



CITY PLANNING COMMISSION

February 16, 2022 / Calendar No. 14

N 220217 BDM

IN THE MATTER OF an application submitted by New York City Department of Small Business Services on behalf of the West Village Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the West Village Business Improvement District, Borough of Manhattan, Community District 2.

On November 23, 2021, on behalf of the West Village Business Improvement District (BID) Steering Committee, the New York City Department of Small Business Services (SBS) submitted a District Plan for the creation of a West Village BID, Borough of Manhattan, Community District 2.

BACKGROUND

Located in Manhattan's Greenwich Village Historic District, the proposed BID would cover approximately 14 blocks and 872 tax lots centered along 7th Avenue South and Christopher Street. Along 7th Avenue South, the BID boundary would extend from Leroy Street to Perry Street. Along Christopher Street, the boundary would extend from Bedford Street to Greenwich Avenue. The BID boundary would also include portions of Avenue of the Americas, Bedford Street, Cornelia Street, Jones Street, Carmine Street, Bleecker Street, Morton Street, Barrow Street, Commerce Street, Grove Street, West 10th Street, and West 4th Street, as specified in the BID District Plan.

The proposed BID is located in the West Village, a mixed-use neighborhood that is culturally rich, commercially vibrant, and well served by transit. The area is primarily zoned R6 with C1-6, C2-6, or C4-6 zoning districts along commercial streets. The BID area is primarily composed of smaller, single-story businesses with residential uses on the upper floors. Within the proposed BID boundary, two-thirds of properties are partially or wholly commercial, and the remaining third is residential.

The BID application was led by a Steering Committee of local community stakeholders who contacted property owners, local businesses, and residents starting in 2017. Outreach efforts

included two public meetings, at least seven Steering Committee meetings, the distribution of four mailers to all property owners, two mailers to all residents and businesses, and extensive correspondence with interested parties.

The BID had strong support from those who voiced their opinion via a survey sent to all property owners. Fifty percent of the commercial assessed value within the BID area supported the BID's formation, one percent was unsupportive, and 49 percent did not respond. Overall, 98 percent of commercial property owners who voiced an opinion were in support. Among residential property owners, 11 percent support the BID's formation and one percent were unsupportive. As such, 94 percent of residential property owners who voiced an opinion were in support of the BID's creation.

Funded by an assessment on properties within the BID, the estimated first-year BID budget would be \$600,000. Approximately 90 percent of the BID's budget would be funded through payments made by the district's commercial property owners, and 10 percent would be funded by payments made by residential property owners. The assessed commercial contribution is based on the size and width of the building. Commercial and mixed-use lots would be assessed at approximately \$18 per linear front foot per year, plus an added \$0.42 per commercial square foot per year. The median annual contribution for a commercial or mixed-use tax lot would be approximately \$1,300. Tax lots with only residential uses would be assessed at an annual flat fee of \$100 per lot. Government and not-for-profit-owned property devoted solely to public or not-for-profit use would be exempt from an assessment.

Services proposed by the BID would include marketing, holiday lighting, street cleaning, and graffiti removal above and beyond what is already offered by the City. The BID would also coordinate and advocate on behalf of its members for improvements to the area. The District Plan proposes the following first-year BID budget allocation:

- Sanitation services (39 percent of the budget), including graffiti removal and sidewalk cleaning;

- Management, administration, and advocacy expenses (27 percent of the budget), including salaried staff, office expenses, and insurance costs;
- Public safety services (14 percent of the budget);
- Beautification services (eight percent of the budget);
- Reserve fund (seven percent of the budget); and
- Community engagement activities (five percent of the budget).

ENVIRONMENTAL REVIEW

The District Plan was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 22SBS001M. The lead agency is SBS.

A Negative Declaration was issued on November 10, 2021, after a study of the potential environmental impact of the proposed action.

PUBLIC REVIEW

On November 23, 2021, SBS submitted to the Department of City Planning a West Village BID District Plan. The District Plan was then transmitted for review to the Office of the Mayor, the Office of the Manhattan Borough President, the City Council Speaker, the City Council Member for Council District 3, and Manhattan Community Board 2.

Community Board Public Hearing

Manhattan Community Board 2 held a public hearing on this application (N 220217 BDM) on December 21, 2021 and by a vote of 36 in favor, one opposed, and none abstaining, adopted a

resolution supporting the formation of a West Village BID. Manhattan Community Board 2 further recommended:

- BID board members be listed on the BID’s website, including the class of stakeholders they represent (e.g., Class A: Commercial, Class B: Government or Not-for-Profit, Class C: Residential);
- The BID board include representatives from both residential property owners and residential renters; and
- The BID board include “Class D: Public Member board seats (non-voting, fully participating board members)”. This structure would be similar to the Village Alliance BID board.

City Planning Commission Public Hearing

On January 5, 2022 (Calendar No. 3), the Commission scheduled January 19, 2022 for a public hearing on the BID District Plan. On January 19, 2022 (Calendar No. 14), the hearing was duly held. Eight speakers testified in favor of the proposal and none in opposition.

The Councilmember from the 3rd District spoke in support of the proposed BID’s creation, noting the community-driven effort to create the BID. They said the services provided, such as sanitation and homeless outreach, are needed to aid the City’s recovery from Covid-19. The Councilmember attested to the need for the organized communication and advocacy the BID can provide. They also noted their support for the residential assessment allowing for meaningful engagement by residents in the BID.

The Chair of the West Village BID Steering Committee stated that the BID would be an asset in improving the overall area and that the BID proposal was well supported by the community after a significant outreach effort. They noted that the BID would help improve street cleanliness and that residential representation on the board is critical. Finally, they said marketing and promotion services provided by the BID would bring increased business activity to the area.

A representative from SBS stated that SBS supplied technical support for the BID's organizing effort. They said that the BID steering committee met the agency's standards for outreach efforts and that the level of support garnered for the BID was sufficient and in line with other recently approved BIDs.

Five other people spoke in favor of the West Village BID proposal, including local residents, business owners, and representatives from the Carmine Street Block Association and the Bedford Barrow Commerce Block Association. They noted that the BID would help resolve various issues (e.g., sanitation, graffiti, public safety, and pests). Two speakers also mentioned how a BID would allow for better communication with city agencies and help support beautification projects.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that the proposal to establish the West Village Business Improvement District (N 220217 BDM) is appropriate.

As a result of Covid-19, many businesses and commercial areas across the city have struggled to remain open and profitable. The Commission applauds this locally based effort to further enhance this district in coordination with businesses and the community.

The West Village BID area is a unique Manhattan neighborhood that will benefit from additional supplemental maintenance services. These services will contribute to the neighborhood, making it a better place to live, work, and own a business.

The outreach efforts to notify impacted stakeholders (property owners, residents, and businesses) were satisfactory and showed support for the BID's creation among commercial property owners who would primarily fund the BID.

BIDs are important to the city, as they promote healthy economic development for the communities they serve and help retain and attract businesses. The proposed West Village BID will help manage this existing business area and guide future growth.

RESOLUTION

The Commission supports the proposed BID District Plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the District Plan for the West Village Business Improvement District.

