

**Greenwich Village Society
for Historic Preservation**

**Proposal for
Contextual Rezoning
with Inclusionary Housing
for the University Place/
Broadway Corridors**

**Community Board #2, Manhattan
Land Use Committee Meeting**

January 14, 2015

Bowlmor Site, 110 University Place

**To be demolished and replaced with a 23-story, 52 unit, 308 ft. tall tower.
26 ft. high base covering most of the site, tower rising over approximately ¼ of site.**

Base will be lobby and some commercial and community facility uses.

Tower will be residential, developer says it will be masonry.

Does not require any special approvals or public review.



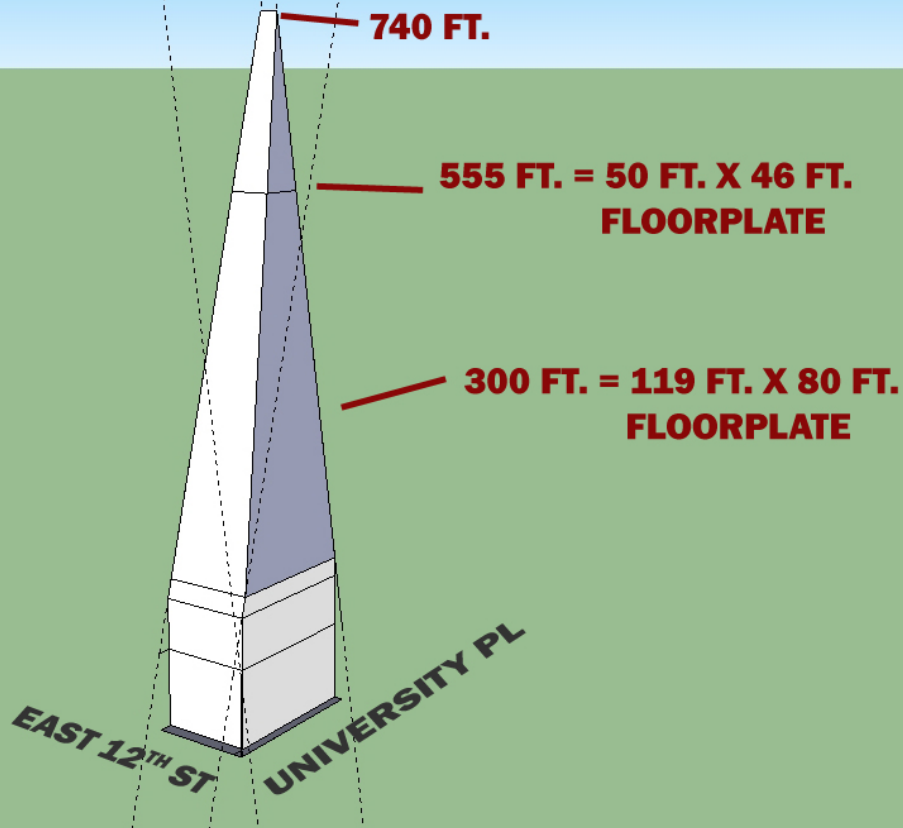




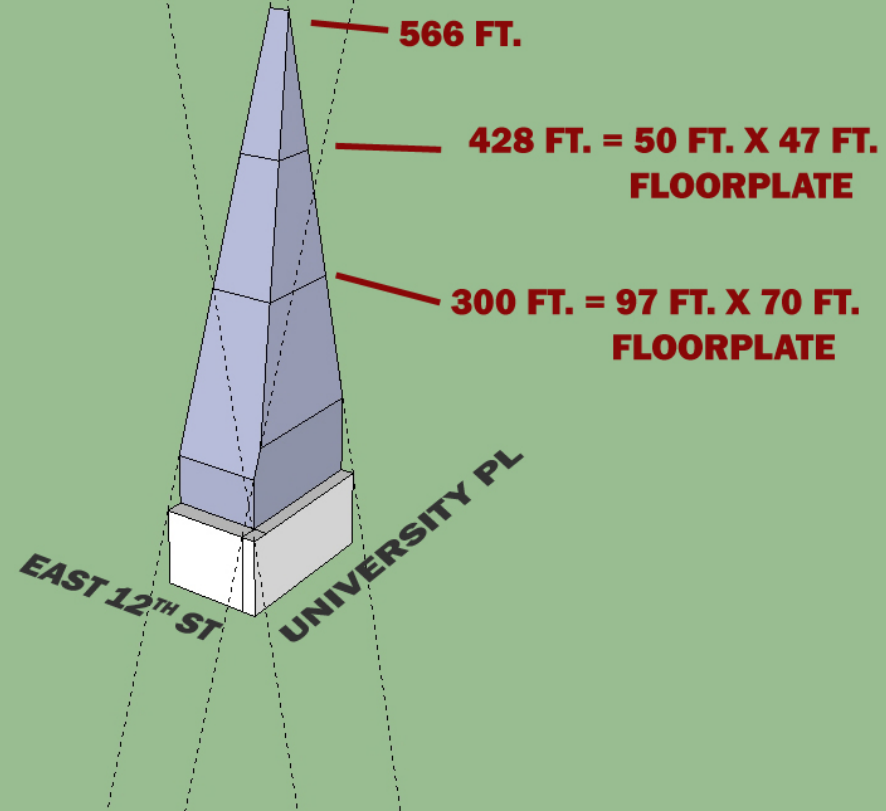




Allowable development in zoning districts around University Place and Broadway corridors




Could be residential, commercial (hotel), or community facility (dorm)

