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FOR HISTORIC PRESERVATION

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PRESS RELEASE

November 14, 2015

**ELECTED OFFICIALS, COMMUNITY BOARD, LOCAL LEADERS,
ACTOR/VILLAGER EDWARD NORTON
CALL UPON CITY TO MOVE AHEAD WITH REZONING OF
UNIVERSITY PLACE/BROADWAY CORRIDOR**
**Community-sponsored rezoning plan includes affordable housing
provisions and cap on building heights, responds to planned
300 ft. tall luxury condo tower on Bowlmor site**

(Photos of the press conference are available for use with credit to the Greenwich Village Society for Historic Preservation [here](#).)

Manhattan – The Greenwich Village Society for Historic Preservation (GVSHP) was joined today by City Councilmember Rosie Mendez, State Senator Brad Hoylman, Community Board #2 Chair Tobi Bergman, Actor and long-time Villager Edward Norton and dozens of local residents to call upon Mayor de Blasio to allow a proposed rezoning of the University Place and Broadway corridors to move ahead. Those gathered stood across from the former site of Bowlmor Lanes, where demolition has just begun to replace the building with a nearly 300 ft. tall luxury condo tower. GVSHP has proposed a rezoning plan (details [here](#)) for the area which would put in place height limits for new construction and utilize the city’s “inclusionary zoning” mechanism to promote affordable housing in new developments. This rezoning plan has been endorsed by [all local elected officials](#) and the [community board](#). However, in spite of the inclusion of the affordable housing provisions and the likely continued development of similar high-rise, out-of-scale, 100% luxury developments in the area, the Mayor has thus far refused to support the plan or allow it to move ahead (see [letter](#)). GVSHP has been asking the City to adopt the plan for nearly a year (see [letter](#)).

Under the rezoning plan, the development on the Bowlmor site and all future developments in the area would be no more than 10-12 stories (120 feet), with strong incentives for including 20% affordable housing (see attached image). GVSHP has identified more than a dozen potential development sites in the 12-block rezoning area (see [map](#)).

Had the city moved on this proposed rezoning in January when first approached, its provisions would have applied to the Bowlmor site. Rather than a nearly 300 ft. tall, 100% luxury condo tower, that development would have been matched the surrounding context by rising to no more than 120 feet, and likely would have included 20% affordable housing (see [images](#)). If the City now adopts the rezoning before that development is “vested,” or work has begun on its foundations, the new zoning rules and requirements would apply. Demolition work has just begun upon the building. Once the rezoning is adopted, all future developments in the area would have to abide by its provisions, including on any of the dozen potential development sites.

Said Andrew Berman, GVSHP Executive Director: “Under the zoning rules for this area Mayor de Blasio wants to keep, it’s virtually guaranteed new development will be nothing but high-rise luxury condos, hotels, or dorms. Under our rezoning proposal, which the City has refused to consider, new development would be residential, likely include affordable housing, and match the scale and character of the surrounding neighborhood. It’s confounding that the Mayor would want to maintain zoning rules that ensure this area sees nothing but more luxury high-rise development. The nearly 300 ft. tall Bowlmor development is moving ahead, and there are at least a dozen other potential future development sites in the area. We have been begging the city to act for almost year; it’s time for them to move.”

Said District 2 City Councilmember Rosie Mendez: "The tower being built at 110 University Place is only the first example of what we know will be a long and lasting change to the contextual and architectural character of this community. We are not averse to change and we are not averse to development, but we see this as a unique opportunity to ensure that as development continues those things which matter to our neighborhoods and our city--affordable housing, facilities for seniors, contextual character, streetscapes that are visually pleasing and pedestrian friendly--are taken into consideration. We believe that by working closely with the Department of City Planning and the Mayor's Office, we can bring these much needed community building blocks to University Place, Broadway, and the Village."

Said State Senator Brad Hoylman: "The nearly 300-foot tower planned for the old Bowlmor Lanes site is an increasingly familiar story of out-of-scale and out-of-context development. If we do not act now this tower will overrun Greenwich Village, casting a permanent shadow over the residents of this neighborhood. The Department of City Planning should immediately reconsider its position and adopt the contextual rezoning plan for the University Place/Broadway corridors that was endorsed unanimously by Community Board 2 in January. I thank GVSHP, Councilmember Rosie Mendez, and Assemblymember Deborah Glick for their leadership in this fight and will do all I can to support their efforts to preserve the character of this storied community."

Said Community Board #2 Chair Tobi Bergman: “Because of unprecedented real estate values, areas of the Village that are not protected by landmarking are now threatened by development of super-luxury towers that would destroy everything that makes our neighborhoods special. Contextual zoning of the University Place corridor will protect the neighborhood character without reducing the potential floor area. It can also incentivize development of much-needed affordable units. We will soon be reviewing a massive proposed waterfront development associated with transfer of development rights from Pier 40. It is appropriate to coincide this review with the steps needed protect our treasured Village neighborhoods, here and in the South Village.”

For more information on the planned Bowlmor development and the rezoning plan, click [here](#).

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