The above resolution duly adopted by the City Planning Commission on February 16, 2022 (Calendar No. 14) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

KENNETH J. KNUCKLES, Esq., *Vice-Chair*
DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY, LEAH GOODRIDGE,
ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

DANIEL R. GARODNICK, Esq., *Chair, ABSTAINING*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: West Village BID Formation			
Applicant:	SBS - NYC Small Business Services	Applicant's Primary Contact:	Roxanne Earley
Application #	N220217BDM	Borough:	
CEQR Number:	22SBS001M	Validated Community Districts:	M02

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 36	# Against: 1	# Abstaining: 0	Total members appointed to the board: 49
Date of Vote: 12/21/2021 12:00 AM		Vote Location: Meeting via Videoconference	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 11/30/2021 5:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	https://zoom.us/webinar/register/WN_LyH9SOMDQmeoQ95EHOp9zA

CONSIDERATION: See attached resolution.

Recommendation submitted by	MN CB2	Date: 12/22/2021 4:25 PM
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Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

COMMUNITY BOARD No. 2, MANHATTAN

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

December 22, 2021

Anita Laremont, *Chair*
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Ms. Laremont:

At its Full Board meeting on December 21, 2021, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

West Village Business Improvement District (BID) Formation: an application from the Department of Small Business Services (SBS) on behalf of the proposed West Village Business Improvement District (BID) to form the BID in Community District 2 of Manhattan.

WHEREAS, the West Village BID (“the District”) is centered around 7th Avenue South in the Greenwich Village Historic District;

WHEREAS, the West Village BID is comprised of 872 tax lots and the proposed district includes properties on the following streets and blocks (See Appendix A):

- A. 7th Avenue South from Leroy Street to Perry Street;
- B. The west side of Avenue of the Americas from West 4th Street to Bleecker Street;
- C. Bedford Street from Leroy to Christopher Street;
- D. Cornelia and Jones Streets from Bleecker Street to West 4th Street;
- E. Carmine from Bleecker Street to Avenue of the Americas;
- F. Bleecker Street from Charles Street to Avenue of the Americas;
- G. Morton, Barrow and Commerce Streets from their easternmost ends to Bedford Street;
- H. Grove Street from Christopher Street to just west of Bleecker Street;
- I. Christopher Street from Bedford Street to Greenwich Avenue (excluding the southwest corner property which is part of the Village Alliance BID);

- J. West 4th Street from West 10th Street to Cornelia Street (excluding the corner property at West 4th Street/Cornelia Street/Avenue of the Americas which is part of the Village Alliance BID); and
- K. West 10th Street from Greenwich Avenue (excluding 23 Greenwich Avenue) to: on the north side, West 4th Street; and on the south side, Bleecker Street.

WHEREAS, the breakdown of the BID's 872 properties is as follows:

- Sixty percent (60%) of which are commercial or mixed-use after adjusting for residential condominiums (residential condominiums account for 440 tax lots in 20 building parcels).
- Ninety percent (90%) of the commercial square footage in the District is mixed-use, with ground-floor commercial and upper-floor residential.
- About 45% of the District's commercial square footage is generally occupied by food and/or drink related businesses.
- Fourteen (14) exempt properties in the District, including one public school, FDNY Squad Company 18, Our Lady of Pompeii Church, the Neighborhood Church, St. John's Church and administrative buildings, several properties owned and used by Greenwich House (an arts and education non-profit including a senior center), Sheridan Square Park (owned by the Federal Government as part of the Stonewall National Monument), the Northern Dispensary landmark and the Lucille Lortel Theatre.

WHEREAS, the BID has been in formation over the past three years and overall is supported by owners representing 37% of the Assessed Valuation;

WHEREAS, the breakdown of support by Assessed Valuation is 50% from Commercial Owners and 11% from Residential Owners;

WHEREAS, the BID's goal to achieve the following: clean, beautiful, safe streets; fewer and shorter vacancies; better-managed foot traffic; and more resident engagement, which it plans to accomplish by providing the following services: Sanitation, Beautification, Security/Public Safety, Community Awareness/Engagement, Economic Development, and Administration & Advocacy;

WHEREAS, the BID's proposed services are in addition to, and not in substitution for, required and customary municipal services from the City of New York;

WHEREAS, the BID's proposed annual budget for the First Contract Year is \$594,906;

WHEREAS, the BID's assessment is broken down into three assessments:

Class A: Commercial / Mixed-Use (including vacant land and/or parking lots/garages)

- Individual Assessment = (Rate 1 x Individual Property commercial square feet) + (Rate 2 x Individual Property lot frontage)
 - Rate 1 = ((Budget-Total Class C Assessment) x .5) /
TOTAL CLASS A COMMERCIAL SQUARE FEET (or square lot feet for vacant lots)
 - Rate 2 = ((Budget – Total Class C Assessment) x .5) /

TOTAL CLASS A LOT FRONTAGE WITHIN THE DISTRICT

- The rate anticipated to be not more than approximately \$0.42 per commercial square foot (or per square lot foot for vacant lots) plus \$17.99 per linear foot of lot frontage within the District for the first Contract Year.
- Commercial condominiums within the same building shall apportion the shared SF equally among the commercial condos.

Class B: Government of Not-for-Profit

- Government and not-for-profit owned tax lots devoted entirely to public or not-for-profit use shall be exempt from district assessment. They may, however, choose to make voluntary annual contributions to the District's operating budget. Government or not-for-profit owned properties devoted in whole or in part to commercial or for-profit uses shall constitute Class A property and the portion devoted to commercial/for-profit uses shall be assessed in the same manner as those properties.

Class C: Residential

- All tax lots devoted in whole to residential uses, including individual residential condominium units, shall be assessed at one hundred dollars (\$100) per year. (They may however choose to make voluntary annual contributions to the District's operating budget).

WHEREAS, the proposed residential assessment (\$100) is higher than typical BID residential assessment (\$1), the increase here is tantamount to additional benefits that include giving more voice to residents in the District;

WHEREAS, the West Village BID held several public engagement meetings over the last two years including a robust email campaign;

WHEREAS, the West Village BID has been proactively working with Village Alliance, a neighboring BID that runs adjacent to the West Village BID, to ensure the two organizations are aligned;

WHEREAS, the West Village BID will provide much needed services and advocacy that will complement the efforts of Village Alliance, strengthening a core part of CB2;

THEREFORE, BE IT RESOLVED Manhattan Community Board 2 strongly supports the goals and formation of the West Village BID, a vital partner to complement the existing BIDs in CB2 and to service a critical part of CB2's geographical constituency;

BE IT FURTHER RESOLVED, Manhattan Community Board 2 recommends that when the West Village BID begins to appoint board members that residential representation includes both residential property owners and renters;

BE IT FURTHER RESOLVED, Manhattan Community Board 2 recommends that the status of West Village BID board members be delineated (Class A: Commercial, Class B: Government or Not-for-Profit, and Class C: Residential) and listed on the West Village BID website;

BE IT FURTHER RESOLVED, Manhattan Community Board 2 recommends that West Village BID to consider having Class D: Public Member board seats (non-voting, fully

participating board members), similar to Village Alliance, to ensure the maximum amount of community participation.

Vote: Passed with 36 Board members in favor and one opposed (R. Sanz).