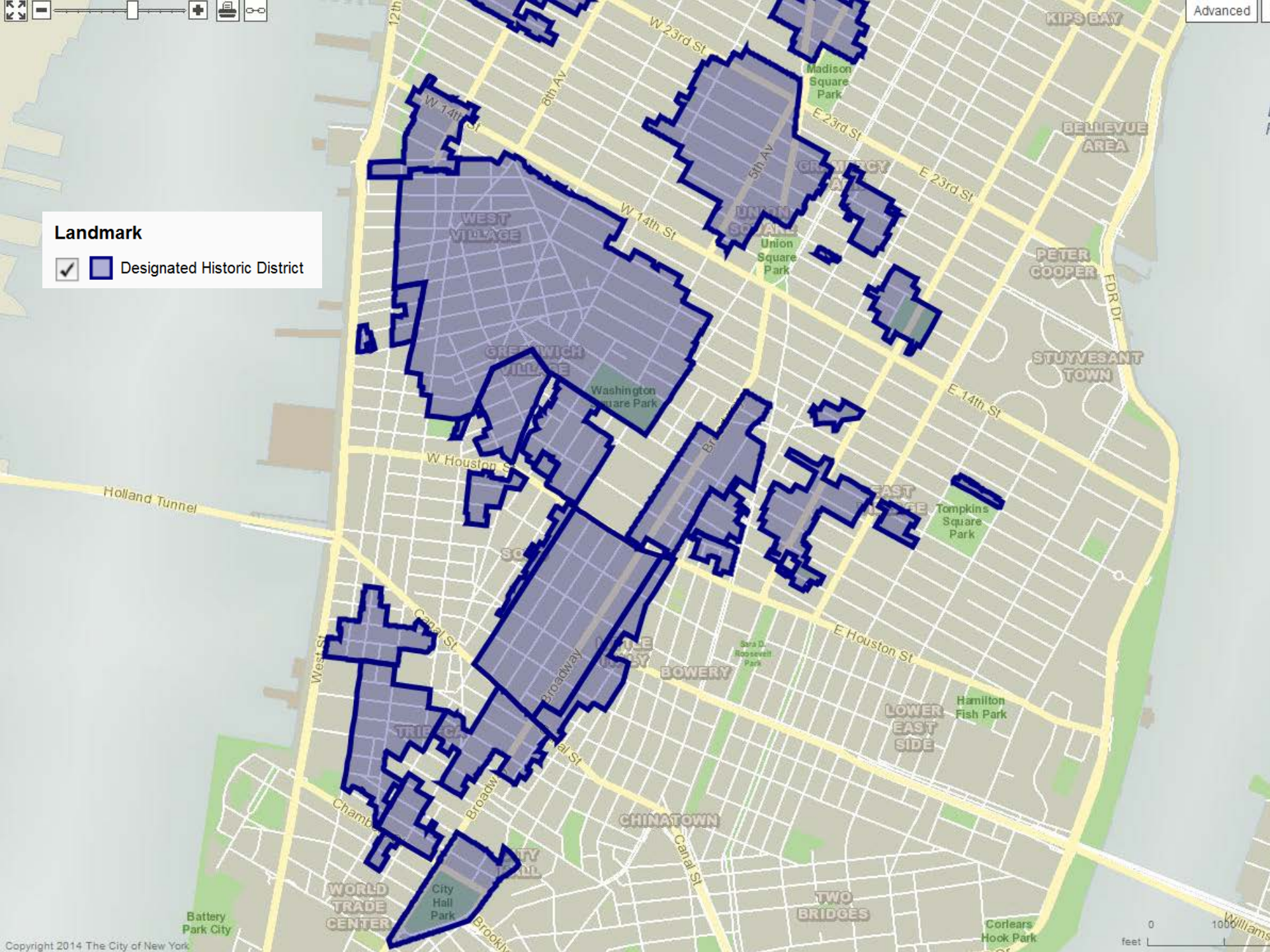


