



Greenwich
Village
Society for
Historic
Preservation

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How Can We Preserve and Protect University Place and Broadway?



The current lack of landmark and zoning protections along the University Place and Broadway corridors mean that Bowlmor Lanes (above left) is being torn down and will be replaced by a 23-story, 308 ft. tall tower. By comparison, NYU's 'mega-dorm' on 12th Street between 3rd & 4th Avenues (above right) is only 250 ft. tall. Zoning for this area allows and encourages residential, hotel, and dorm construction of this height or greater. And the lack of landmark protections means historic buildings can be altered or destroyed at any time, with no public review or design approval for new construction or alterations – unlike in most of the rest of the Village.

Find out what can be done to change this:

Public Meeting
Thursday, December 4th at 6pm
Baha'i Center, 53 East 11th Street

Find out more at gvshp.org/univpl
Greenwich Village Society for Historic Preservation • 232 East 11th Street NY NY 10003
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AGENDA

- Discuss planned Bowlmor development
- Look at measures which could prevent *further future such developments*
- Answer questions about contextual rezoning and landmarking
- Gauge stakeholder interest in and support for such measures

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.

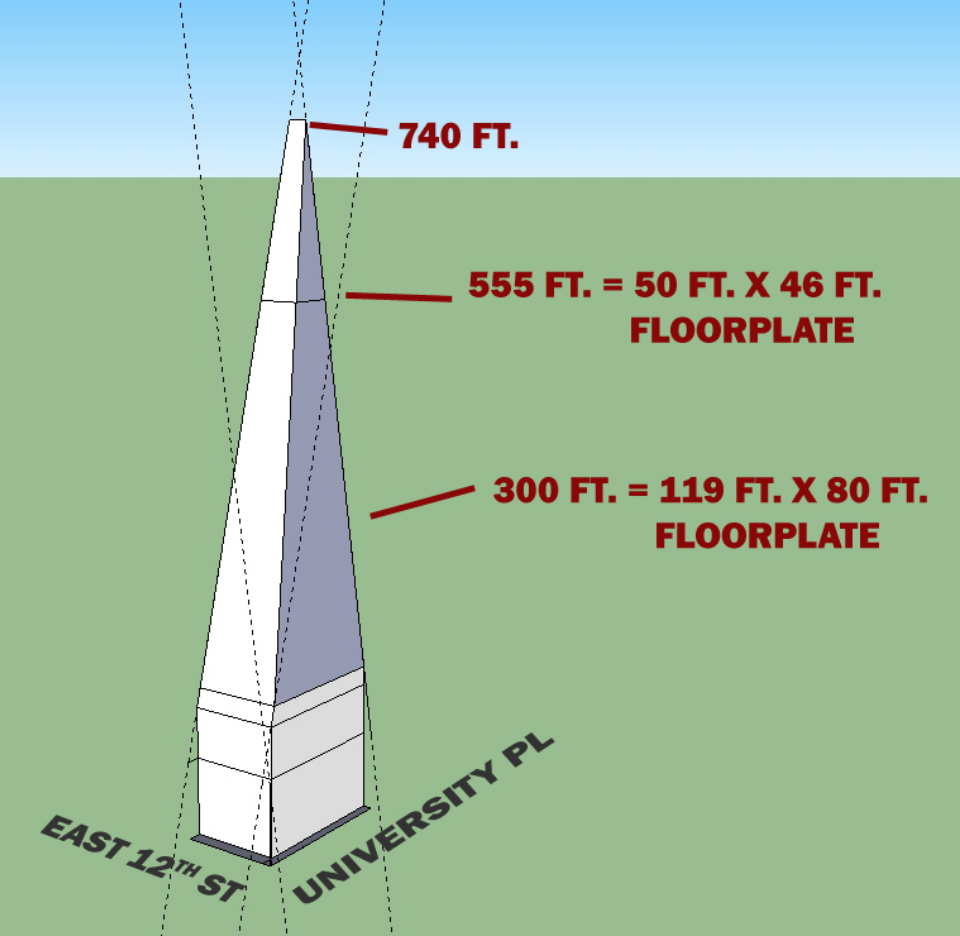




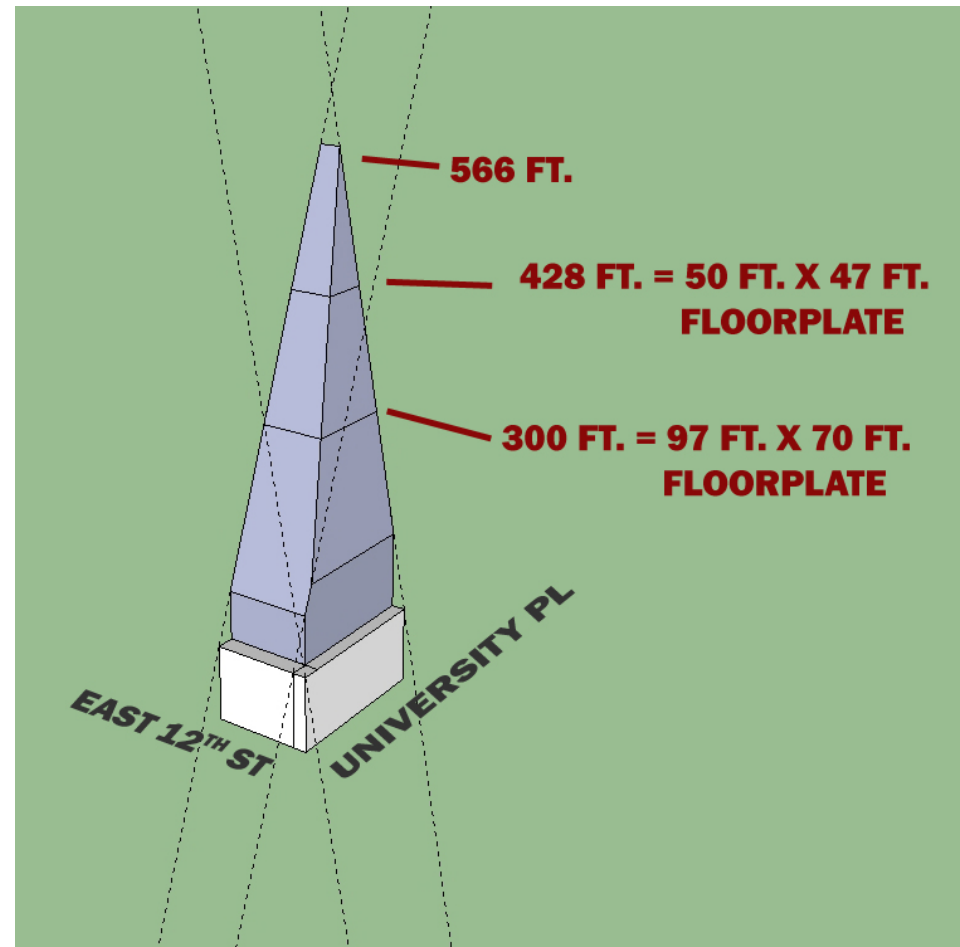






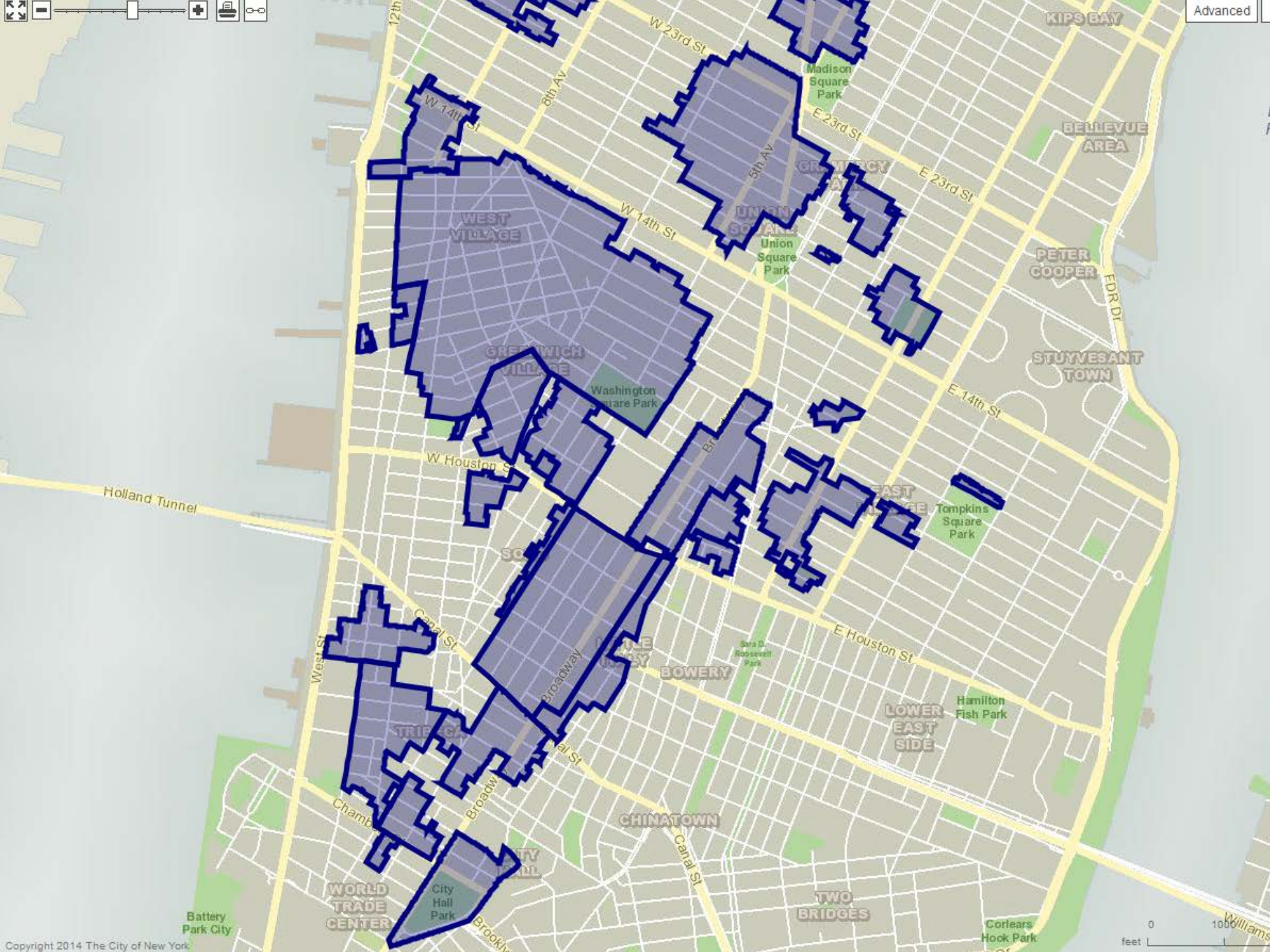


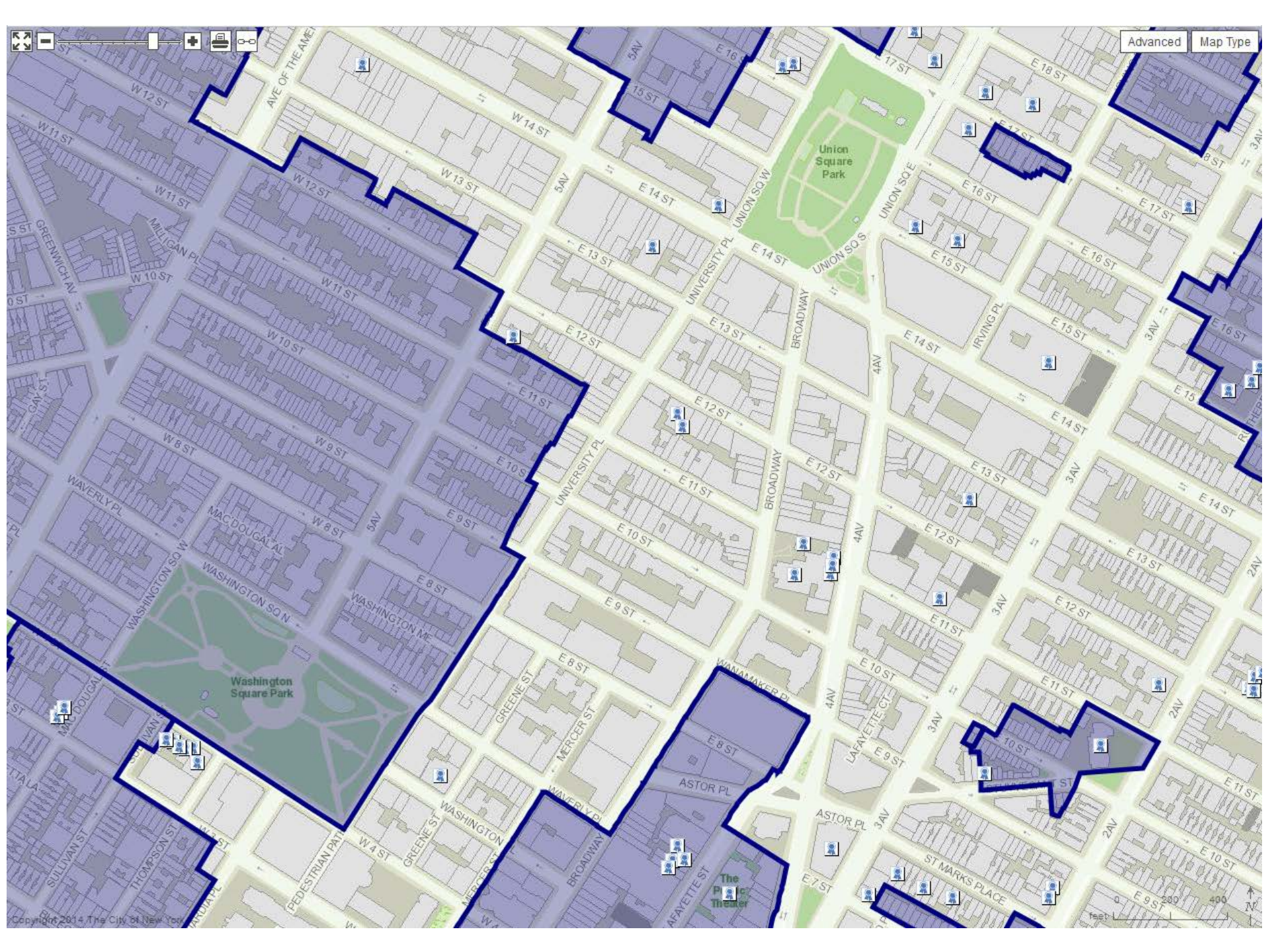
Allowable development in zoning districts around University Place and Broadway corridors



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

Why
is
this
possible?







LC

R7-2

C6-1

C6-2A

C6-4

C6-2

C6-3

R8B

MARKS

R8B

C6-3X

C1-6

ST. MARKS GEN.

STUYVESANT ST. E. 9TH

UNION SQUARE

THE CREDIT

WASHINGTON PARK SQUARE

WASHINGTON PARK SOUTH

UNIVERSITY ST.

FOURTH AVE.

