



SUBMIT AVENIR. ZONING COMPLIANCE

A description of:

- *The current zoning designation for the Project Site*
- *Any required rezoning or variances*
- *If none, provide evidence of compliance with all State and local zoning requirements*
- *A description of what will be required for entitlement to construct pursuant to applicable zoning law, including, without limitation, a realistic timeline and milestones for achievement of entitlement to construct*
- *A specific schedule of applications for zoning approvals and anticipated approval dates*
- *A detailed explanation of the status of any request for any of the foregoing with copies of all filings*
- *If commencement of zoning approvals is anticipated only after the Return Date, please so state*
- *Any State and/or local permits or special use permits that the Applicant must obtain for the Project Site, and for such permits describe:
 - o the procedure by which the Applicant shall obtain the permits; and
 - o the estimated dates by which the Applicant will obtain the permits.*

By the Supplement Return Date:

Submit an updated (.ZoningCompliance):

- *Evidence of compliance with all State and local zoning requirements*
- *A description and timeline of any local zoning approvals received after the Return Date*
- *A description and timeline of any land-use approvals received after the Return Date*
- *An update to any other information provided on the Return date regarding .ZoningCompliance*

RESPONSE

The current zoning designation for the Project Site:

- ◆ The Project Site is located in a C6-4 zoning district within the Special Hudson Yards District, Large-Scale Plan Subdistrict (Subarea A5)

Any required rezoning or variances:

- ◆ Neither a rezoning nor any variances are required to facilitate the proposed uses.

A description of what will be required for entitlement to construct pursuant to applicable zoning law, including, without limitation, a realistic timeline and milestones for achievement of entitlement to construct:

The following local land use approvals are anticipated to be required:

- ◆ A non-discretionary City Planning Commission (“CPC”) Chair certification pursuant to ZR Sec. 93-31 to allow the basic maximum floor area ratio applicable to the Project site to be increased in connection with a contribution to the Hudson Yards District Improvement Fund.
- ◆ A non-discretionary CPC Chair certification pursuant to ZR Sec. 93-821 is required for the project’s approximately 100 accessory parking spaces.
- ◆ In addition, the project will require a building permit (and other associated approvals) from the New York City Department of Buildings. The anticipated timeline for the Department of Buildings to process a new building permit application is 10-14 months. The project design will be advanced to a level sufficient to have the DOB permit and certifications application process run concurrently. It should be noted that certain aspects of the new building permit application will be approved when the certifications have been issued.

A specific schedule of applications for zoning approvals and anticipated approval dates:

- ◆ The timeline for obtaining the CPC Chair certifications is approximately two months.

A detailed explanation of the status of any request for any of the foregoing with copies of all filings:

- ◆ Draft applications for the CPC Chair certifications have been filed with the Department of City Planning.

If commencement of zoning approvals is anticipated only after the Supplement Return Date, please so state:

- ◆ Commencement of the zoning approvals process will occur with the filing of draft applications with the Department of City Planning. See Zoning Diagrams below.

Any State and/or local permits or special use permits that the Applicant must obtain for the Project Site, and for such permits describe:

- ◆ the procedure by which the Applicant shall obtain the permits; and
- ◆ the estimated dates by which the Applicant will obtain the permits.
 - See responses above with respect to local land use approvals and the anticipated timeline for obtaining them.
 - The timeline for the Department of Buildings (DOB) to process a New Building (NB) permit application is anticipated to be 10-14 months. It is anticipated the CPC Chair certifications would be obtained during that period as design would be advanced to a level sufficient to simultaneously file for the DOB permit and CPC Chair certifications so that the two timelines would run concurrently. The Schedule A Occupancy/Use and ZD1/ ZD2 portions of the NB application would be approved when the Chair certifications are issued.