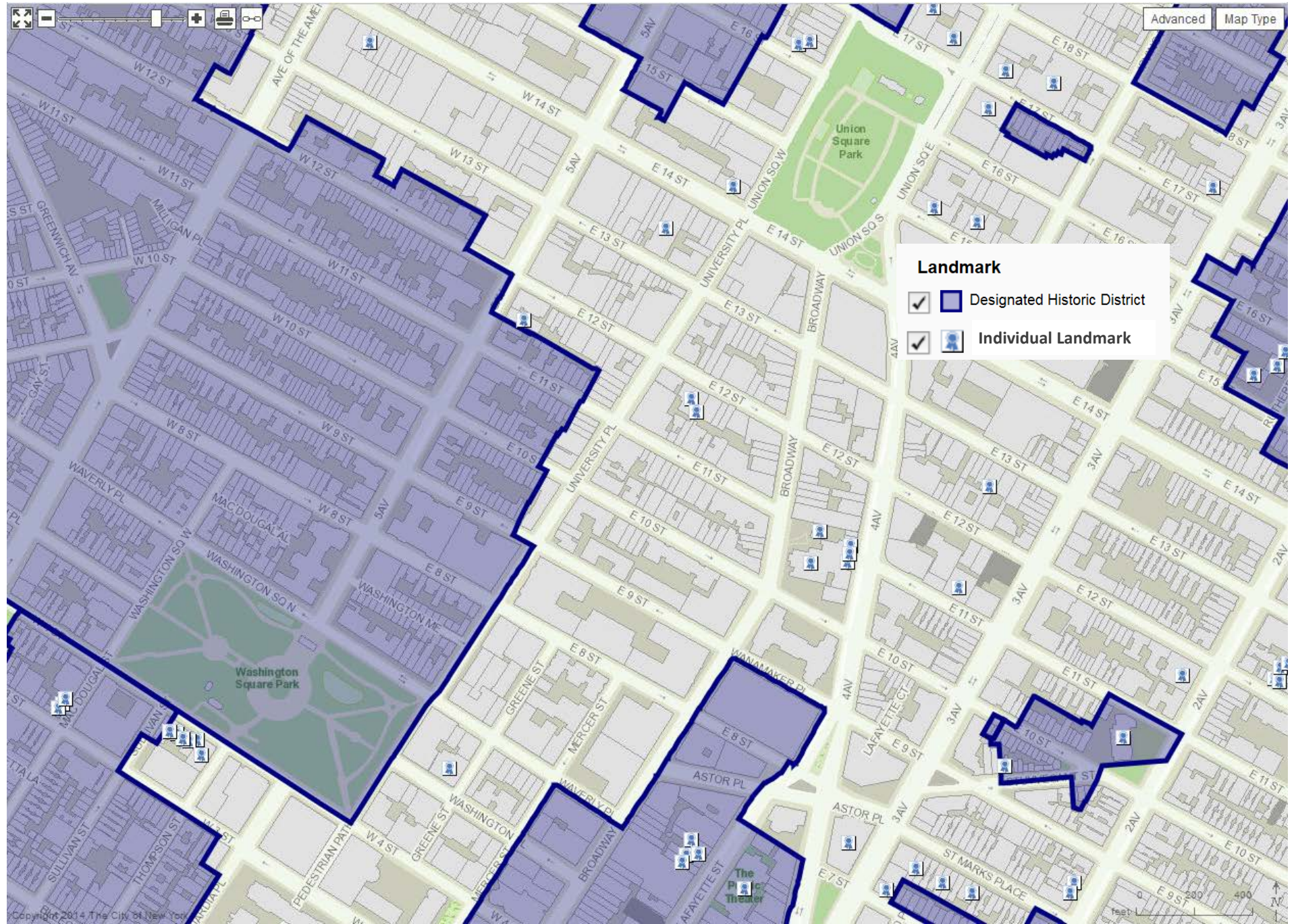
Why
is
this
possible?





