\$	If fee exemption is clain	ned check box below	and explain	
		REVOCABLE CONSENT*	\$	- [- MANAGEMENT -	
		CONCESSION*	\$	-			
¥		LANDFILL	\$	Has pre-application me	eting been held?	NO YES	
		OTHER (Describe)		If yes Manhattan (Office	Multiple Dates	
		•	\$	DCP Office/R	epresentative	Date of meeting	

City Map Change.....MM

Proposed City	Map
Change	
(Check appropriate b	oxes)

APPLICATION NO						
1. ESTABLISH NEW STREET	☐ PARK	PUBLIC PLACE	☐ GRADE			
2. ELIMINATE EXISTING STREET	☐ PARK	PUBLIC PLACE	GRADE			
3. CHANGE EXISTING STREET	WIDTH	ALIGNMENT	☐ GRADE			
4. EASEMENT Delineate New						
5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY						

Zoning Map Change

..ZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES

Proposed Zoning Map Change(s)

	The same format as below on a separate sheet titled 1 reposed zoning map offanges)					
CHANGE #1	FROM:		TO:			
		EXISTING		PROPOSED		
CHANGE #2	FROM:		TO:			
		EXISTING		PROPOSED		
CHANGE #3	FROM:		TO:			
	_	EXISTING		PROPOSED		
CHANGE #4	FROM:		TO:			
	_	EXISTING		PROPOSED		
CHANGE #5	FROM.		TO			

Zoning Text Amendment.

.ZF

PROPOSED

N 100294 (A) ZRM APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list <u>ALL PROPOSED TEXT AMENDMENTS</u> in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

EXISTING

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
74-743(a)(7)(i); 74-743(a)(7)(ii)	Special provisions for Bulk Modifications (previously filed; unchanged)
23-144	Designated Areas where Inclusionary Housing Program is Applicable (new)
74-743(a)(8); 74-743(b)(7)	Special Provisions for Bulk Modification (new)
Appendix F	Inclusionary Housing Designation Areas (new):
23-954	Additional Requirements for Compensated Developments

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Special Permit/Authorization/Certification..... ZS/ZA/ZC

	C 100296(A) ZSM APPLICATION NO.								
	Received by Central Intake on August 20, 2010								
				-	DEPARTMENT O	if 5			
		11	17.11		1 CHY OF NEW YOR	lk			
•	(If m belo	(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")							
				,	, -,	, and the second			
Action(s) requested pursuant to ZR (Check one box for each proposed	Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION				TO MODIFY: SECTION NO.	
action)				SECTION NUMBER	•	ZONING RESOLUTION SECTION T	TITLE	(If applicable) 23-634, 23-65, 33-432, 33-433, 33-45, 35-60 (height and setback)	
								23-71 (minimum distance between buildings)	
	\boxtimes			74-743		General Large-Scale Developmen	ıt	12-10, 23-84 (outer courts)	
						•		12-10, 23-85 (inner courts)	
								23-952; 23-96(b) (Inclusionary Housing Program)	
	Has A	A DRAFT	RESTR	ICTIVE DECLARATION BEEN INC	CLUDED WI	TH THIS APPLICATION?	YES	□ NO □	
	WILL	ALL PAF	RTIES IN	INTEREST TO THE PROPERTY	AGREE TO	A RESTRICTIVE DECLARATION IF REQUIRED	? YES	□ NO □	
Property ownership/ interest	CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).								
microst				ICANT: IS OWNER OF SUBJECT PROP	PERTY	APPLICANT: IS A CITY AGENCY			
				IS LESSEE OF SUBJECT PROF		☐ IS A STATE OR FEDE	RAL AGEI	NCY	
				HAS CONTRACT TO LEASE/BU		-	101011021		
				IS OTHER (explain real property	interest belo	(wc			
Discussion of findings	(This attach	is the s	same di If Attac	iscussion/statement as in A	\ttachmer	DLUTION FINDINGS/DECLARATION OF (nt #11. If it fits below, it may be put here u may leave this area blank).	COMPLIA: instead	ANCE I of in a separate	

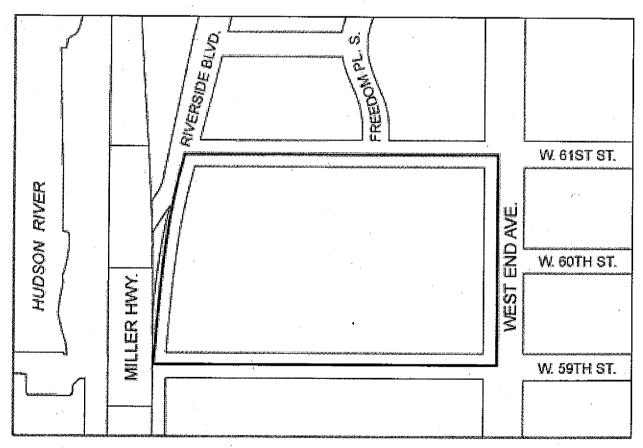
APPENDIX F: INCLUSIONARY HOUSING DESIGNATED AREAS

Manhattan

Manhattan Community District 7

In the R9A and R10 Districts within the areas shown on the following Maps 1 and 2:

Map 2



Portion of Community District 7, Manhattan