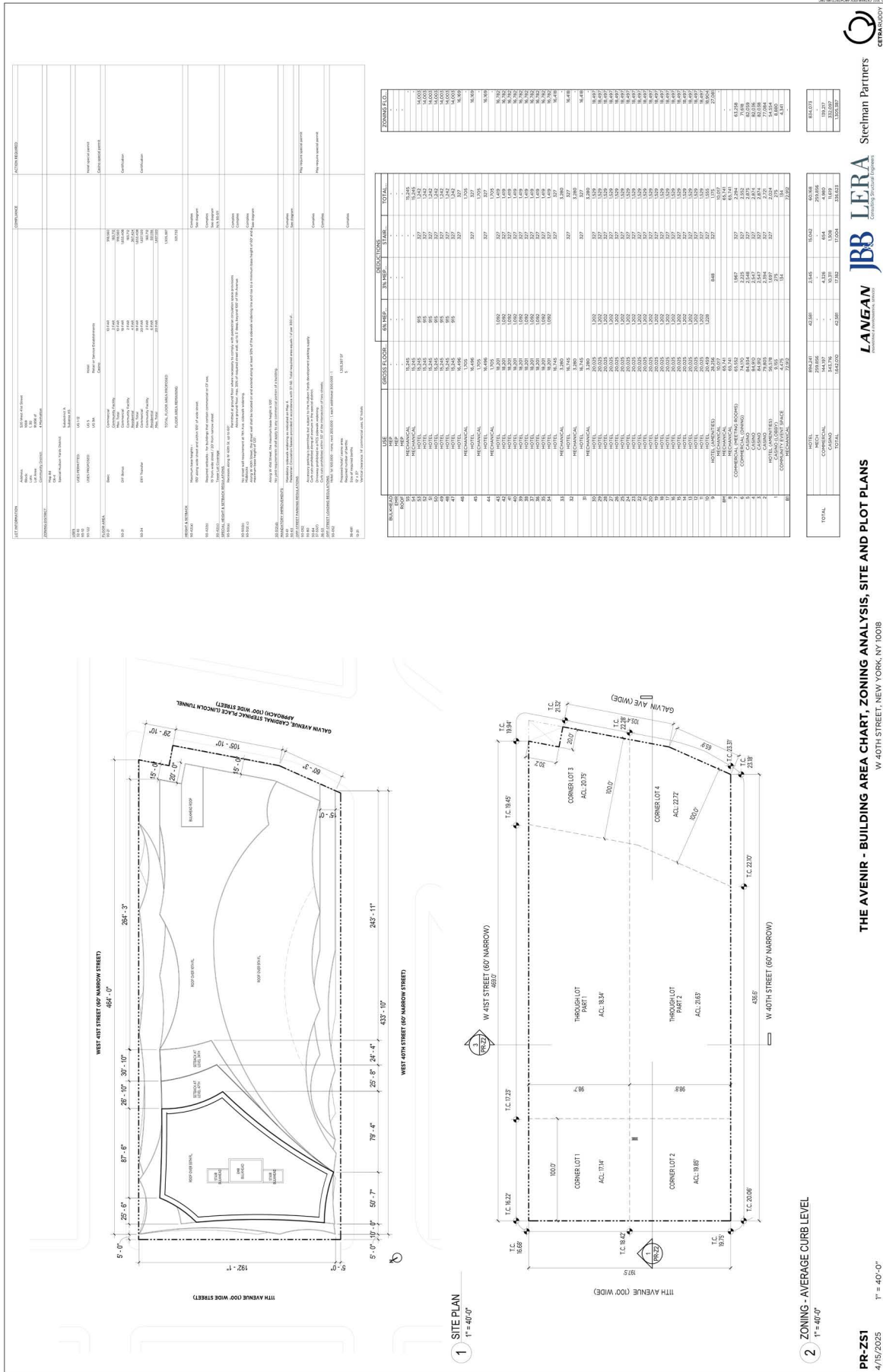
Zoning Lot, Area, and Setback Requirements:

