

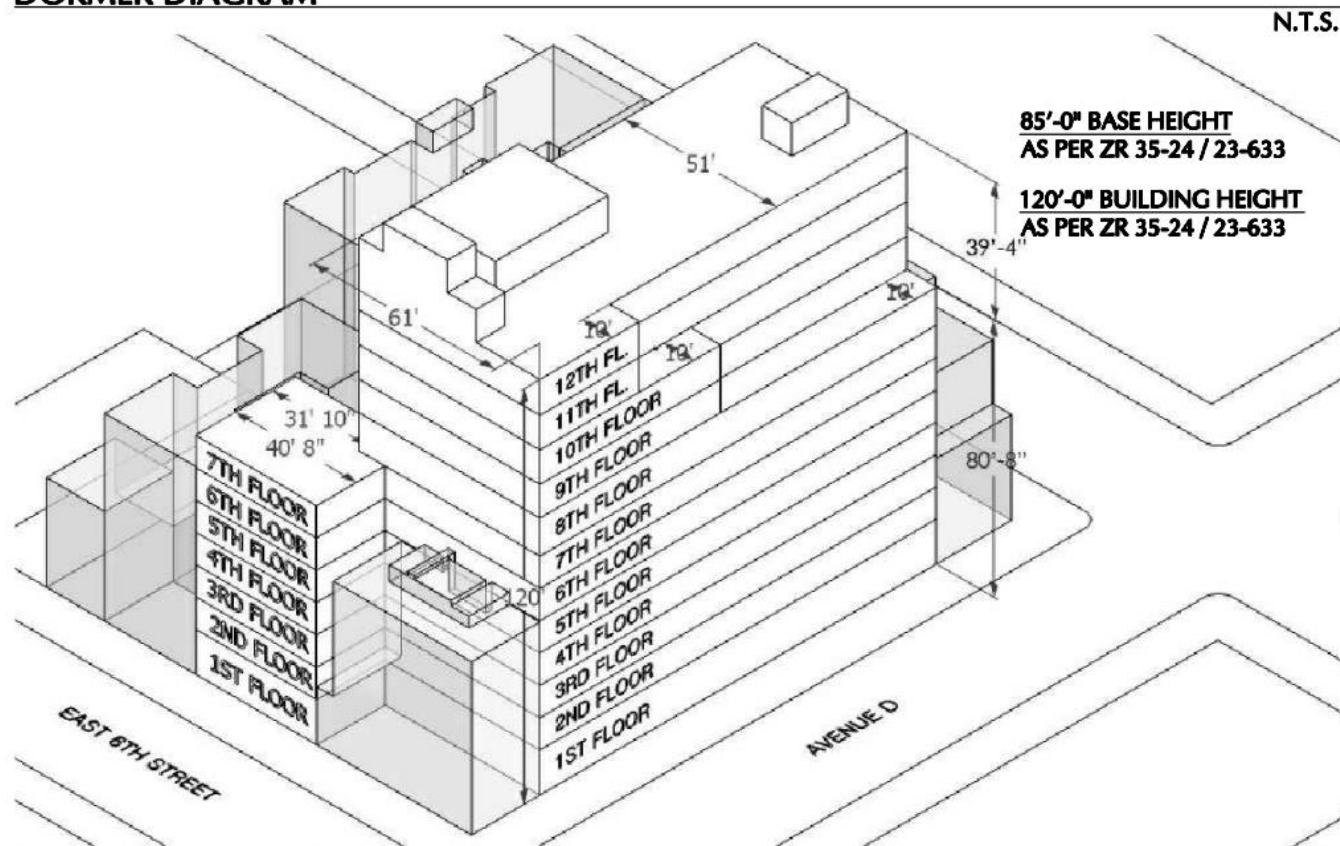
# Developments in Contextual Inclusionary Zones

## 79-89 Avenue D (under construction) – includes affordable housing

Illustrates that developments can be built with full FAR and 20% affordable within existing contextual height limits *even on interior lots*

with the ground floor heights DCP is calling for and with room left on the table to go higher.