IRVING ST.

GREENE ST.

NAVELY ST.

ASTOR ST.

THIRD ST.

ST. MARKS PR.

W. 10TH ST.

W. 9TH ST.

W. 8TH ST. W. 7TH ST. W. 6TH ST.

WASHINGTON TRAIL

WASHINGTON ST.

WANAMAKER PL.

E. 9TH ST.

STUYVESANT ST.

E. 9TH ST.

ST.

ST.

ST.

ST.

ST.

ST.

PL.

PL.

E. 12TH ST.

E. 11TH ST.

E. 10TH ST.

E. 9TH ST.

E. 8TH ST.

E. 7TH ST.

E. 6TH ST.

E. 5TH ST.

E. 4TH ST.

E. 13TH ST.

E. 14TH ST.

E. 15TH ST.

W. 100

W. 100

100

100

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100

100

100

University Place/Broadway Corridor

Zoning Districts:

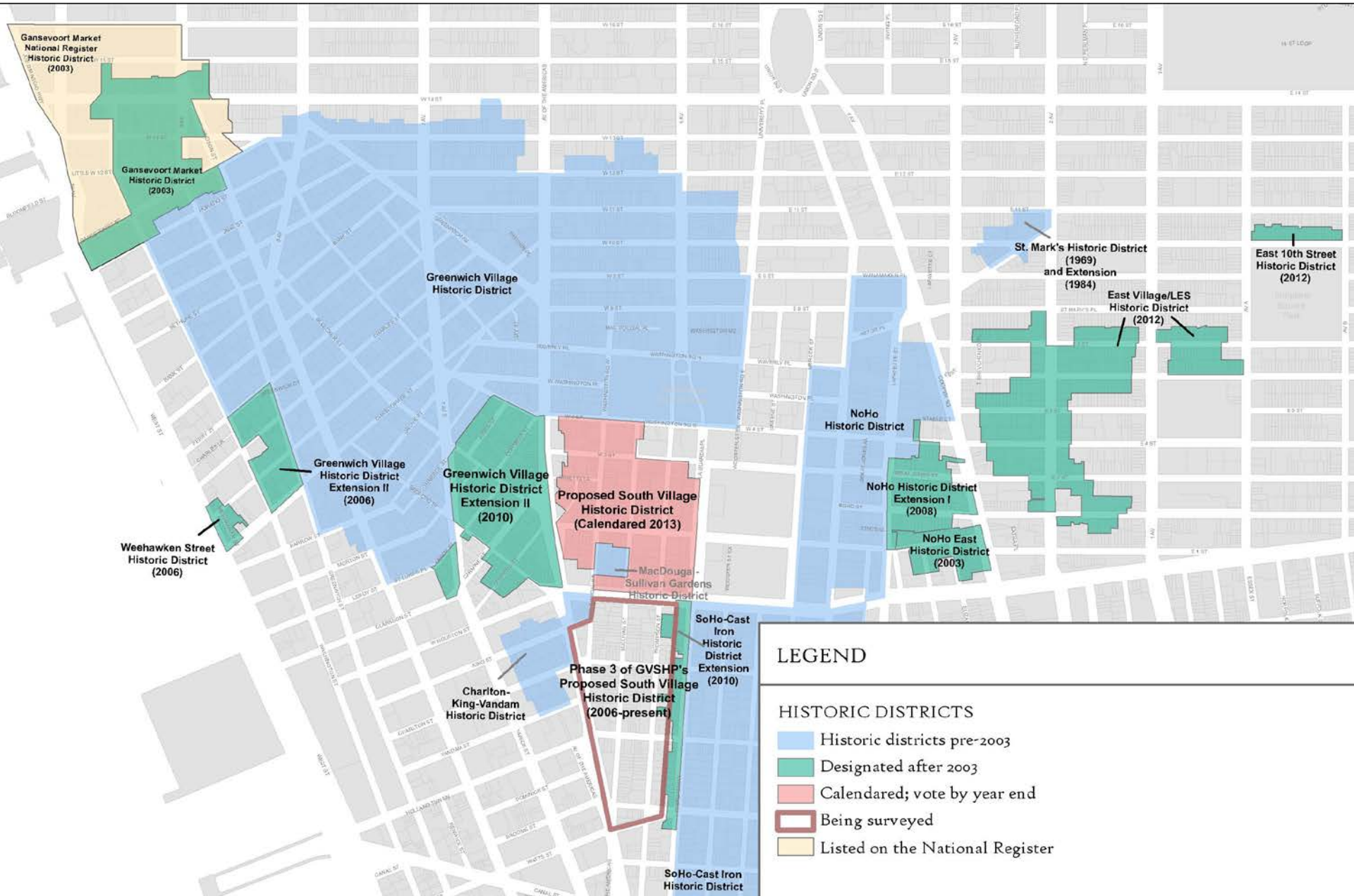
- Date to 1961
- Non-contextual/no height limits
- Encouraged tall towers surrounded by open space or low platforms
- Bonuses for “plazas”
- Some reflect historically commercial nature of part of area
- Incentives for “community facilities” (incl. dorms, other university facilities)

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
C6-2	up to 6.02	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 Solutions