LOT INFORMATION				COMPLIANCE	ACTION REQUIRED
Address:		520 West 41st Street			
Block:		1069			
Lots:		1, 30			
Lot Area:		91,856 sf			
Community District:		4 Manhattan			
ZONING DISTRICT					
Map 8d					
C6-4					
Special Hudson Yards District					
		Subdistrict A			
		Subarea A5			
USES					
32-10	USES PERMITTED:	UG 1-12			
93-10					
93-122	USES PROPOSED:	UG 5	Hotel		Hotel special permit
		UG 9A	Retail or Service Establishments		
			Casino		Casino special permit
FLOOR AREA					
93-21	Basic	Commercial	10 FAR	918,560	
		Community Facility	2 FAR	183,712	
		Max. Total	10 FAR	918,560	
93-31	DIF Bonus	Commercial	18 FAR	1,653,408	Certification
		Community Facility	2 FAR	183,712	
		Residential	4 FAR	367,424	
		Max. Total	18 FAR	1,653,408	
93-34	ERY Transfer	Commercial	20 FAR	1,837,120	Certification
		Community Facility	2 FAR	183,712	
		Residential	6 FAR	551,136	
		Max. Total	20 FAR	1,837,120	
		TOTAL FLOOR AREA PROPOSED		1,305,387	
		FLOOR AREA REMAINING		531,733	
HEIGHT & SETBACK					
93-42(a)	Maximum base heights - 150' along wide street and within 100' of wide street.			Complies See diagram	
93-42(b)	Required setbacks - for buildings that contain commercial or CF use.			Complies	
93-42(c)	15' from wide street / 20' from narrow street Tower Lot Coverage			See diagram N/A 93-511	
SPECIAL HEIGHT & SETBACK REGULATIONS					
93-50(a)	Recesses along W 40th St. up to 60'. Permitted at ground floor where necessary to comply with pedestrian circulation space provisions Above ground floor, max. 30% of required street wall, up to 5' deep, beyond 100' of 11th Avenue.			Complies Complies	
93-50(b)	No street wall requirement at 11th Ave. sidewalk widening.			Complies	
93-512(c)	Midblocks Along W 40th Street, the street wall shall be located on and extend along at least 50% of the sidewalk widening line and rise to a minimum base height of 60' and maximum base height of 120'.			See diagram	
93-512(d)	Along W 41st Street, the maximum base height is 120'. No yard requirements shall apply to any commercial portion of a building.				
MANDATORY IMPROVEMENTS					
93-61	Mandatory sidewalk widening as indicated on Map 4.			Complies	
93-63	Pedestrian Circulation Spaces provided in accordance with 37-50. Total required area equals 1 sf per 300 sf...			See diagram	
OFF-STREET PARKING REGULATIONS					
93-052	Accessory parking is permitted, but subject to the Hudson Yards development parking supply.				May require special permit
93-80	Curbs prohibited along all avenues in the special district.			Complies	
93-84	Driveway prohibited in a PCS sidewalk widening.				May require special permit
37-53(f)	Curbs prohibited within 50' of the intersection of two streets.			Complies	
36-53					
OFF-STREET LOADING REGULATIONS					
93-052	Hotel: 1st 100,000 - none, next 200,000 - 1, each additional 300,000 - 1				
	Proposed hotel/ casino area:	1,305,387 SF			
	Required number of berths:	5			
36-681	Size of required berths			Complies	
13-31	12' x 37' Vertical clearance: 14' commercial uses, 12' hotels				

Zoning Area Calculations & Deductions:

	USE	GROSS FLOOR...	DEDUCTIONS				TOTAL...	ZONING FLO...
			6% MEP...	3% MEP...	STAIR...			
BULKHEAD	MEP	-	-	-	-	-	-	
EMR	MEP	-	-	-	-	-	-	
ROOF	MEP	-	-	-	-	-	-	
55	MECHANICAL	15,245				15,245	-	
54	MECHANICAL	15,245				15,245	-	
53	HOTEL	15,245	915		327	1,242	14,003	
52	HOTEL	15,245	915		327	1,242	14,003	
51	HOTEL	15,245	915		327	1,242	14,003	
50	HOTEL	15,245	915		327	1,242	14,003	
49	HOTEL	15,245	915		327	1,242	14,003	
48	HOTEL	15,245	915		327	1,242	14,003	
47	HOTEL	15,245	915		327	1,242	14,003	
46	HOTEL	16,496			327	327	16,169	
	MECHANICAL	1,705				1,705	-	
45	HOTEL	16,496			327	327	16,169	
	MECHANICAL	1,705				1,705	-	
44	HOTEL	16,496			327	327	16,169	
	MECHANICAL	1,705				1,705	-	
43	HOTEL	18,201	1,092		327	1,419	16,782	
42	HOTEL	18,201	1,092		327	1,419	16,782	
41	HOTEL	18,201	1,092		327	1,419	16,782	
40	HOTEL	18,201	1,092		327	1,419	16,782	
39	HOTEL	18,201	1,092		327	1,419	16,782	
38	HOTEL	18,201	1,092		327	1,419	16,782	
37	HOTEL	18,201	1,092		327	1,419	16,782	
36	HOTEL	18,201	1,092		327	1,419	16,782	
35	HOTEL	18,201	1,092		327	1,419	16,782	
34	HOTEL	18,201	1,092		327	1,419	16,782	
	HOTEL	16,745			327	327	16,418	
33	MECHANICAL	3,280				3,280	-	
32	HOTEL	16,745			327	327	16,418	
	MECHANICAL	3,280				3,280	-	
31	HOTEL	16,745			327	327	16,418	
	MECHANICAL	3,280				3,280	-	
30	HOTEL	20,025	1,202		327	1,529	18,497	
29	HOTEL	20,025	1,202		327	1,529	18,497	
28	HOTEL	20,025	1,202		327	1,529	18,497	
27	HOTEL	20,025	1,202		327	1,529	18,497	
26	HOTEL	20,025	1,202		327	1,529	18,497	
25	HOTEL	20,025	1,202		327	1,529	18,497	
24	HOTEL	20,025	1,202		327	1,529	18,497	
23	HOTEL	20,025	1,202		327	1,529	18,497	
22	HOTEL	20,025	1,202		327	1,529	18,497	
21	HOTEL	20,025	1,202		327	1,529	18,497	
20	HOTEL	20,025	1,202		327	1,529	18,497	
19	HOTEL	20,025	1,202		327	1,529	18,497	
18	HOTEL	20,025	1,202		327	1,529	18,497	
17	HOTEL	20,025	1,202		327	1,529	18,497	
16	HOTEL	20,025	1,202		327	1,529	18,497	
15	HOTEL	20,025	1,202		327	1,529	18,497	
14	HOTEL	20,025	1,202		327	1,529	18,497	
13	HOTEL	20,025	1,202		327	1,529	18,497	
12	HOTEL	20,025	1,202		327	1,529	18,497	
11	HOTEL	20,025	1,202		327	1,529	18,497	
10	HOTEL	20,459	1,228		327	1,555	18,904	
9	HOTEL (AMENITIES)	28,256		848	327	1,175	27,081	
	MECHANICAL	10,017				10,017	-	
8M	MECHANICAL	65,741				65,741	-	
8	MECHANICAL	65,741				65,741	-	
7	COMMERCIAL (MEETING ROOMS)	65,552		1,967	327	2,294	63,258	
6	COMMERCIAL (DINING)	74,170		2,225	327	2,552	71,618	
5	CASINO	84,934		2,548	327	2,875	82,059	
4	CASINO	84,910		2,547	327	2,874	82,036	
3	CASINO	84,912		2,547	327	2,874	82,038	
2	CASINO	79,805		2,394	327	2,721	77,084	
	HOTEL (AMENITIES)	56,578		1,697	327	2,024	54,554	
1	CASINO (LOBBY)	9,155		275		275	8,880	
	COMMUNITY EVENT SPACE	4,475		134		134	4,341	
B1	MECHANICAL	72,912				72,912	-	

TOTAL	HOTEL	894,241	42,581	2,545	15,042	60,168	834,073
	MECH	259,856	-	-	-	259,856	-
	COMMERCIAL	144,197	-	4,326	654	4,980	139,217
	CASINO	343,716	-	10,311	1,308	11,619	332,097
	TOTAL	1,642,010	42,581	17,182	17,004	336,623	1,305,387



ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
101	Site Preparation	Sq. Ft.	100,000	0.15	15,000
102	Foundation	Sq. Ft.	100,000	0.25	25,000
103	Structural Steel	Sq. Ft.	100,000	0.35	35,000
104	Interior Finishes	Sq. Ft.	100,000	0.45	45,000
105	MEP Installation	Sq. Ft.	100,000	0.55	55,000
106	Exterior Finishes	Sq. Ft.	100,000	0.65	65,000
107	Site Work	Sq. Ft.	100,000	0.75	75,000
108	Construction Management	Sq. Ft.	100,000	0.85	85,000
109	Permitting	Sq. Ft.	100,000	0.95	95,000
110	Contingency	Sq. Ft.	100,000	1.05	105,000
TOTAL					1,000,000