Landmark

-  Designated Historic District





Landmark

-  Designated Historic District
-  Individual Landmark



University Place/Broadway Corridor

Zoning Districts:

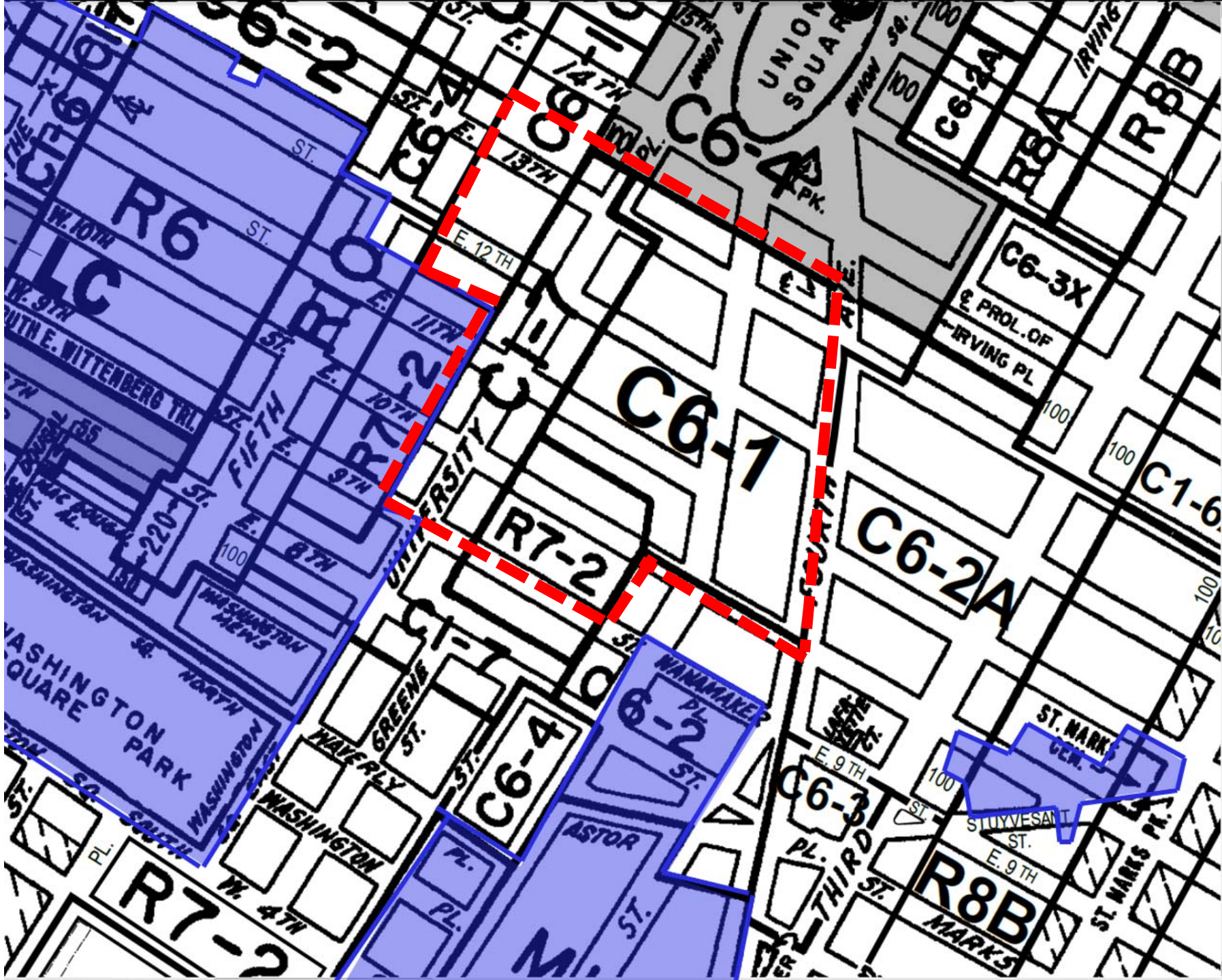
- Date to 1961
- Non-contextual/no height limits
- Encouraged tall towers surrounded by open space or low platforms
- Bonuses for “plazas”
- Some reflect historically commercial nature of part of area
- Incentives for “community facilities” (incl. dorms, other university facilities)

Zoning District	Residential FAR	Commercial FAR	Community Facility FAR	Streetwall Height	Height Limit After Setbacks
C1-7	up to 6.02	2.0	6.5	none	none
C6-1	up to 3.44	6.0 + up to 20% plaza bonus	6.5 + up to 20% plaza bonus	none	none
R7-2	up to 3.44	0	6.5	none	none