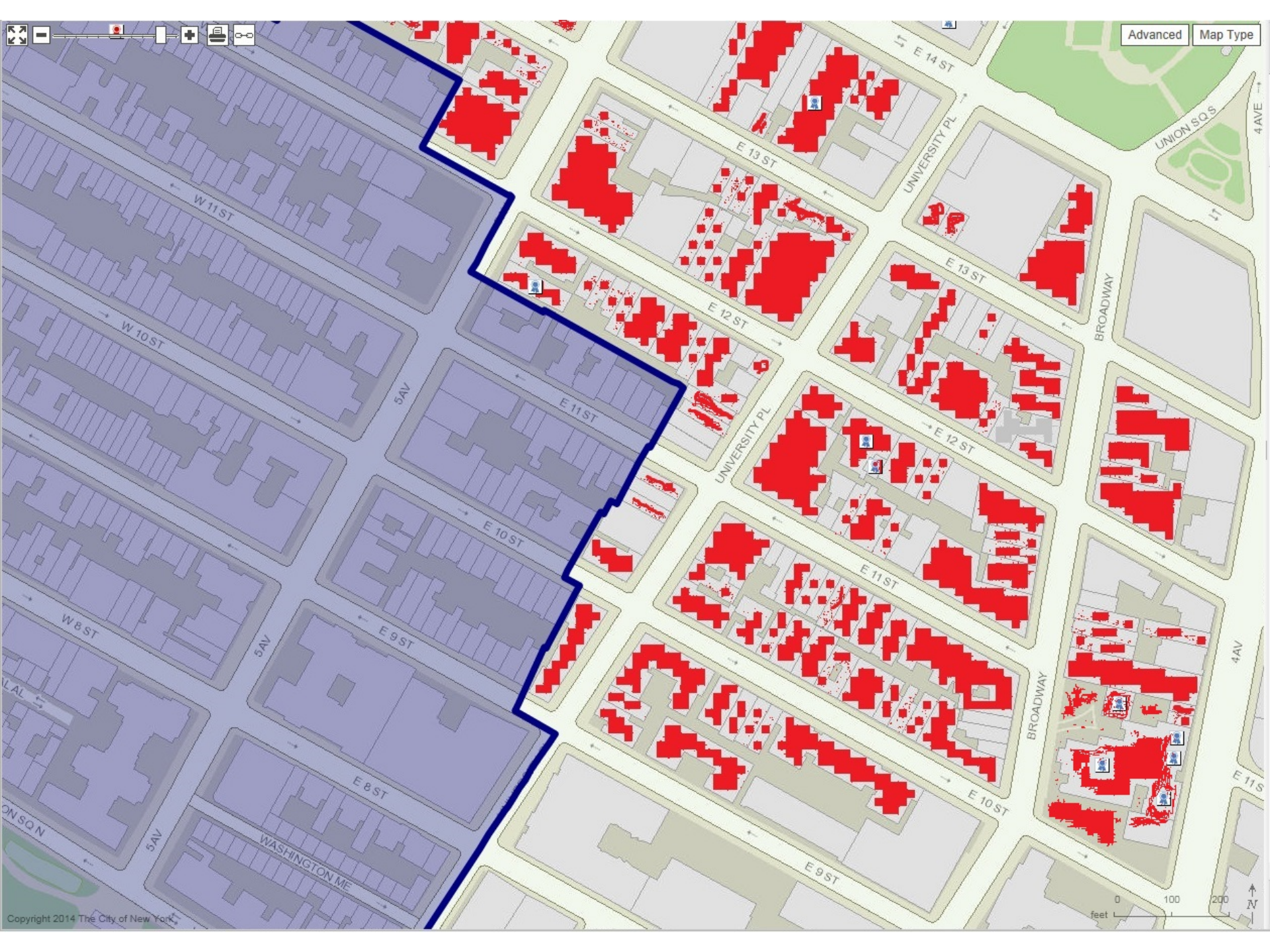
- Historic District and landmark designation
- Contextual rezoning



LEGEND

- HISTORIC DISTRICTS**
- Historic districts pre-2003
 - Designated after 2003
 - Calendared; vote by year end
 - Being surveyed
 - Listed on the National Register





GVSHP's

Recommendation:

- Seek a contextual rezoning ***AND*** expanded landmark/historic district designations

Why?

- Not guaranteed we'll get either, or all of either
- Each one protects some aspects of what we value about the area, but not everything
- Successful model in our preservation efforts in Far West, East, and South Village

