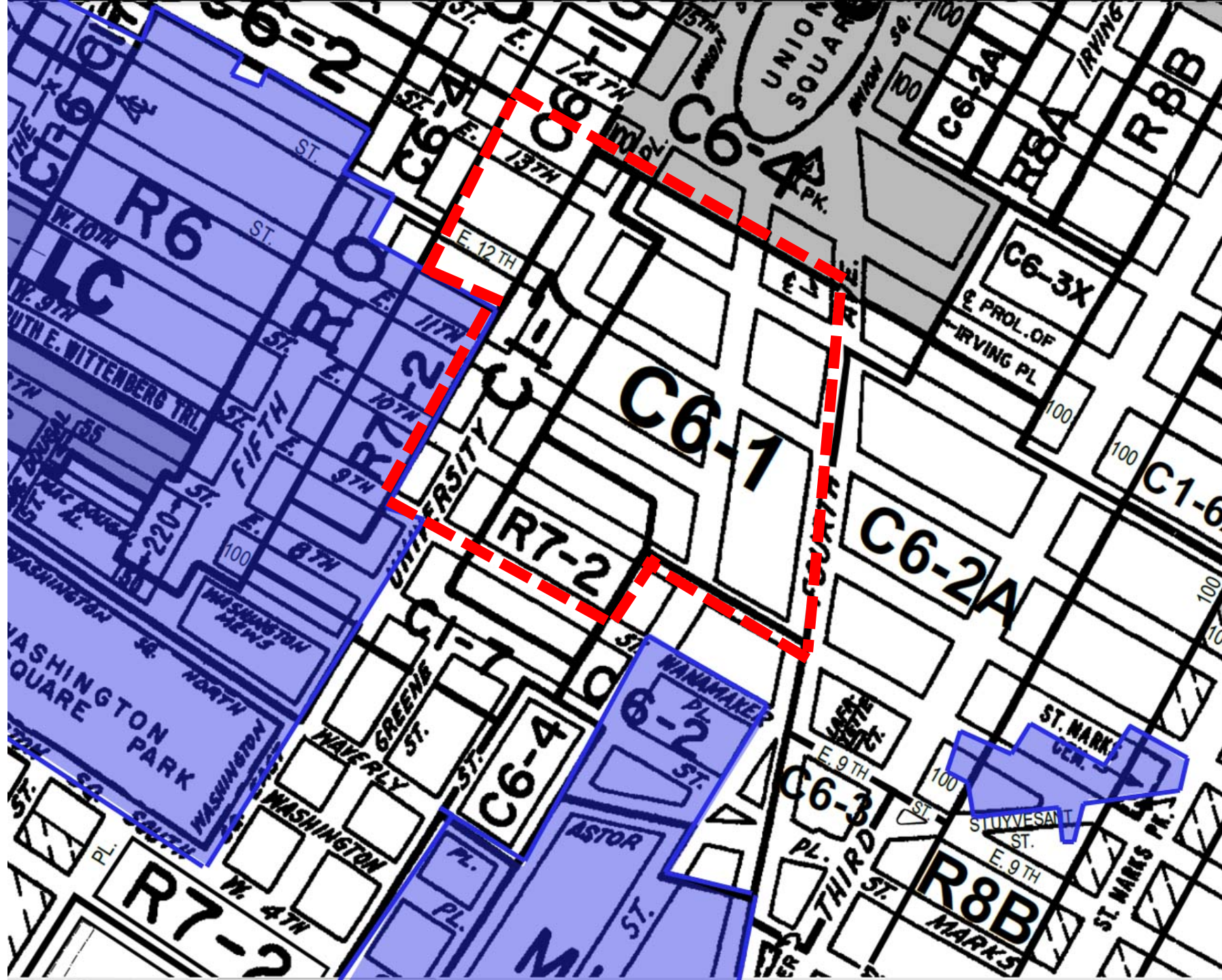


**Greenwich Village Society  
for Historic Preservation**

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

**Community Board #2, Manhattan  
Full Board Meeting**

**January 22, 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.**






Image by GVSHIP of approximate height and massing of planned Bowlmor development  
*(allowed under current zoning for University Place and Broadway corridors)*