Potential Solution

- Contextual rezoning





	Zoning District	Residential FAR	Commercial FAR	Community Facility FAR	Streetwall Height	Height Limit After Setbacks
Existing Zoning	C1-7	up to 6.02	2.0	6.5	none	none
	C6-1	up to 3.44	6.0 + up to 20% plaza bonus	6.5 + up to 20% plaza bonus	none	none
	R7-2	up to 3.44	0	6.5	none	none
Proposed Zoning	C1-7A (with incl. housing)	6.02 (5.4 > 7.2)	2.0	6.5	60-85 ft.	120 ft.
	C4-4A (with incl. housing)	4.0 (3.45 > 4.6)	4.0	4.0	40-65 ft.	80 ft.
	R7-A (with incl. housing)	4.0 (3.45 > 4.6)	0	4.0	40-65 ft.	80 ft.

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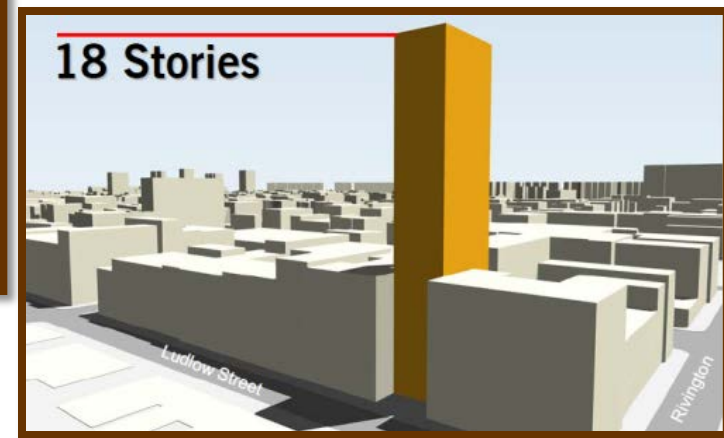
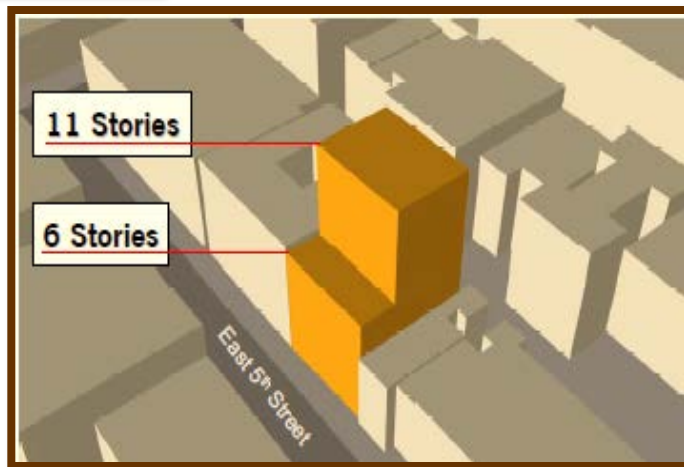
Zoning District	Residential FAR	Commercial FAR	Community Facility FAR	Streetwall Height	Height Limit After Setbacks
R7-2	up to 3.44	0	6.5	none	none
R7-A (with incl. housing)	4.0 (3.45 > 4.6)	0	4.0	40-65 ft.	80 ft.