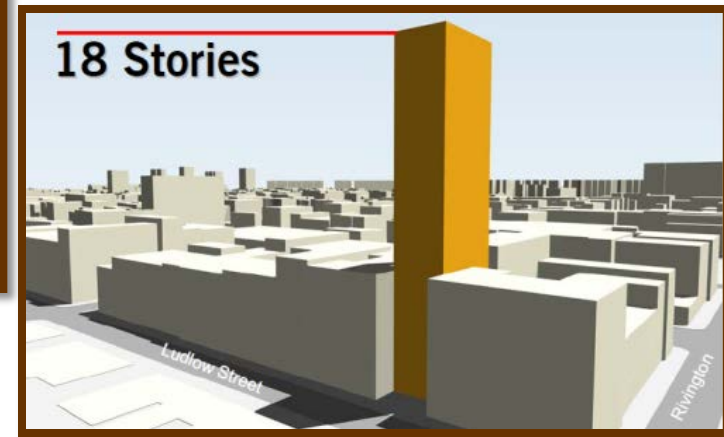
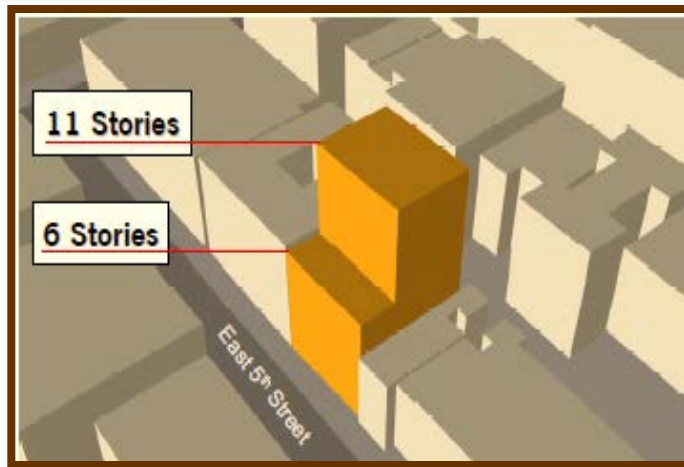
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R7-2	up to 3.44	0	6.5	none	none
C1-7A (with incl. housing)	6.02 (5.4 > 7.2)	2.0	6.5	60-85 ft.	120 ft.
C6-2A (with incl. housing)	6.02 (5.4 > 7.2)	6.0	6.5	60-85 ft.	120 ft.
R7-A (with incl. housing)	4.0 (3.45 > 4.6)	0	4.0	40-65 ft.	80 ft.





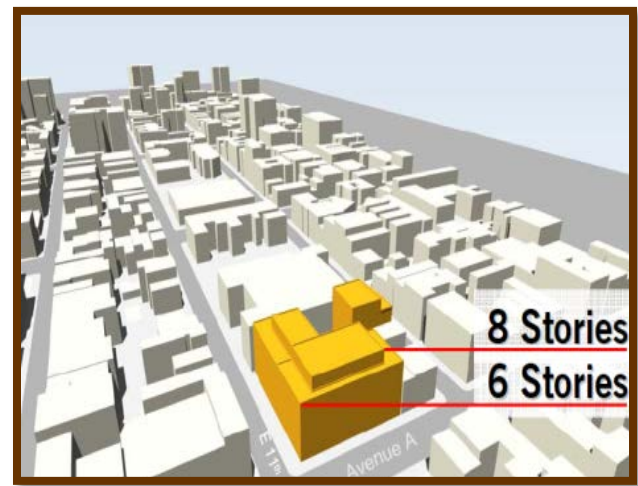
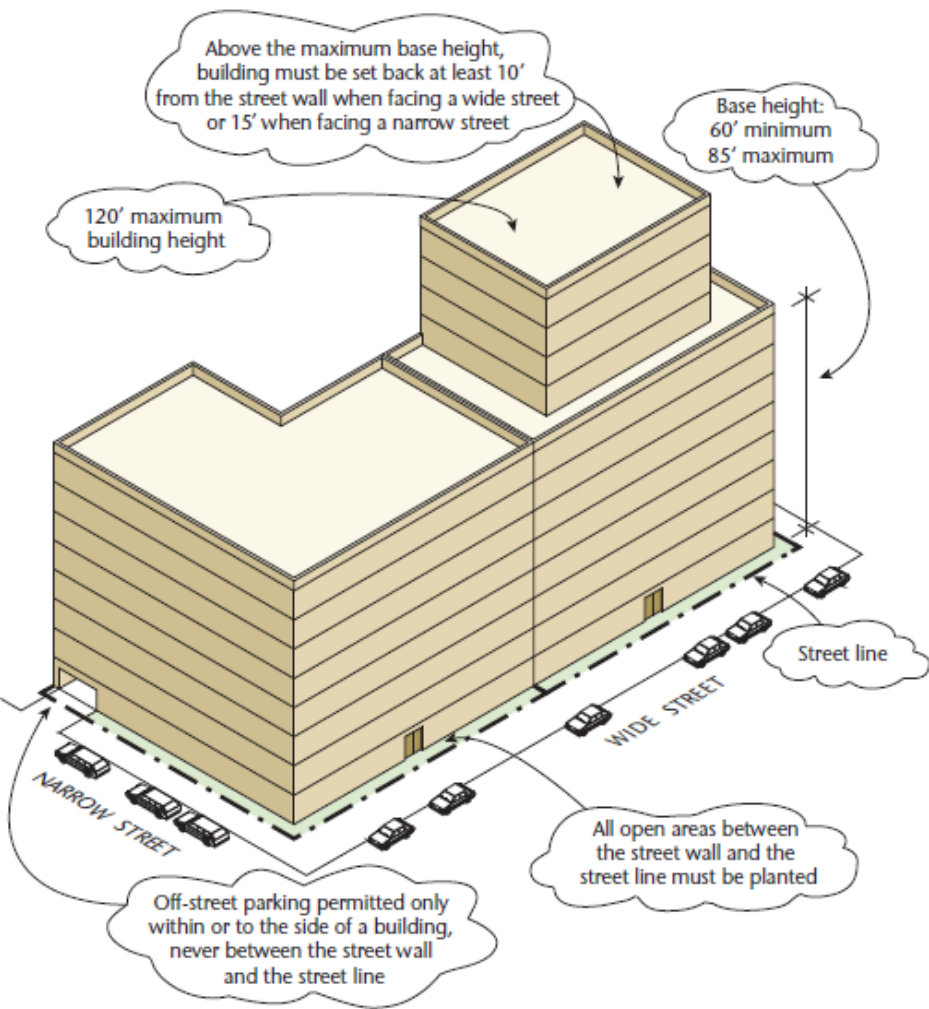