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Jeannine Kiely, Chair
Community Board #2, Manhattan



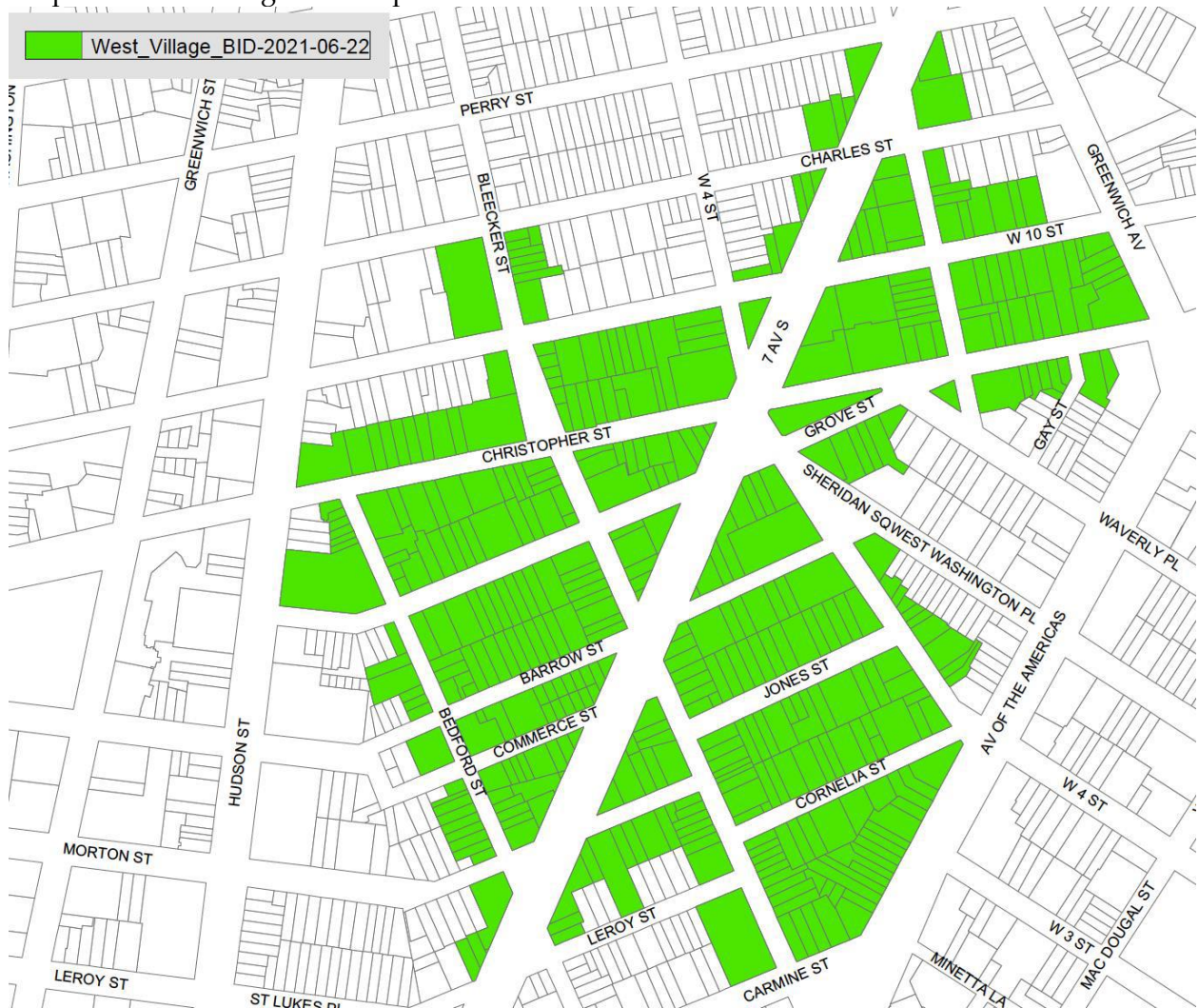
Valerie De La Rosa, Chair
Economic Development and Small Business
Committee
Community Board #2, Manhattan

JK/jt

c: Hon. Bill de Blasio, NYC Mayor
Hon. Eric Adams, NYC Mayor-Elect, Brooklyn Borough President
Hon. Jumaane Williams, NYC Public Advocate
Hon. Scott Stringer, NYC Comptroller
Hon. Brad Lander, NYC Council Member, NYC Comptroller-Elect
Hon. Gale A. Brewer, Manhattan Borough President, NYC Council Member-Elect
Hon. Mark Levine, NYC Council Member, Borough President-Elect
Hon. Corey Johnson, Speaker, NY City Council
Hon. Margaret Chin, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Hon. Brad Hoylman, State Senator
Hon. Brian Kavanagh, State Senator
Hon. Deborah Glick, NYS Assembly Member
Hon. Yuh-Line Niou, NYS Assembly Member
Hon. Erik Bottcher, NYC Council Member-Elect
Hon. Christopher Marte, NYC Council Member-Elect

Appendix A

Proposed West Village BID Map



Source: NYC DCP ZAP Portal, District Plan

DISTRICT PLAN

for the

WEST VILLAGE

BUSINESS IMPROVEMENT DISTRICT

in

THE CITY OF NEW YORK

BOROUGH OF MANHATTAN

PREPARED PURSUANT TO SECTION 25-405(a) OF CHAPTER 4 OF TITLE 25 OF THE
ADMINISTRATIVE CODE OF THE CITY OF NEW YORK

July 1, 2021

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Exhibit D	LAND USE MAP
Exhibit E	ZONING MAP

I. DESCRIPTION OF THE DISTRICT

The West Village Business Improvement District (the "District") is centered around 7th Avenue South in downtown Manhattan's Greenwich Village Historic District. The District, mapped in detail Exhibit A ("District Map"), will generally include properties on the following streets or blocks:

- A. 7th Avenue South from Leroy Street to Perry Street;
- B. The west side of Avenue of the Americas from West 4th Street to Bleecker Street;
- C. Bedford Street from Leroy to Christopher Street;
- D. Cornelia and Jones Streets from Bleecker Street to West 4th Street;
- E. Carmine from Bleecker Street to Avenue of the Americas;
- F. Bleecker Street from Charles Street to Avenue of the Americas;
- G. Morton, Barrow and Commerce Streets from their easternmost ends to Bedford Street;
- H. Grove Street from Christopher Street to just west of Bleecker Street;
- I. Christopher Street from Bedford Street to Greenwich Avenue (excluding the southwest corner property which is part of the Village Alliance BID);
- J. West 4th Street from West 10th Street to Cornelia Street (excluding the corner property at West 4th Street/Cornelia Street/Avenue of the Americas which is part of the Village Alliance BID); and
- K. West 10th Street from Greenwich Avenue (excluding 23 Greenwich Avenue) to: on the north side, West 4th Street; and on the south side, Bleecker Street.

The Mayor of the City of New York, by written authorization dated August 27, 2021, a copy of which is annexed hereto as Exhibit B, has provided for the preparation of this plan (the "Plan") pursuant to authority granted by Local law 96 of 1989 (the "Law").

II. DISTRICT PROFILE AND PRESENT USES OF THE DISTRICT PROPERTY

A. DISTRICT PROFILE

The District is located in the West Village section of downtown Manhattan, immediately to the

west of the Village Alliance BID, to the north of the Hudson Square BID and a few blocks south and east of the Meatpacking BID. It generally includes blocks on five major commercial strips: 7th Avenue South; Avenue of the Americas (west side only); Bleecker Street; Christopher Street; and West 4th Street. It also includes smaller commercial and mixed-use streets that intersect the above-mentioned streets and are heavily trafficked by neighborhood visitors and residents.