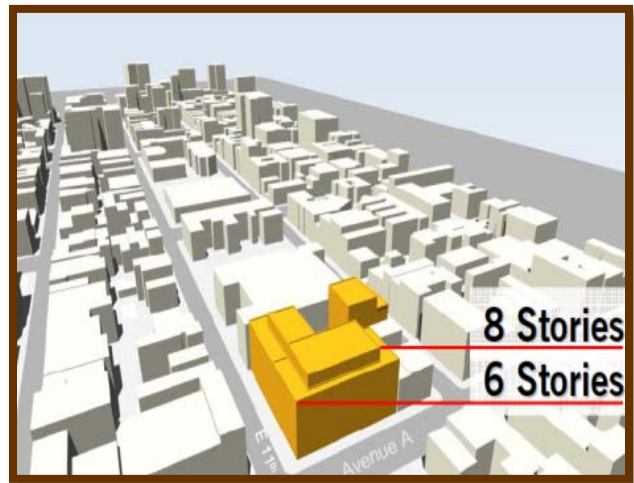
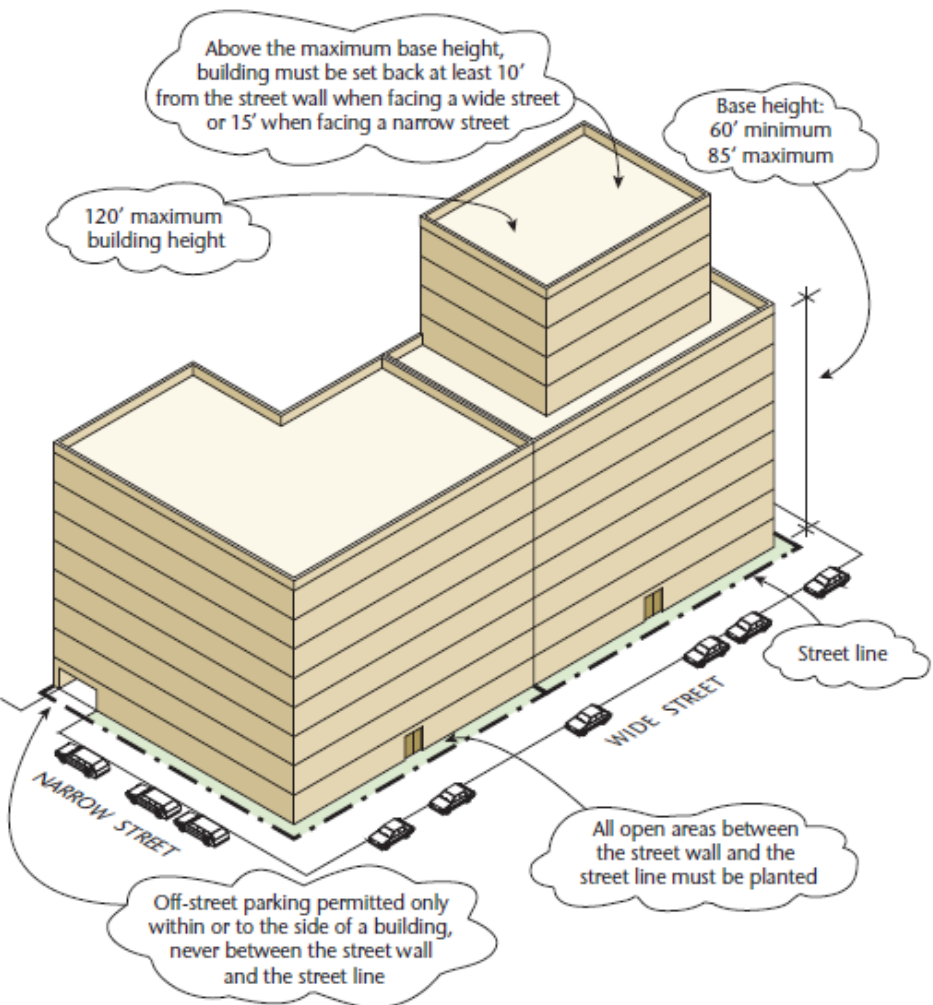






Types of Buildings Permitted in R7-2 and C6-1 Zoning Districts

Left to Right: Residential building with an FAR of 3.44 on a large lot, residential building with a community facility FAR of 6.5 on a tenement-scale lot, and a commercial building on a small lot in a C6-1 district with a community facility FAR of 6.5



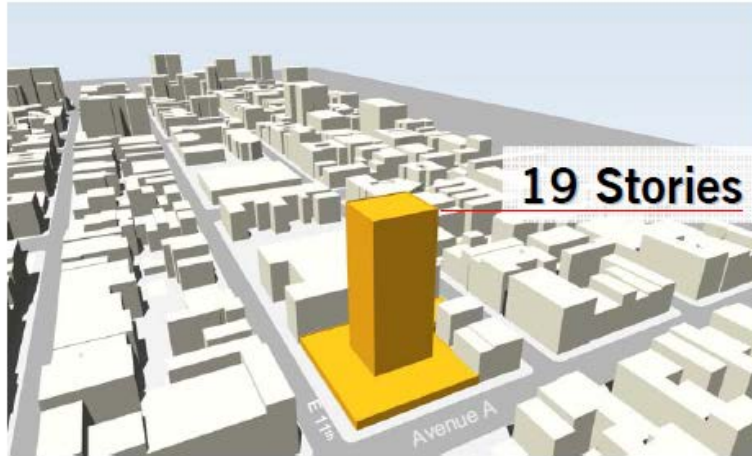
Types of Buildings Permitted in C1-7A (l.), and C4-4A and R7A (r.) Zoning Districts