Types of Buildings Permitted in R7-2 and C6-1 Zoning Districts

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



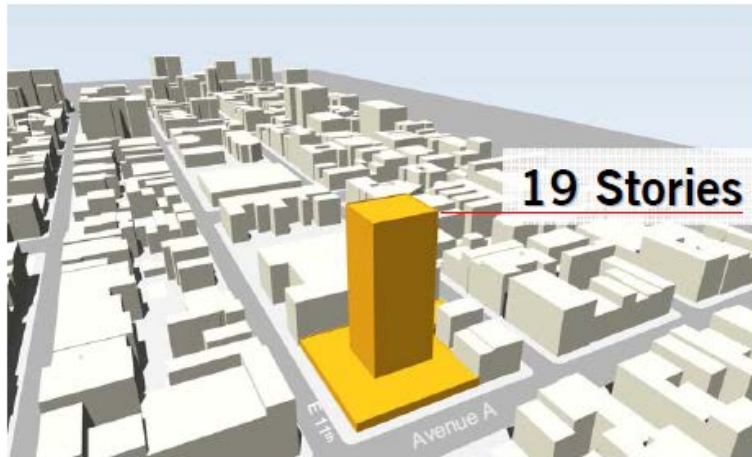
Types of Buildings Permitted in C1-7A , C6-2A (l.), and R7A (r.) Zoning Districts