BLK/LOT	USE	FLOOR	6% USE	3% USE	EXCLUSIONS	TOTAL
101	RESIDENTIAL	1	100,000	0	0	100,000
102	RESIDENTIAL	2	200,000	0	0	200,000
103	RESIDENTIAL	3	300,000	0	0	300,000
104	RESIDENTIAL	4	400,000	0	0	400,000
105	RESIDENTIAL	5	500,000	0	0	500,000
106	RESIDENTIAL	6	600,000	0	0	600,000
107	RESIDENTIAL	7	700,000	0	0	700,000
108	RESIDENTIAL	8	800,000	0	0	800,000
109	RESIDENTIAL	9	900,000	0	0	900,000
110	RESIDENTIAL	10	1,000,000	0	0	1,000,000
111	RESIDENTIAL	11	1,100,000	0	0	1,100,000
112	RESIDENTIAL	12	1,200,000	0	0	1,200,000
113	RESIDENTIAL	13	1,300,000	0	0	1,300,000
114	RESIDENTIAL	14	1,400,000	0	0	1,400,000
115	RESIDENTIAL	15	1,500,000	0	0	1,500,000
116	RESIDENTIAL	16	1,600,000	0	0	1,600,000
117	RESIDENTIAL	17	1,700,000	0	0	1,700,000
118	RESIDENTIAL	18	1,800,000	0	0	1,800,000
119	RESIDENTIAL	19	1,900,000	0	0	1,900,000
120	RESIDENTIAL	20	2,000,000	0	0	2,000,000
121	RESIDENTIAL	21	2,100,000	0	0	2,100,000
122	RESIDENTIAL	22	2,200,000	0	0	2,200,000
123	RESIDENTIAL	23	2,300,000	0	0	2,300,000
124	RESIDENTIAL	24	2,400,000	0	0	2,400,000
125	RESIDENTIAL	25	2,500,000	0	0	2,500,000
126	RESIDENTIAL	26	2,600,000	0	0	2,600,000
127	RESIDENTIAL	27	2,700,000	0	0	2,700,000
128	RESIDENTIAL	28	2,800,000	0	0	2,800,000
129	RESIDENTIAL	29	2,900,000	0	0	2,900,000
130	RESIDENTIAL	30	3,000,000	0	0	3,000,000
131	RESIDENTIAL	31	3,100,000	0	0	3,100,000
132	RESIDENTIAL	32	3,200,000	0	0	3,200,000
133	RESIDENTIAL	33	3,300,000	0	0	3,300,000
134	RESIDENTIAL	34	3,400,000	0	0	3,400,000
135	RESIDENTIAL	35	3,500,000	0	0	3,500,000
136	RESIDENTIAL	36	3,600,000	0	0	3,600,000
137	RESIDENTIAL	37	3,700,000	0	0	3,700,000
138	RESIDENTIAL	38	3,800,000	0	0	3,800,000
139	RESIDENTIAL	39	3,900,000	0	0	3,900,000
140	RESIDENTIAL	40	4,000,000	0	0	4,000,000
141	RESIDENTIAL	41	4,100,000	0	0	4,100,000
142	RESIDENTIAL	42	4,200,000	0	0	4,200,000
143	RESIDENTIAL	43	4,300,000	0	0	4,300,000
144	RESIDENTIAL	44	4,400,000	0	0	4,400,000
145	RESIDENTIAL	45	4,500,000	0	0	4,500,000
146	RESIDENTIAL	46	4,600,000	0	0	4,600,000
147	RESIDENTIAL	47	4,700,000	0	0	4,700,000
148	RESIDENTIAL	48	4,800,000	0	0	4,800,000
149	RESIDENTIAL	49	4,900,000	0	0	4,900,000
150	RESIDENTIAL	50	5,000,000	0	0	5,000,000