The District contains approximately 872 properties, 60% of which are commercial or mixed-use after adjusting for residential condominiums (residential condominiums account for 440 tax lots in 20 building parcels). 90% of the commercial square footage in the District is mixed-use, with ground-floor commercial and upper-floor residential. About 45% of the District's commercial square footage is generally occupied by food and/or drink related businesses.

The entire District is part of the Greenwich Village Historic District designated by the NYC Landmarks Preservation Commission. 7th Avenue South, which is the central artery of the District, was cut diagonally through the existing east/west streets in 1917 in order to connect 7th Avenue with Varick Street. As a result, most corner properties on 7th Avenue South are triangular in shape and nearly all intersections are angled rather than perpendicular (presenting unique property usage and traffic safety challenges). 7th Avenue South quickly became home to car mechanics and gas stations, and today is mostly comprised of single-story commercial properties or, like the remainder of the District, low-rise mixed-use properties.

The District is the heart of New York City's LGBTQ history and tourism and includes the Stonewall National Monument. The iconic annual New York City Pride March passes along Christopher Street and 7th Avenue South, and the District is home to many LGBTQ entertainment venues including Stonewall Inn, The Duplex, Playhouse and Pieces.

The District also has a rich cultural history and includes several theatres and jazz clubs. As a result of its history, nightlife and dining profile, the District is a major destination for tourists and residents of other parts of the metro area. About 13,000 out-of-town tourists visit the area daily (source, *NYC & Company*).

There are three parking garages and two major transportation hubs in the District: the Christopher Street subway station and the West 4th Street subway station. There is one FDNY firehouse.

The District is located within Community Board 2, the 6th Police Precinct and Sanitation District Manhattan 2.

B. PRESENT USES OF DISTRICT PROPERTY

1. ZONING

The District largely contains commercial zoning. 7th Avenue South and all streets to the west are zoned C1-6 or C2-6 as they primarily accommodate retail to serve the needs of residents. The streets to the east of 7th Avenue South below Christopher are zoned C1-5, or commercial overlays mapped within residential districts in low to medium density areas. Side streets contain residential (R-6) zoning. The entire District is within the Greenwich Village Historic District designated by the Landmarks Preservation Commission in 1969 as extended in 2010.

2. COMMERCIAL

Of the District's 872 properties, 60% are presently partially or wholly commercial with ground-floor retail use (after adjusting for residential condominiums which account for 440 tax lots in 20 building parcels). The retail vacancy rate in the District in early 2020 was 18% based on square footage.

Nearly 45% of the commercial square footage is used for food and/or drink service (restaurants, cafes, delis, bars, etc), with the remaining space split evenly between retail (the majority of which is apparel/accessories) and services (salons, banks and parking garages). There is negligible office space (less than 6% of all commercial square footage) and only two small vacant lots in the District.

The national or regional chains in the District largely comprise apparel/accessories (concentrated on Bleecker Street west of 7th Avenue South) and banks (Bank of America and Chase Bank).

3. RESIDENTIAL

Less than one-third of the square footage within the District is wholly-residential. 582 properties in the district are wholly-residential, representing 67% of the District's tax lots. However, 440 (or 75%) of these tax-lots are condominium units.

4. GOVERNMENT AND NOT-FOR-PROFIT

There are 14 exempt properties in the district, including one public school, FDNY Squad Company 18, Our Lady of Pompeii Church, the Neighborhood Church, St. John's Church and administrative buildings, several properties owned and used by Greenwich House (an arts and education non-profit including a senior center), Sheridan Square Park (owned by the Federal Government as part of the Stonewall National Monument), the Northern Dispensary landmark and the Lucille Lortel Theatre.

5. TRANSPORTATION

The District is served by a comprehensive public transportation network. The following subway lines have one or more stops within the District: 1, A, C, E, B, D, F and M. The M8, M20 and M55 bus lines have stops within the District. In addition, the PATH train stops at Christopher Street one block west of the District boundary.

III. PROPOSED SERVICES

A. DISTRICT SERVICES

The mission of the West Village BID will be to support a culturally rich, commercially vibrant community reflecting the West Village's history and character. The goals of the services to be provided pursuant to this Plan (the "Services") will include: clean, beautiful, safe streets; fewer and shorter vacancies; better-managed foot traffic; and more resident engagement. Broadly, the Services will include those required for the enjoyment, protection, and general welfare of the public, for the enhancement and promotion of the District and to meet needs identified by the District's constituents. The Services shall be performed under the direction of the District Management Association (hereinafter, the "DMA") and will be subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof.

1. SANITATION

The DMA is authorized to administer a sanitation program, which may include, but shall not be limited to: manual sweeping and cleaning of sidewalks, curbs and gutters; emptying of pedestrian trash receptacles by replacement of trash receptacle liners and preparing garbage for pickup by the City; cleaning of graffiti, stickers, gum and posters from street furniture and fixtures

including security gates, mailboxes and street lights; power washing of sidewalks and street furniture and fixtures; pest control; and snow removal at bus shelters and crosswalks. Special attention will be paid to problems of over-flowing trash receptacles, trash bags awaiting pickup being ripped open and sanitation problems in the hours before shops open – all negatively impacting quality of life in a commercially vibrant area.

It is anticipated that uniformed maintenance personnel will work seven days a week. The program will include such equipment, supplies, insurance and uniforms as are required to deliver the services. The program may include such other maintenance services as are required from time to time to achieve a clean environment and will be closely coordinated with the New York City Department of Sanitation and any other government City agency with relevant jurisdiction. The program will supplement, but will not replace, City sanitation services and cleaning by property owners/managers.

2. BEAUTIFICATION

The DMA is authorized to administer beautification services for the District, which may include, but shall not be limited to maintaining street trees, tree pits and other plantings, whether in tree pits or planters; maintaining tree guards; painting street furniture and fixtures; annually installing and maintaining holiday lighting and decorations; and overseeing a street art program. All beautification services will be completed in conjunction with and with the approval of the relevant New York City agency (DOT, Parks, etc.).

3. SECURITY/PUBLIC SAFETY

The DMA is authorized to administer a security/public safety program, which may include, but shall not be limited to: unarmed patrol of the District; supplemental homeless outreach; supplemental traffic safety; and safety education programs. Security patrols are expected to occur primarily on Thursday, Friday and Saturday evenings to align with the District's extensive nightlife. Supplemental homeless outreach is expected to occur in the morning hours before businesses open.

Any security/public safety program will operate in conjunction with the NYPD's 6th Precinct and the Department of Homeless Services to accomplish program objectives and maximize public safety.

4. COMMUNITY AWARENESS / ENGAGEMENT

The DMA is authorized to administer community awareness and engagement services for the District, which may include, but shall not be limited to: a mobile app with real-time business promotions, way-finding and self-guided walking tours; a District dining and entertainment guide; a District shopping guide; a resident loyalty program and other resident outreach including focus groups, surveys and new business opening night events; promotions to expand the weekday breakfast and lunch business within the District; promotions with dining and theatre/jazz club tie-ins; sponsored events, pop-ups and attractions; and advertising.

5. ECONOMIC DEVELOPMENT

The DMA is authorized to administer economic development services for the District, which may include, but shall not be limited to operating: business attraction and retention programs; open-houses for vacant spaces within the District; and a storefront façade improvement program (such program would not be funded by assessment dollars).