32 Stories

Existing R7-2

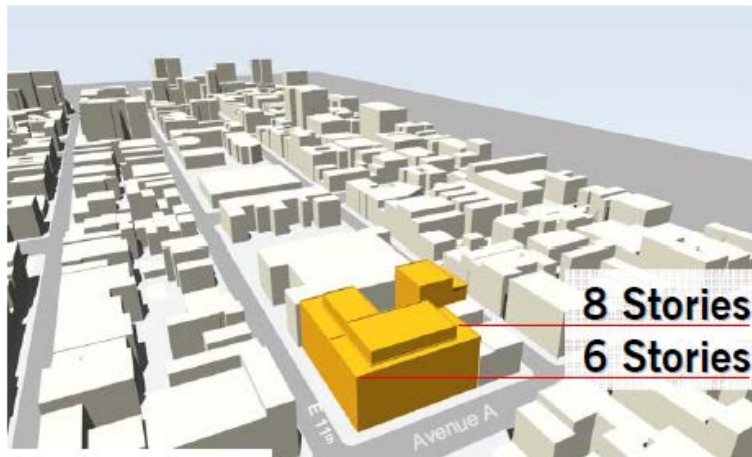
Community Facility FAR: 6.5



19 Stories

Existing R7-2

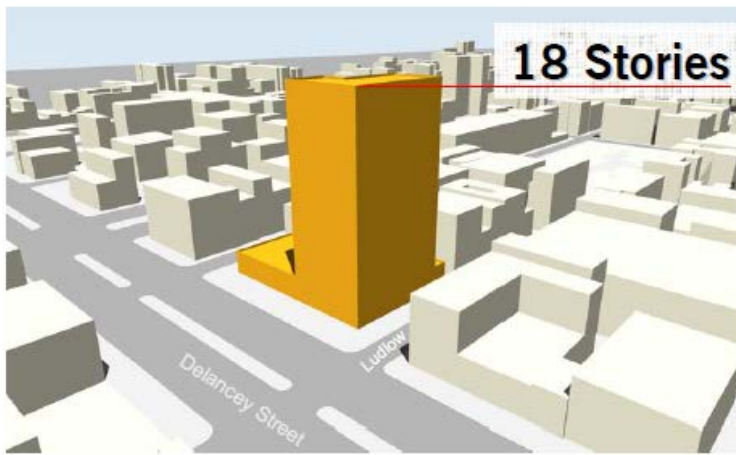
Residential FAR: 3.44



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

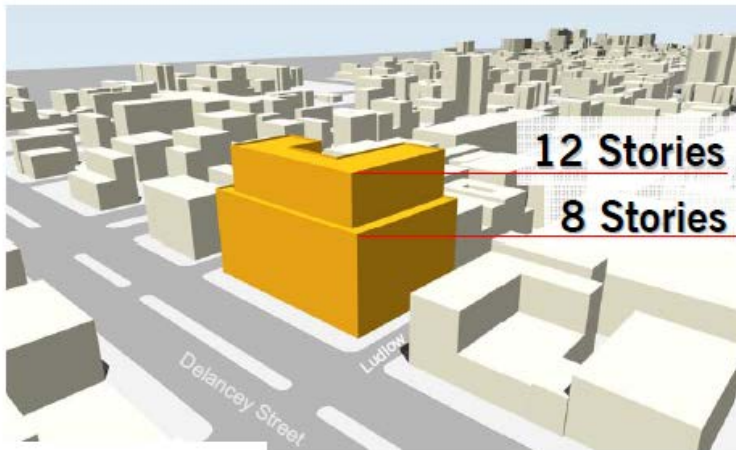


19 Stories

Existing C6-1

Res. FAR: 3.44

2 Stories Commercial Base



12 Stories

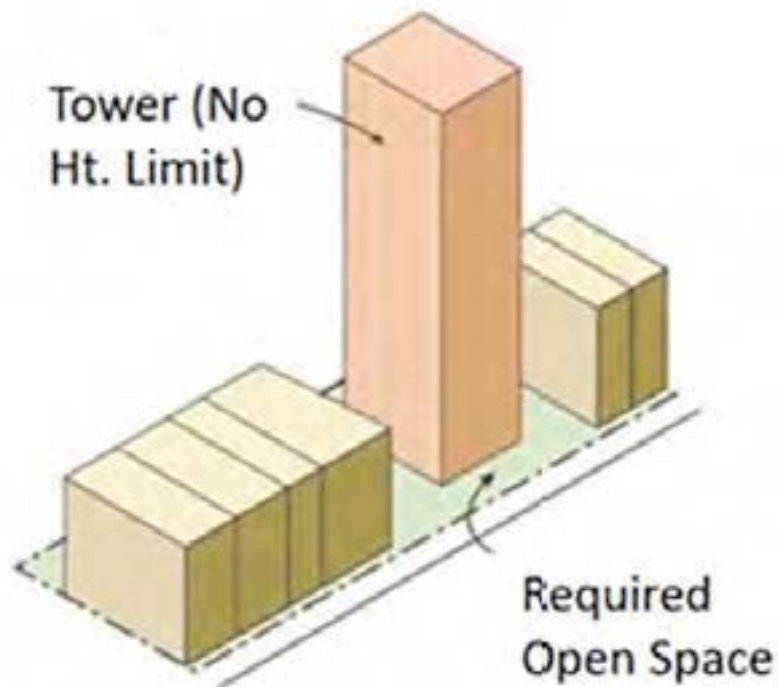
8 Stories

Proposed C6-2A*

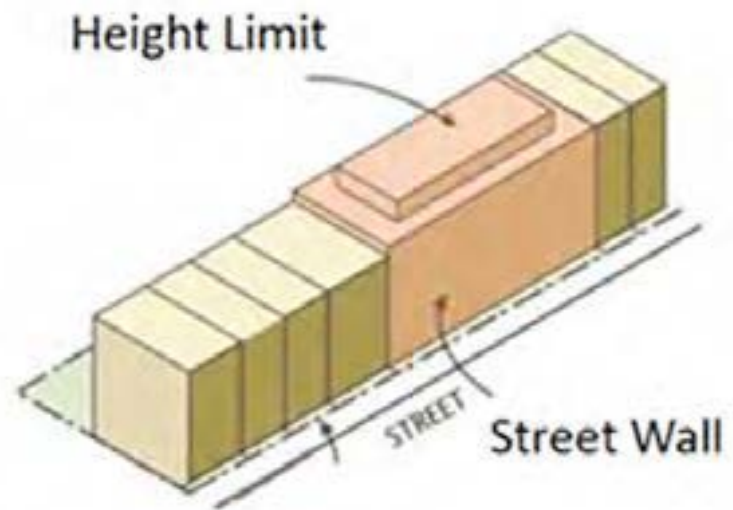
Res. FAR: 7.2
(Inclusionary Housing Max.)
60'-85' Base, 120' max. ht.

High Rise vs. Low Rise

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



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



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 landmarking or historic district designation would do:

- Require public hearings, review, or approval for any new construction, major exterior changes, or demolition
- Prevent demolition of existing historic buildings
- Prevent elimination or alteration of architecturally or historically significant features of existing buildings (*“stripping,” garish storefronts, etc.*)

What would landmarking or historic district designation would NOT do:

- Affect uses (i.e. hotel, dorm, residential, commercial)
- Put in place specific height limits for new construction or additions (all changes would be subject to the judgment of the LPC)

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**

What's needed for historic district designation?

- *A strong argument for designation reflected in the history and architecture of buildings, backed up by research*
- *Broad support from stakeholders*
- *Community Board support*
- *Local elected official support, especially the City Councilmember*
- **Landmarks Preservation Commission must approve**
- **City Council must not overturn**

Timing for a rezoning:

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

Timing for historic district designation:

- No time clock attached
- Realistically, a year or two at best, but likely much longer

**PLEASE BE SURE
TO FILL OUT AND
DROP OFF THE
FORMS BEFORE
YOU LEAVE**