### DORMER DIAGRAM



### AXONOMETRIC - DIAGRAM

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- R8-A inclusionary, interior lot
- 7.2 FAR (max. allowable)
- Includes 20% affordable housing
- Max. allowable ht.: 120 ft.
- Actual ht.: 120 ft.
- Max. allowable base ht.: 85 ft.
- Actual base ht.: 80 ft.
- 13 ft high ground floor
- With five extra feet allowed in base by zoning:
  - Ground floor could go to 18 feet in height
  - or floors in base could have been nearly 1 ft taller each
- Under ZQA, building could have grown 25 feet taller without providing a single additional unit of affordable housing

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# Developments in Contextual Inclusionary Zones

## 'Jupiter 21,' 21 East 1<sup>st</sup> Street (2<sup>nd</sup> Avenue) – includes affordable housing

Illustrates that developments can include affordable housing in inclusionary zones within existing contextual height limits with the generous ground floor heights DCP is calling for



- R8-A inclusionary
- Market-rate development with affordable units in IZ program
- Max allowable bldg. ht: 120 feet
- Actual building ht: 120 feet
- Max. allowable base ht: 85 feet
- Actual base ht: 81 feet
- Under existing ht limits, could have increased ground floor or base upper floor heights, but chose not to
- **Under ZQA, building could have grown 25 feet taller without providing a single additional unit of affordable housing**



# Developments in Contextual Inclusionary Zones

## 101 Avenue D – includes affordable housing

Illustrates that developments can be built with full FAR and 20% affordable within existing contextual height limits

### *Even on interior lots*

Ground floor and floor-to-floor heights line up perfectly with adjacent existing traditional buildings – which DCP claims current contextual zoning rules prevent new developments from doing.



- R8-A inclusionary
- Interior lot
- Includes 20% affordable housing
- total building height 120 feet (max. allowable)
- base height only 65 feet, 85 allowed
- With 20 extra feet allowed in base by zoning:
  - Ground floor could more than double in height
  - or floors in base could each have been 3.3 feet taller
- **Under ZQA, building could have grown 25 feet taller without providing a single additional unit of affordable housing**

# Developments in Contextual Inclusionary Zones

## 'Nathaniel', 138 East 12<sup>th</sup> Street (3<sup>rd</sup> Avenue) – **does not include affordable housing**

Illustrates that developments that don't include affordable housing are **not** prevented from doing so by contextual height limits

Also illustrates that existing height limits do not prevent adequate ground floor heights for successful retail

(West Side Market in ground floor)

or force developers to reduce desired floor-to-floor heights



- R8-A inclusionary
- Full allowable FAR for market-rate
- Max allowable bldg. ht: 120 feet
- Actual building ht: 91 feet
- Ground floor ht: 13'8"
- Upper floor hts: 9.5-11 ft
- **Under existing ht limits building could have:**
  - Included affordable housing
  - Increased ground floor ht to 15 feet or more
  - and/or increased all floor to floor heights to 12 feet or more
- **Under ZQA, bldg. could have been 34 feet taller without providing a single unit of affordable housing**



# Developments in Contextual Inclusionary Zones

## 152-154 Second Avenue (10<sup>th</sup>/11<sup>th</sup> Streets) – **does not include affordable housing**

Illustrates that under existing height limits, new developments within contextual zones have room to include affordable housing (even on interior lots), but they chose not to for other reasons

Illustrates that many developments are choosing ground-floor hts. of less than 13.5 ft. ,and floor-to-floor heights of less than 11.5 ft., and are not prevented from increasing floor heights by current height limits



- R7-A inclusionary
- Interior lot
- Max. allowable bldg. ht.: 80 feet
- Actual bldg. ht.: 60 feet
- Ground floor height: 12.5 ft.
- Upper floor hts.: 9.5 ft.
- **Under existing ht .limits, bldg. could have:**
  - Increased total ht. by 20 ft.
  - Increased base ht. by 5 ft.
  - **Included affordable housing**
  - **Increased ground floor ht to 15 feet or more**
  - **and/or increased all floor to floor heights to 12 feet or more**
- **Under ZQA, building could have been 25 feet taller without providing a single unit of affordable housing**