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?
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)

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Potential Solution

• Contextual rezoning
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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
**Existing R7-2**

Community Facility FAR: 6.5

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**Existing R7-2**

Residential FAR: 3.44

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**Proposed R7A**

Residential FAR: 4.0

40’-65’ Streetwall
80’ Max Height
**Existing C6-1**

Comm. FAR: 6.0

**Existing C6-1**

Res. FAR: 3.44

2 Stories Commercial Base

**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)
- Tower (No Ht. Limit)
- Required Open Space

**Contextual Zoning**
(e.g. R7A; also “Quality Housing”)
- Height Limit
- Street Wall
- Street
Existing C6-1
Comm. FAR: 6.0

Existing C6-1
Res. FAR: 3.44

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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