151	RESIDENTIAL	51	5,100,000	0	0	5,100,000
152	RESIDENTIAL	52	5,200,000	0	0	5,200,000
153	RESIDENTIAL	53	5,300,000	0	0	5,300,000
154	RESIDENTIAL	54	5,400,000	0	0	5,400,000
155	RESIDENTIAL	55	5,500,000	0	0	5,500,000
156	RESIDENTIAL	56	5,600,000	0	0	5,600,000
157	RESIDENTIAL	57	5,700,000	0	0	5,700,000
158	RESIDENTIAL	58	5,800,000	0	0	5,800,000
159	RESIDENTIAL	59	5,900,000	0	0	5,900,000
160	RESIDENTIAL	60	6,000,000	0	0	6,000,000
161	RESIDENTIAL	61	6,100,000	0	0	6,100,000
162	RESIDENTIAL	62	6,200,000	0	0	6,200,000
163	RESIDENTIAL	63	6,300,000	0	0	6,300,000
164	RESIDENTIAL	64	6,400,000	0	0	6,400,000
165	RESIDENTIAL	65	6,500,000	0	0	6,500,000
166	RESIDENTIAL	66	6,600,000	0	0	6,600,000
167	RESIDENTIAL	67	6,700,000	0	0	6,700,000
168	RESIDENTIAL	68	6,800,000	0	0	6,800,000
169	RESIDENTIAL	69	6,900,000	0	0	6,900,000
170	RESIDENTIAL	70	7,000,000	0	0	7,000,000
171	RESIDENTIAL	71	7,100,000	0	0	7,100,000
172	RESIDENTIAL	72	7,200,000	0	0	7,200,000
173	RESIDENTIAL	73	7,300,000	0	0	7,300,000
174	RESIDENTIAL	74	7,400,000	0	0	7,400,000
175	RESIDENTIAL	75	7,500,000	0	0	7,500,000
176	RESIDENTIAL	76	7,600,000	0	0	7,600,000
177	RESIDENTIAL	77	7,700,000	0	0	7,700,000
178	RESIDENTIAL	78	7,800,000	0	0	7,800,000
179	RESIDENTIAL	79	7,900,000	0	0	7,900,000
180	RESIDENTIAL	80	8,000,000	0	0	8,000,000
181	RESIDENTIAL	81	8,100,000	0	0	8,100,000
182	RESIDENTIAL	82	8,200,000	0	0	8,200,000
183	RESIDENTIAL	83	8,300,000	0	0	8,300,000
184	RESIDENTIAL	84	8,400,000	0	0	8,400,000
185	RESIDENTIAL	85	8,500,000	0	0	8,500,000
186	RESIDENTIAL	86	8,600,000	0	0	8,600,000
187	RESIDENTIAL	87	8,700,000	0	0	8,700,000
188	RESIDENTIAL	88	8,800,000	0	0	8,800,000
189	RESIDENTIAL	89	8,900,000	0	0	8,900,000
190	RESIDENTIAL	90	9,000,000	0	0	9,000,000
191	RESIDENTIAL	91	9,100,000	0	0	9,100,000
192	RESIDENTIAL	92	9,200,000	0	0	9,200,000
193	RESIDENTIAL	93	9,300,000	0	0	9,300,000
194	RESIDENTIAL	94	9,400,000	0	0	9,400,000
195	RESIDENTIAL	95	9,500,000	0	0	9,500,000
196	RESIDENTIAL	96	9,600,000	0	0	9,600,000
197	RESIDENTIAL	97	9,700,000	0	0	9,700,000
198	RESIDENTIAL	98	9,800,000	0	0	9,800,000
199	RESIDENTIAL	99	9,900,000	0	0	9,900,000
200	RESIDENTIAL	100	10,000,000	0	0	10,000,000