6. ADMINISTRATION AND ADVOCACY

Administration of the District will be performed by a salaried staff (the “Staff”), either in-house or contracted, and may include an Executive Director and any staff deemed necessary by the DMA. The Staff will oversee long-and short-term projects in connection with the District Services and Improvements, as directed by the DMA for the benefit of the District constituents. The Staff may also serve as spokesperson for the BID’s business owners and merchants, collectively and individually, as authorized by the DMA and the individual business owner or merchant. Additional administrative expenses may include but not be limited to: office rental and utilities, office equipment and supplies, insurance, mailings to District constituents and newsletters. Legal and accounting services will be contracted on an as-needed basis.

The DMA may also act as an advocate on behalf of the District. This includes working to ensure the District is receiving appropriate municipal services, as well as liaising with all city agencies to address issues relating to city service delivery and with utilities and other private concerns to coordinate interventions and activities that affect the quality of life in, and commercial vibrancy of, the District.

7. ADDITIONAL SERVICES

Subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof, in addition to the approval of the Board of Directors of the DMA, in subsequent years the District may provide such additional services as are necessary and permitted by applicable law.

B. IMPLEMENTATION

It is anticipated that the DMA will commence most Services during the first Contract Year (hereinafter defined), with an initial emphasis on the core needs of sanitation and security/public safety. Services in other areas will expand further in subsequent years once these basic needs are being sufficiently met.

C. GENERAL PROVISIONS

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the New York City on a citywide basis.
2. The Staff and/or subcontractors of the DMA may render such administrative services as needed to support performance of the Services.

All Services need not be performed in every Contract Year. In the event that in any given Contract Year the aggregate revenue of the DMA is not sufficient to equal the total operating budget of the DMA, then subject to any controlling provisions within the Contract between the City of New York and the DMA, the DMA may elect to forgo providing any services necessary in order to meet the organization's required minimum obligations as identified in the annual operating budget.

IV. PROPOSED IMPROVEMENTS

A. IMPROVEMENTS

The improvements (the "Improvements") to be provided pursuant to this Plan may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City or State agency shall be submitted to that City or State agency, and to the affected Community Board, prior to undertaking any Improvements:

1. Sidewalk amenities to enhance, beautify or identify the District including but not limited to:

- a. Additional street trees, plantings, planters and hanging baskets;
- b. Tree guards for tree pits;
- c. New trash and/or recycling receptacles;
- d. Historic street lights in compliance with Greenwich Village Historic District requirements;
- e. Permeable pavers on sidewalks to enhance water capture for trees; and
- f. Banners, medallions and/or plaques identifying the District.

2. Street and sidewalk amenities to improve pedestrian circulation and safety including but not limited to:

- a. Curb, grate and intersection repair;
- b. Key building or historic landmark identification;
- c. Legacy business identification;
- d. Signage for way-finding and street or transportation mode identification;
- e. Street furniture or fixtures; and
- f. Information boards and kiosks.

If necessary, the DMA will select and hire experienced, insured/bonded contractors to create, install and maintain any signs, banners or other streetscape furniture throughout the District, and obtain any required permits and licenses for all DMA programs.

B. IMPLEMENTATION SCHEDULE

It is anticipated that the Improvements, as identified by the DMA, may be implemented on an as-needed basis, under supervision of the DMA.

C. GENERAL PROVISIONS

1. All Improvements shall be in addition to, and not in substitution for, required and customary municipal improvements provided by the City of New York on a citywide basis.

2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support implementation and construction of the Improvements.

V. PROPOSED SOURCES OF FUNDING

A. SOURCES OF FUNDING: GENERAL

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) costs arising from indebtedness, as permitted pursuant to paragraph D herein below, and (iv) administrative costs necessary to support the programs contemplated under this Plan shall be the sources of funding described in paragraphs B through G (inclusive). Subject to requirements of the law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Plan.

B. SOURCES OF FUNDING: ASSESSMENTS

The DMA shall enter into a Contract (hereinafter defined) for the purpose of having the City of New York levy, collect and disburse to the DMA, assessments with respect to the Benefited Properties (hereinafter defined) in exchange for the rendering of Services and Improvements. Such assessments, as described herein below, shall be defined as “Assessments”.

1. GENERAL

To defray the cost of Services and Improvements in the District, as herein before defined, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District, shall yield an amount sufficient to meet the District's annual budget as determined by the DMA. Each individual assessment shall be calculated based upon a formula (set forth below) applicable to the class of property (hereinafter defined).

2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described below as Classes A, B, and C shall assessed as follows:

CLASS A PROPERTY – Commercial / Mixed-Use (including vacant land and/or parking lots/garages)

All tax lots in whole or in part devoted to commercial uses, including commercial and mixed-use buildings, cooperatives with commercial square footage, commercial condominium units, vacant land and parking lots/garages shall constitute Class A property and shall be assessed at a rate anticipated to be not more than approximately \$0.42 per commercial square foot (or per square lot foot for vacant lots) plus \$17.99 per linear foot of lot frontage within the District for the first Contract Year.

Class A property shall be assessed in the following manner:

$$\text{Rate 1} = \frac{((\text{Budget}-\text{Total Class C Assessment}) \times .5)}{\text{TOTAL CLASS A COMMERCIAL SQUARE FEET (or square lot feet for vacant lots)}}$$

$$\text{Rate 2} = \frac{((\text{Budget} - \text{Total Class C Assessment}) \times .5)}{\text{TOTAL CLASS A LOT FRONTAGE WITHIN THE DISTRICT}}$$

Individual Assessment = (Rate 1 x Individual Property commercial square feet) + (Rate 2 x Individual Property lot frontage)

*Commercial condominiums within the same building shall apportion the shared FF equally among the commercial condos.

CLASS B PROPERTY – Government or Non-for-profit

Government and not-for-profit owned tax lots devoted entirely to public or not-for-profit use shall be exempt from district assessment. They may, however, choose to make voluntary annual contributions to the District's operating budget. Government or not-for-profit owned properties devoted in whole or in part to commercial or for-profit uses shall constitute Class A property and the portion devoted to commercial/for-profit uses shall be assessed in the same manner as those properties.

CLASS C PROPERTY – Residential

All tax lots devoted in whole to residential uses, including individual residential condominium units, shall be assessed at one hundred dollars (\$100) per year. (They may however, choose to make voluntary annual contributions to the District's operating budget.)

3. LIMITATIONS ON ASSESSMENT

The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments, may not exceed 20% of the total general City taxes levied in that year against the Benefited Properties.

C. SOURCES OF FUNDING: GRANTS AND DONATIONS

The DMA may accept grants and donations from private institutions, the City, State or Federal government, other public and private entities and individuals, elected officials, universities, corporations, partnerships, not-for-profit organizations and charitable foundations.

D. SOURCES OF FUNDING: BORROWING

1. Subject to subparagraphs 2 and 3 in this Subsection D of Section V, and with the approval of its Board of Directors, the DMA may borrow money from private lending institutions, the City, other public and private entities or individuals, firms, corporations or partnerships, and other not-for-profit organizations for the purposes of funding operations or financing the cost of Services or Improvements.
2. The use of monies received by the DMA from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to any Contract or otherwise) or by any other public entity, as the case may be.
3. Any loans, which the DMA may enter into as a borrower shall be subject to Section VI of this Plan.

E. SOURCES OF FUNDING: CHARGES FOR USER RIGHTS

Subject to the approval and control of the appropriate City Agency, the DMA may, in accordance with Section IX of this Plan, impose charges as consideration for the sub-granting or sublicensing of user rights (hereinafter defined) as such charges and user rights are described in Section IX of the Plan.