32 Stories

Existing R7-2

Community Facility FAR: 6.5



19 Stories

Existing R7-2

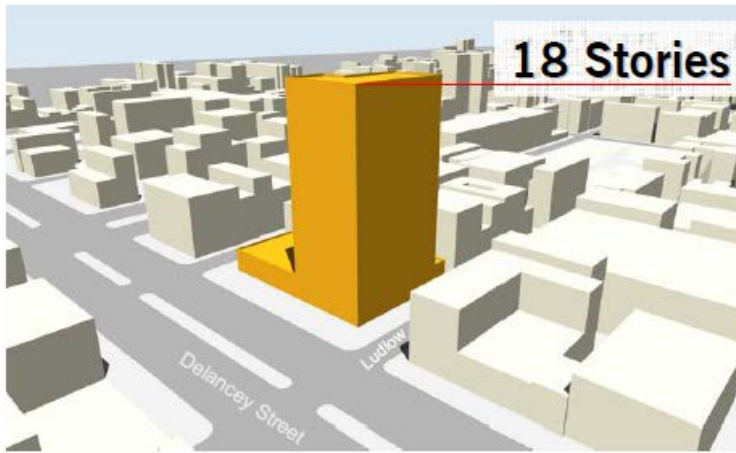
Residential FAR: 3.44



8 Stories
6 Stories

Proposed R7A

Residential FAR: 4.0
40'-65' Streetwall
80' Max Height



18 Stories

Existing C6-1

Comm. FAR: 6.0

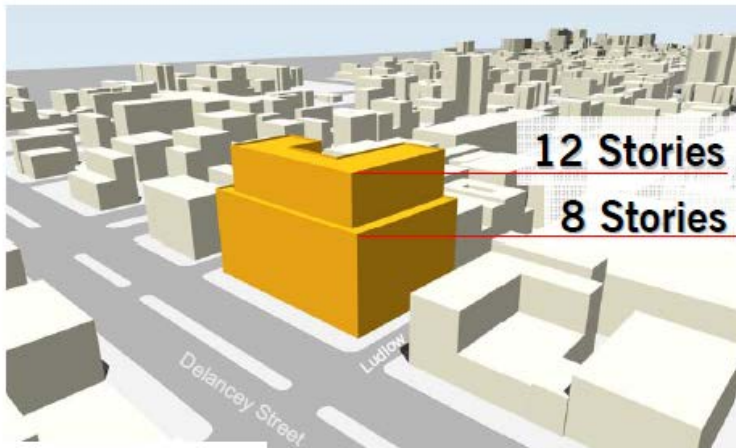


19 Stories

Existing C6-1

Res. FAR: 3.44

2 Stories Commercial Base



12 Stories

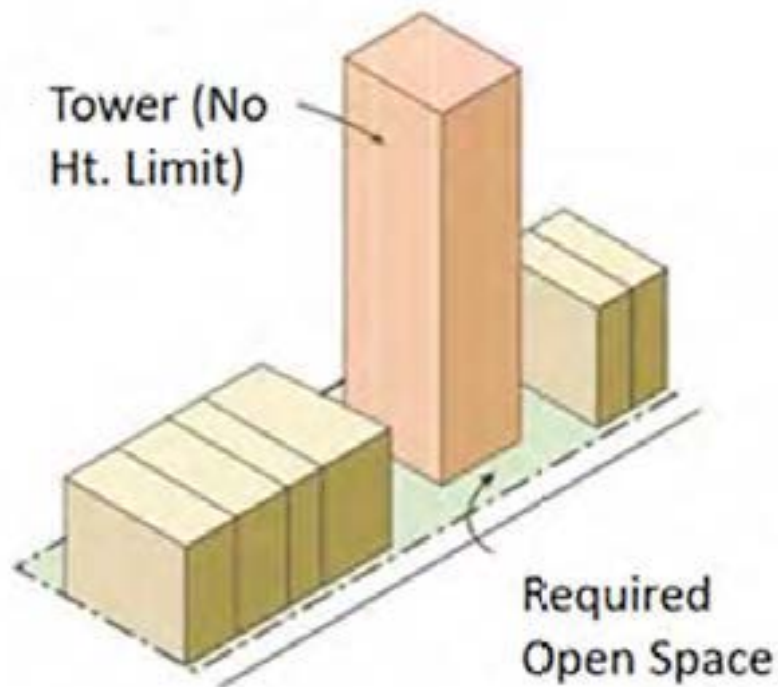
8 Stories

Proposed C1-7A

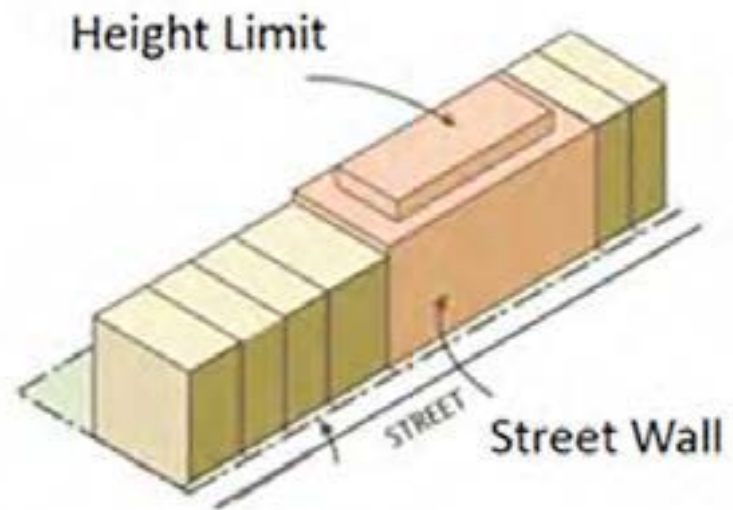
Res. FAR: 7.2
(Inclusionary Housing Max.)
60'-85' Base, 120' max. ht.

High Rise vs. Low Rise

Height Factor Zoning
(e.g. R7-2)



Contextual Zoning
(e.g. R7A; also "Quality Housing")





18 Stories

Existing C6-1

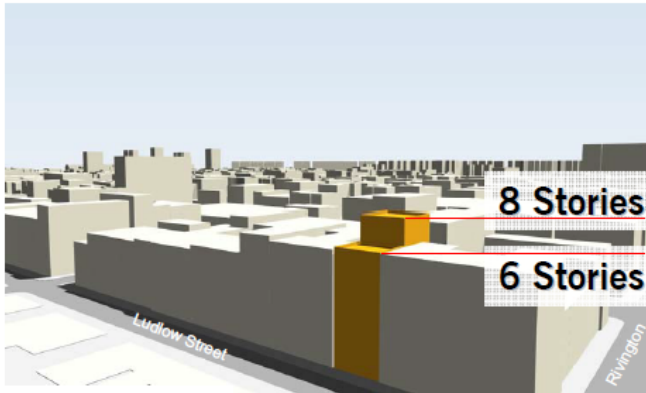
Comm. FAR: 6.0



9 Stories

Existing C6-1

Res. FAR: 3.44



8 Stories

6 Stories

Proposed C4-4A

Res. FAR: 4.0
40'-65' Base, 80' max. ht.



East Side Ludlow Street, near Rivington Street East Village / Lower East Side Rezoning

What a contextual rezoning would do:

- Put height limits and envelopes in place
- Eliminate or greatly reduce likelihood of large-scale 'commercial' and 'community facility' construction, such as hotels, dorms, and other university facilities

What a contextual rezoning would

NOT do:

- Require public hearings, review, or approval for new construction or exterior changes
- Affect design beyond the height and envelope
- Prohibit demolition of existing historic buildings
- Prohibit elimination or alteration of architecturally or historically significant features of existing buildings (*“stripping,” garish storefronts, etc.*)

What's needed for a rezoning?

- *Broad support from stakeholders*
- *Community Board support*
- *Local elected official support, especially the City Councilmember*
- **Department of City Planning agreement to take on the rezoning, and then approve it**
- *Borough President issues advisory opinion*
- **City Council must vote to approve**

OR

Private rezoning application:

- **Private entity files application, takes on the expense and burden of all filings**
- *Still needs broad support from stakeholders*
- *Community Board support*
- *Local elected official support, especially the City Councilmember*
- **City Planning Commission must still ultimately approve it**
- *Borough President issues advisory opinion*
- **City Council must vote to approve it**

Timing for a rezoning:

- Best case scenario:
over a year
- In all likelihood,
much longer

Next Steps:

- Community Board support
- Elected official support
- Share proposal with City Planning
- Seek meeting to discuss, ask City Planning to take on application
- Negotiate/formulate rezoning proposal

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