



April 11, 2019

RE: Wall Street Place  
List of changes and zoning review

List of changes:

- North
  - Ground floor reconfiguration
    - Retail E-H along Isaacs to parking
    - No robo-parking
  - Façade revisions
  - Materiality
  - Some window locations, some parapet heights
    - Minimal changes here
- East
  - Entirely new structure
  - Tried to use same materiality as north

New zoning review:

Summary of noteworthy changes with respect to Wall Street Place:  
(Items in **bold** require variance, relief, old regulations, etc.)

- Increased FAR to 3.0 (no bonuses required)
- Public Art amenity bonus added
- Curb-cut reduction credit: 1 onsite required space reduced per 1 on-street space added (must prove community benefit)
- **Max height reduced to 5 stories & 65'**
  - With minimum of 2 amenity bonuses
  - Only technically allowed to apply amenity bonuses if we're full compliance with the rest of regulations – see section 118-504 (D,1,c)
- Amenity height bonuses were changed, no longer ratios.
- **Floors above 4th must be set 10' from 4th floor building façade.**
- Atrium, child day care & wider sidewalk amenity bonuses were eliminated
- Amenities must have minimum value of \$225/sf of bonus floor area times 2.5%
- **Street activation** at first floor is required along entire frontage of Wall and Isaacs Streets
  - What is considered street activation?
- Workforce housing requires a 1% fee for construction & rehabilitation of low-income housing
- Multifamily required to include bike storage or bike sharing and electrical vehicle charging stations.
- **Parking** (not in total compliance with old regulations either)
  - Tandem spaces aren't recognized in the old regulation and not mentioned in the new regulations.
  - Under the old regulations, we were allowed 5% compact spaces (technically on street).
  - 19' deep stalls in parking garage are proving problematic given constraints of existing site.