F. SOURCES OF FUNDING: OTHER

The DMA may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

G. ASSIGNMENT OF FUNDING

The DMA may assign revenues from the sources of funding described in Subsections A, B, C, D, E and F of this Section V for the purpose of securing loans which the DMA may enter in pursuant to Subsection D of this Section V, provided such assignments are subject to the requirements of Section V of this Plan.

VI. PROPOSED EXPENDITURES: ANNUAL BUDGETS

A. TOTAL ANNUAL EXPENDITURES AND MAXIMUM COST OF IMPROVEMENTS

The total amount proposed to be expended by the DMA for Improvements, if any, Services and Administrative/Operational for the First Contract Year is \$594,906 as more fully set forth in Subsection B of this Section VI. It is anticipated that this amount will be collected from the Assessments, as set forth in Section V, above.

The total, as proposed to be expended by the DMA for any subsequent Contract Year, shall not be greater than aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted under Section V of this Plan. During the existence of this BID, the maximum cost of the Improvements, if any, will not exceed \$60,000,000.

B. ANNUAL BUDGET

1. FIRST YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the First Contract Year shall be as follows:

Sanitation	\$231,000
Beautification	45,000
Security/Public Safety	83,606
Community Awareness/Engagement	32,000
Administration and Advocacy (inc. Economic Development)	159,666
Reserve	43,634
<hr/>	
Total	\$594,906

In the event additional sources of funding are made available during the First Contract Year, the DMA may revise the Budget with the appropriate review and approval of the Board of Directors and in accordance with the Contract.

2. SUBSEQUENT BUDGETS

The DMA shall establish for each Contract Year after the First Contract Year, a proposed budget of expenditures that must be approved by the Board of Directors. Such proposed budgets shall with respect to the Contract Years to which they respectively apply: (i) reasonably itemize the purposes for which monies are proposed to be expended by the DMA; (ii) specify the amount, if any, proposed to be expended by the DMA for debt service; and (iii) set forth the total amount proposed to be expended (the "Total Annual Budget Amount"). A proposed budget, whether for the First Contract Year or for a subsequent Contract Year, shall be referred to as a "Budget".

3. GENERAL PROVISIONS

a. The DMA shall make no expenditure other than in accordance with and pursuant to:

- i. a Budget for which a Total Annual Budget Amount has been approved by the City and the Directors of the DMA;
 - ii. any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or
 - iii. any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but unexpended in, a previous Contract Year.
- b. The Total Annual Budget Amount shall not exceed the maximum total and annual amount that the DMA may expend for the Contract Year in question, pursuant to subsection A of this Section VI.
- c. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the DMA's debt service obligations for the Contract Year in question.
- d. Subject to the DMA's need to satisfy its debt service obligations for the Contract Year in question, the DMA may revise the itemizations within any Budget accordingly.
- e. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the DMA may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.
- f. In the event the DMA needs to reallocate its non-debt service expenditures for the Contract Year in question, and provided further, that any debt service has been provided for, the DMA may revise the itemizations within any Budget to accomplish such goal with the appropriate review and approval of the Board of Directors and in accordance with the Contract.

VII. BENEFITED PROPERTIES

The providing of Services and Improvements shall benefit all properties within the District (hereinafter the "Benefited Properties"). The Benefited Properties are illustrated by the District Map (Exhibit A) and tax block and lots indicated in Exhibit C.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The DMA established for the West Village Business Improvement District shall be incorporated under Section 402 of the New York State Not-for-Profit Corporation Law. The DMA shall be organized for the purpose of executing the responsibilities of a DMA as set forth in the Law. Furthermore, the DMA shall carry out the activities prescribed in the Plan and shall promote and support the District.

The DMA shall be organized exclusively for charitable and education purposes as specified in Section 501 (c) of the Internal Revenue Code of 1986, as amended.

The DMA shall have four (4) classes of voting membership and one class of non-voting membership. The voting classes are composed of: (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District, and (iv) public representatives. The non-voting class shall include community board representatives, and may include others with an interest in the welfare of the District.

Each voting class shall elect members to the Board of Directors in the manner prescribed by the By-Laws of the Corporation. The Board of Directors shall include the representatives of owners of record of real property located within the District (which shall constitute a majority of the Board), representatives of both commercial and residential tenants (including proprietary leases) leasing space in the buildings within the District and one member appointed by each of the following public officials: the Mayor of the City; the Comptroller of the City; the Borough President of Manhattan; and the City Council member who represents the District. The Community Board Chairperson or designated representative shall serve in a non-voting capacity.

IX. USER RIGHTS

A. USER RIGHTS: GENERAL

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided, however, that the User Rights to be so undertaken or permitted by the DMA shall have been: (i) set forth in this Plan or authorized for licensing or granting by the City Council, and (ii)

licensed or granted to the DMA by the City pursuant to the Contract, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in this Plan, or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to:

1. consideration the DMA shall pay to the City for the grant and/or license in question;
2. whether and how the DMA may permit other persons to undertake the User Rights in question pursuant to a sub-grant or sub-license;
3. what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and
4. the general regulation of the User Rights by whomsoever undertaken.

B. USER RIGHTS: PROPOSED

Subject to the approval and control of the appropriate City agency and/or subject to any requirements set forth in any Contract, the DMA may undertake or permit User Rights, subject to the requirements of this District Plan and the Contract with the City of New York.

X. REGULATIONS

The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the DMA ("the Regulations") are set forth herein below.

1. The DMA shall obligate itself to provide the Services and Improvements in a Contract or Contracts into which both the DMA and the City shall enter (collectively, the "Contract") for a specified term (each year or the Contract term to be defined as a "Contract Year"). The City shall, pursuant to the terms, conditions and requirements of the Contract, levy, collect and disburse to the DMA the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.

2. The DMA shall comply with all terms, conditions and requirements (i) that are elsewhere set forth in this Plan; (ii) that are to be set forth in the Contract and in any other Contracts

into which both the DMA and the City may enter; and (iii) shall comply with all terms, conditions and requirements set forth by the appropriate City agency which is required to give its approval.

3. The DMA shall let any sub-contracts that it intends to enter into in connection with providing the Services and/or the Improvements.

XI. GLOSSARY OF TERMS

<u>TERMS</u>	<u>DEFINITION BY LOCATION</u>
Assessments	V (B)
Benefited Properties	VII
Budget	VI (B)
District	I
District Management Association	VIII
District Map	I
Improvements	IV (A)
Law	I
Plan	I
Services	III (A)
Total Annual Budget	VI (B)
User Rights	IX
Regulations	X

Exhibit A Block and Lot Maps of the Entire District



Exhibit B Mayor's Authorization Letter to Prepare a District Plan



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

August 27, 2021

Mr. Jonnel Doris
Commissioner
Department of Small Business Services
1 Liberty Plaza
New York, NY 10006

Dear Commissioner Doris:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of a district plan for the establishment of the West Village Business Improvement District (BID), located in the Borough of Manhattan. The proposed boundaries and sponsor organization for the proposed BID are as follows:

Proposed Boundaries: The West Village Business Improvement District generally includes properties in North, South, East, West configuration. The northern boundary is generally West 10th Street, extending to Perry Street on 7th Avenue. The southern boundary is generally Carmine Street and Avenue of the Americas. To the east the boundary is Greenwich Avenue and Sheridan Square. To the west the boundary is generally Bedford Avenue.

