

The Bard - Inclusionary Zoning

Required IZ Area:

According to 1003.2 - An inclusionary residential development of steel or steel and concrete frame construction shall set aside the greater of eight percent (8%) of the gross floor area dedicated to residential use including penthouse habitable space as described in Subtitle C § 1001.2(d), or fifty percent (50%) of its achievable bonus density to inclusionary units plus an area equal to eight percent (8%) of the penthouse habitable space as described in Subtitle C § 1001.2(d).

1. 8% of Residential GFA + 8% of Residential Penthouse

- a. GFA Residential = 85,387 GSF * 0.08 = 6,831 SF (Note 1)
- b. Average Residential Efficiency (67,621 net SF/85,387 GSF) = 79.19% (This excludes penthouse areas)
- c. NET SF 80% MFI = 5,409 SF
- d. Penthouse Residential = 0 SF * 0.08 = 0 SF (50% MFI) (Note 2)
- e. TOTAL = 5,409 SF**

2. 50% of achievable bonus density + 8% of Residential Penthouse

- a. Bonus Density = .37 FAR = 13,496 GSF; 50% = 6,748 SF
- b. Average Residential Efficiency (67,621 net SF/85,387 GSF) = 79.19% (This excludes penthouse areas)
- c. NET SF 80% MFI = 5,344 SF
- d. Penthouse Residential = 0 SF * 0.08 = 0 SF (50% MFI) (Note 2)
- e. TOTAL = 5,344 SF**

NOTES:

(1) GFA of total Residential Area (Including 1'-0" exterior wall, corridors, cores, lobby, ground floor amenity, and part of loading. Excluding SRO units, STC administration, office, part of loading, and 2% for mechanical shafts.)

Residential GFA :	90,800 SF	Total Residential Area for Market Rate and STC units
	- 6,776 SF	SRO Area
	+ 1,363 SF	Public Space Projections
	85,387 SF	

(2) According to 1500.11 - For residential buildings, the construction of penthouse habitable space, except penthouse habitable space devoted exclusively to communal rooftop recreation or amenity space for the primary use of residents of the residential building, is subject to the Inclusionary Zoning set-aside provisions of Subtitle C, Chapter 10 Inclusionary Zoning.

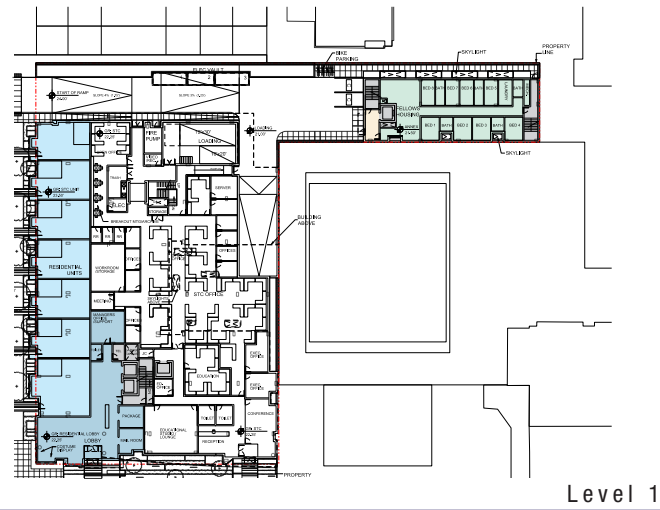
Penthouse Residential:	4,518 SF	Total Penthouse Area
	- 1,668 SF	Mechanical
	- 2,850 SF	Amenity Space
	0 SF	

Provided IZ Area:

The IZ requirement for the project is 5,409 SF at 80% MFI. We propose to provide three 3-Bedrooms, one 2-Bedroom, and one JR 1-Bedroom distributed over the required square footage.

Unit Mix *	Jr 1 BR	1 BR	2 BR	3 BR	SRO	TOTAL
Total Market Rate Residential	12	28	19	0	0	59
Inclusionary Zoning	1	0	1	3	0	5
STC Actors and Fellows Housing	6	12	0	0	18	36
TOTAL UNITS						100

*Affordable unit mix reflects range in proportion to market and stc unit mix as indicated in 1005.1.



Level 1



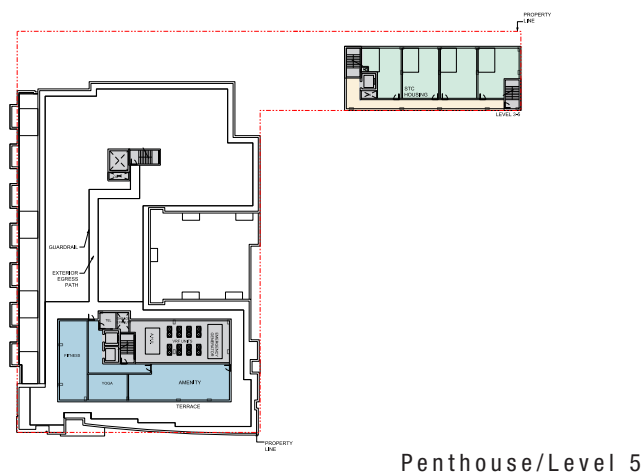
Level 2



Level 3



Level 4



Penthouse/Level 5

NOTES:

5 affordable units will be provided.

The designation of units for affordable housing is schematic and intended to show general distribution.

Final locations will be determined upon further dwelling unit layout study as part of the final design.

KEY

- RESIDENTIAL (MARKET)
- RESIDENTIAL (AFFORDABLE)
- STC HOUSING