Steelman Partners



LANEAM

THE AVENIR - BUILDING AREA CHART, ZONING ANALYSIS, SITE AND PLOT PLANS

W 40TH STREET, NEW YORK, NY 10018

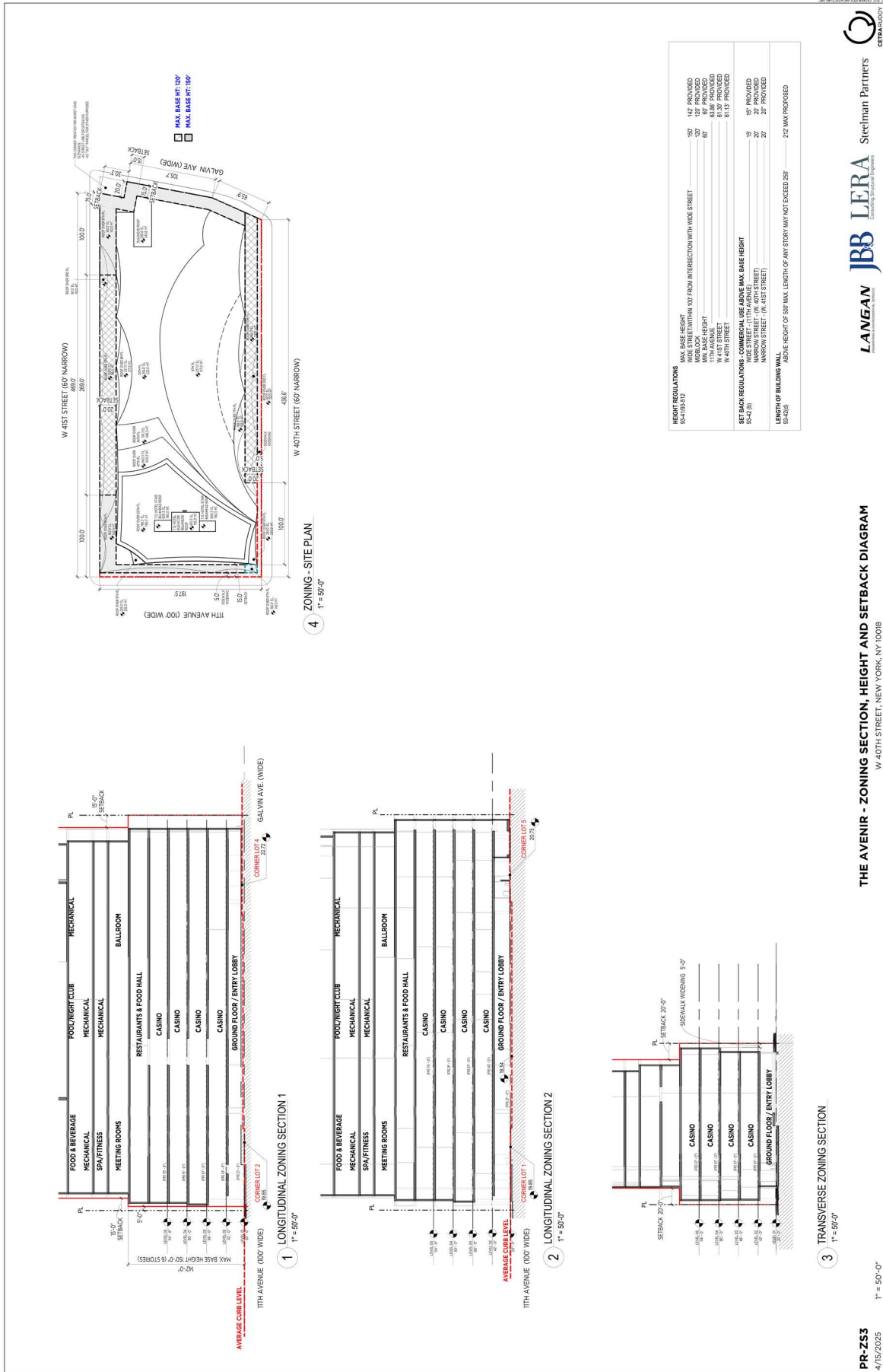
PR-251
4/15/2025

T = 40'-0"

1" = 40'-0"

1" = 40'-0"

1" = 40'-0"



HEIGHT REGULATIONS	
MAX. BASE HEIGHT	142' PROVIDED
WIDE STREET (WITHIN 100' FROM INTERSECTION WITH WIDE STREET)	150'
MIN. BASE HEIGHT	100'
W 4TH AVENUE	60'
W 7TH AVENUE	60'
W 4TH STREET	60.88' PROVIDED
W 7TH STREET	61.13' PROVIDED

SET BACK REGULATIONS - COMMERCIAL USE ABOVE MAX. BASE HEIGHT	
WIDE STREET (WITHIN 100' FROM INTERSECTION WITH WIDE STREET)	15'
NARROW STREET - (W. 41ST STREET)	10'
NARROW STREET - (W. 40TH STREET)	20'
NARROW STREET - (W. 42ND STREET)	20'