Sponsor Organization: West Village BID Formation Steering Committee

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law.

The authorization shall take effect immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill de Blasio".

Bill de Blasio
Mayor

cc: Hon. Corey Johnson, Speaker of the City Council
Hon. Daniel Dromm, Chair of the City Council Finance Committee
Hon. Gale Brewer, Manhattan Borough President
Hon. Members of the New York City Council
Vicki Been, Deputy Mayor for Housing and Economic Development
Jackie Mallon, First Deputy Commissioner, Department of Small Business Services
Michael Blaise Backer, Deputy Commissioner, Department of Small Business Services
Calvin Brown, Assistant Commissioner, Department of Small Business Services
Nicole Perry, Chief of Staff, Department of Small Business Services
Roxanne Earley, BID Program Director, Department of Small Business Services

Exhibit C Table of Benefited Properties with Tax Block and Lots and Property Class

Block	Lot	Class	Block	Lot	Class	Block	Lot	Class
583	29	B	586	62	B	587	25	B
583	37	B	586	63	B	587	26	B
583	38	B	586	64	B	587	28	B
583	39	B	586	65	B	587	29	B
584	29	B	586	66	B	587	30	B
584	30	B	586	77	B	587	35	B
584	31	B	586	1001	B	587	36	B
584	32	B	586	1002	B	587	37	B
584	33	B	586	1003	B	587	43	B
584	34	B	586	1004	B	587	44	B
584	35	B	586	1005	B	587	46	B
584	36	B	586	1006	B	587	49	B
584	37	B	586	1007	B	587	50	B
584	61	B	586	1008	B	587	51	B
585	23	B	586	1009	B	587	52	B
585	24	B	586	1101	B	587	53	B
585	25	B	586	1102	B	587	54	B
585	27	B	586	1103	B	587	55	B
585	28	B	586	1104	B	587	56	B
585	29	B	586	1105	B	587	61	B
585	41	B	586	1106	B	587	62	B
585	50	B	587	1	B	587	63	B
585	51	B	587	3	B	587	64	B
585	52	B	587	4	B	587	65	B
585	53	B	587	5	B	587	66	B
585	54	B	587	6	B	587	1001	B
585	55	B	587	7	B	587	1002	B
586	20	B	587	9	B	587	1003	B
586	43	B	587	10	B	587	1004	B
586	44	B	587	11	B	587	1005	B
586	45	B	587	12	B	587	1006	B
586	55	B	587	14	B	587	1007	B
586	56	B	587	15	B	587	1008	B
586	57	B	587	16	B	587	1009	B
586	59	B	587	20	B	587	1010	B
586	60	B	587	21	B	587	1011	B
586	61	B	587	24	B	587	1012	B

Block	Lot	Class	Block	Lot	Class	Block	Lot	Class
587	1013	B	588	18	B	588	74	B
587	1014	B	588	22	B	588	75	B
587	1015	B	588	23	B	588	76	B
587	1016	B	588	24	B	588	77	B
587	1017	B	588	25	B	588	78	B
587	1018	B	588	26	B	588	79	B
587	1019	B	588	28	B	588	81	B
587	1020	B	588	29	B	588	82	B
587	1021	B	588	30	B	588	1001	B
587	1022	B	588	32	B	588	1002	B
587	1023	B	588	33	B	588	1003	B
587	1024	B	588	34	B	588	1004	B
587	1025	B	588	35	B	588	1005	B
587	1026	B	588	36	B	588	1006	B
587	1027	B	588	37	B	588	1007	B
587	1028	B	588	38	B	588	1008	B
587	1029	B	588	39	B	588	1101	B
587	1030	B	588	40	B	588	1102	B
587	1101	B	588	41	B	588	1103	B
587	1102	B	588	42	B	588	1104	B
587	1103	B	588	43	B	588	1105	B
587	1104	B	588	45	B	588	1106	B
587	1105	B	588	47	B	588	1107	B
587	1106	B	588	48	B	588	1108	B
587	1107	B	588	50	B	588	1109	B
588	2	B	588	51	B	589	2	B
588	3	B	588	54	B	589	3	B
588	4	B	588	57	B	589	4	B
588	6	B	588	58	B	589	5	B
588	7	B	588	59	B	589	6	B
588	9	B	588	60	B	589	7	B
588	11	B	588	61	B	589	8	B
588	12	B	588	62	B	589	9	B
588	13	B	588	63	B	589	10	B
588	14	B	588	66	B	589	11	B
588	15	B	588	67	B	589	12	B
588	16	B	588	69	B	589	13	B
588	17	B	588	70	B	589	14	B
588	18	B	588	71	B	589	17	B

Block	Lot	Class	Block	Lot	Class	Block	Lot	Class
589	19	B	589	1018	B	590	18	B
589	28	B	589	1019	B	590	19	B
589	29	B	589	1020	B	590	20	B
589	30	B	589	1021	B	590	21	B
589	31	B	589	1022	B	590	22	B
589	33	B	589	1023	B	590	25	B
589	34	B	589	1024	B	590	26	B
589	35	B	589	1025	B	590	28	B
589	36	B	589	1026	B	590	29	B
589	37	B	589	1027	B	590	31	B
589	38	B	589	1028	B	590	32	B
589	39	B	589	1029	B	590	33	B
589	40	B	589	1030	B	590	34	B
589	41	B	589	1031	B	590	37	B
589	43	B	589	1032	B	590	38	B
589	44	B	589	1033	B	590	41	B
589	45	B	589	1034	B	590	42	B
589	46	B	589	1035	B	590	43	B
589	47	B	589	1036	B	590	45	B
589	48	B	589	1037	B	590	47	B
589	104	B	589	1038	B	590	48	B
589	144	B	589	1039	B	590	49	B
589	1001	B	589	1040	B	590	50	B
589	1002	B	589	1041	B	590	51	B
589	1003	B	589	1042	B	590	52	B
589	1004	B	589	1043	B	590	53	B
589	1005	B	589	1044	B	590	54	B
589	1006	B	590	1	B	590	55	B
589	1007	B	590	2	B	590	56	B
589	1008	B	590	5	B	590	59	B
589	1009	B	590	7	B	590	60	B
589	1010	B	590	8	B	590	61	B
589	1011	B	590	9	B	590	63	B
589	1012	B	590	10	B	590	64	B
589	1013	B	590	11	B	590	73	B
589	1014	B	590	13	B	590	75	B
589	1015	B	590	14	B	590	76	B
589	1016	B	590	15	B	590	77	B
589	1017	B	590	16	B	590	78	B