LENGTH OF BUILDING WALL	
ABOVE HEIGHT OF 500' MAX. LENGTH OF ANY STORY MAY NOT EXCEED 200'	212' MAX. PROPOSED



Steelman Partners

JBB LERA

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THE AVENIR - ZONING SECTION, HEIGHT AND SETBACK DIAGRAM

W.40TH STREET, NEW YORK, NY 10038

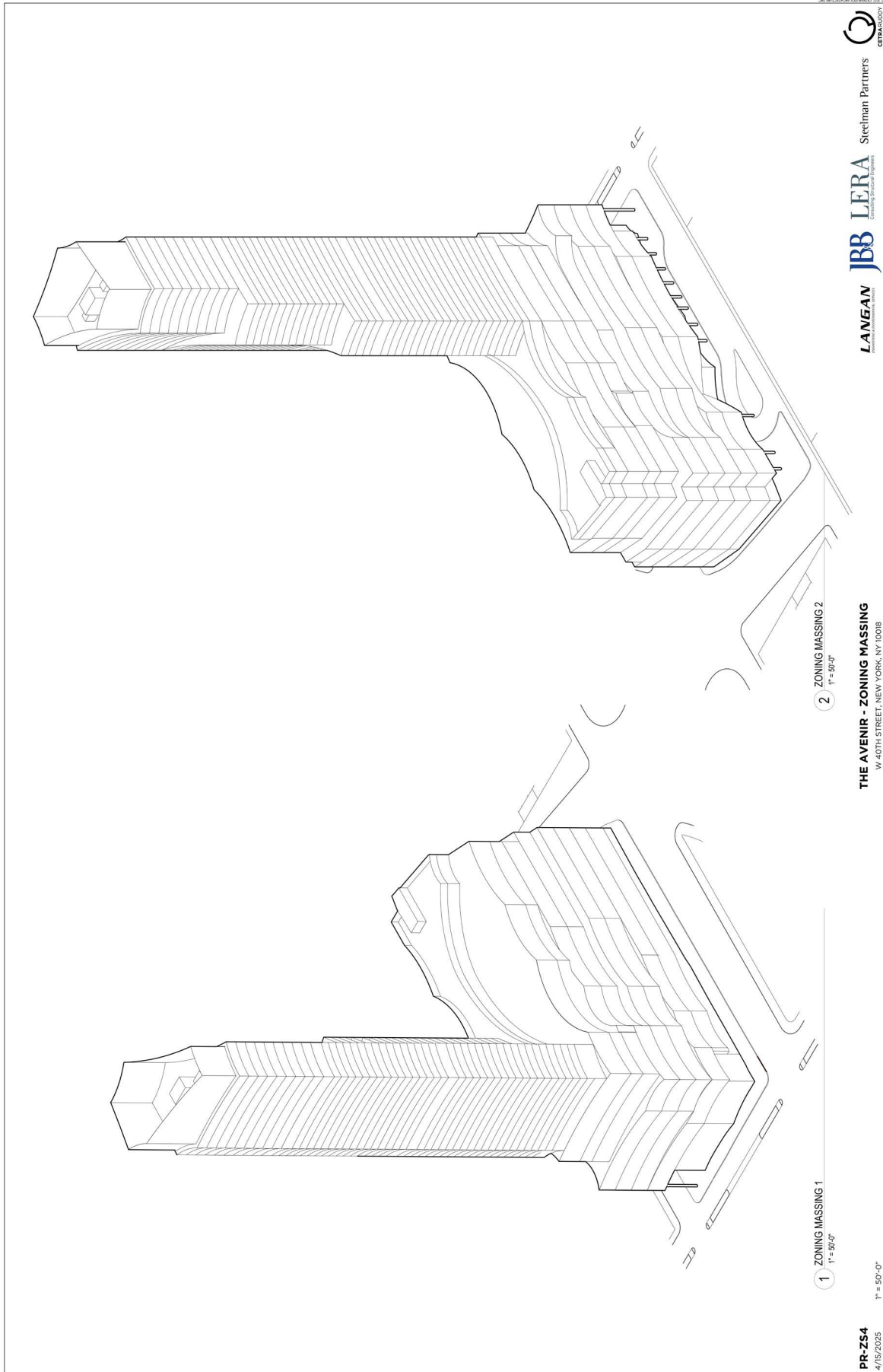
PR-253
4/15/2025

3 TRANSVERSE ZONING SECTION
1" = 50'-0"

2 LONGITUDINAL ZONING SECTION 2
1" = 50'-0"

1 LONGITUDINAL ZONING SECTION 1
1" = 50'-0"

4 ZONING - SITE PLAN
1" = 50'-0"



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JBB LERA
COMMUNITY DESIGN & URBANISM

LANEAN
ARCHITECTS

PR-254
4/15/2025

H = 50'-0"