Block	Lot	Class	Block	Lot	Class	Block	Lot	Class
590	79	B	591	43	B	592	1011	B
590	81	B	591	45	B	592	1012	B
590	82	B	591	46	B	592	1013	B
590	83	B	591	47	B	592	1014	B
590	84	B	591	48	B	592	1015	B
590	85	B	591	49	B	592	1016	B
590	86	B	591	51	B	592	1017	B
590	87	B	591	52	B	592	1018	B
590	88	B	591	53	B	592	1019	B
590	137	B	591	54	B	592	1020	B
590	149	B	591	60	B	592	1021	B
590	1001	B	591	61	B	592	1022	B
590	1002	B	591	62	B	592	1023	B
590	1003	B	592	27	B	592	1024	B
590	1004	B	592	28	B	592	1025	B
590	1005	B	592	29	B	592	1026	B
590	1006	B	592	32	B	592	1027	B
590	1007	B	592	34	B	592	1028	B
590	1008	B	592	35	B	592	1029	B
590	1009	B	592	36	B	592	1030	B
590	1010	B	592	37	B	592	1031	B
590	1101	B	592	39	B	592	1032	B
590	1102	B	592	40	B	592	1033	B
591	2	B	592	42	B	592	1034	B
591	3	B	592	44	B	592	1035	B
591	4	B	592	45	B	592	1036	B
591	6	B	592	46	B	592	1037	B
591	9	B	592	48	B	592	1038	B
591	10	B	592	87	B	592	1039	B
591	15	B	592	1001	B	592	1040	B
591	17	B	592	1002	B	592	1041	B
591	19	B	592	1003	B	592	1042	B
591	20	B	592	1004	B	592	1043	B
591	22	B	592	1005	B	592	1044	B
591	26	B	592	1006	B	592	1045	B
591	33	B	592	1007	B	592	1046	B
591	34	B	592	1008	B	593	12	B
591	36	B	592	1009	B	593	36	B
591	40	B	592	1010	B	593	41	B

Block	Lot	Class
593	42	B
593	43	B
593	44	B
593	45	B
593	51	B
593	1001	B
593	1002	B
610	1	B
610	9	B
610	16	B
610	17	B
610	21	B
610	22	B
610	23	B
610	24	B
610	25	B
610	26	B
610	27	B
610	28	B
610	30	B
610	41	B
610	42	B
610	44	B
610	45	B
610	46	B
610	48	B
610	51	B
610	52	B
610	55	B
610	56	B
610	60	B
610	64	B
610	66	B
610	68	B
610	69	B
610	71	B
610	72	B
610	75	B
610	1001	B

Block	Lot	Class
610	1002	B
610	1003	B
610	1004	B
610	1005	B
610	1006	B
610	1007	B
610	1008	B
610	1009	B
610	1010	B
610	1011	B
610	1013	B
610	1014	B
610	1015	B
610	1016	B
610	1017	B
610	1018	B
610	1019	B
610	1020	B
610	1021	B
610	1022	B
610	1023	B
610	1024	B
610	1025	B
610	1026	B
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Block	Lot	Class
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Block	Lot	Class
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Block	Lot	Class
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611	1003	B
611	1004	B
611	1005	B

Block	Lot	Class
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611	1007	B
611	1008	B
611	1009	B
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611	1011	B
611	1012	B
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612	1102	B
612	1301	B
612	1302	B

Block	Lot	Class
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Block	Lot	Class
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Block	Lot	Class
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612	1418	B
612	1419	B

Block	Lot	Class
612	1420	B
612	1421	B
612	1422	B
612	1423	B
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612	1425	B
619	1	B
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619	38	B
619	39	B
619	41	B
619	42	B
619	44	B
619	45	B
619	46	B
619	50	B
619	51	B
619	52	B
619	53	B

Block	Lot	Class
619	54	B
619	55	B
619	56	B
619	61	B
619	62	B
619	63	B
619	64	B
619	65	B
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619	68	B
619	69	B
619	70	B
619	74	B
619	77	B
619	78	B
619	80	B
619	81	B
619	82	B
619	83	B
619	84	B

Block	Lot	Class
619	1001	B
619	1002	B
619	1003	B
619	1004	B
619	1005	B
619	1006	B
619	1007	B
619	1101	B
619	1102	B
619	1103	B
620	19	B
620	41	B
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620	46	B
620	47	B
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620	49	B
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Exhibit D Land Use Map

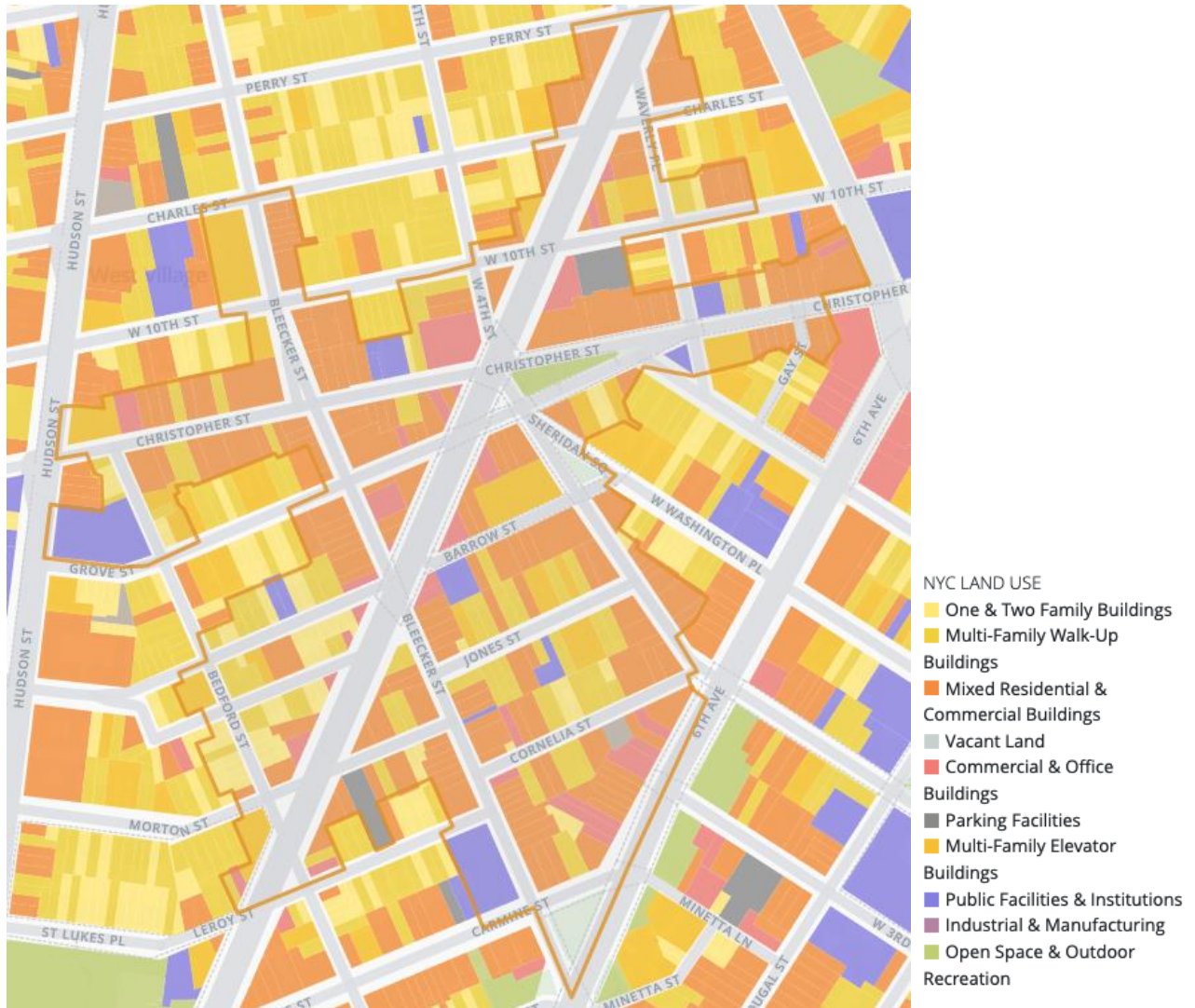


Exhibit E Zoning Map