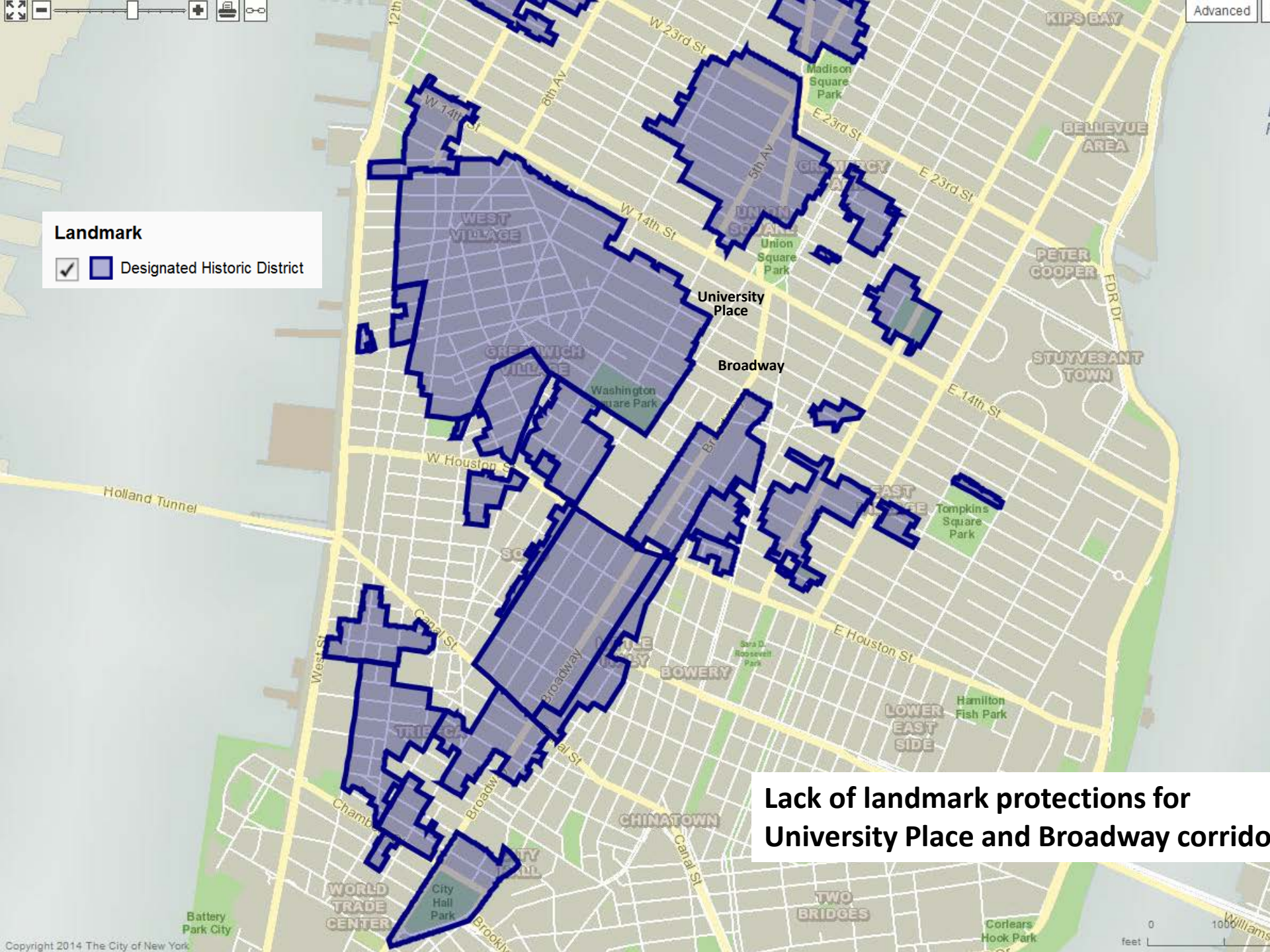


Why  
is  
this  
possible?



**Landmark**

☒  Designated Historic District



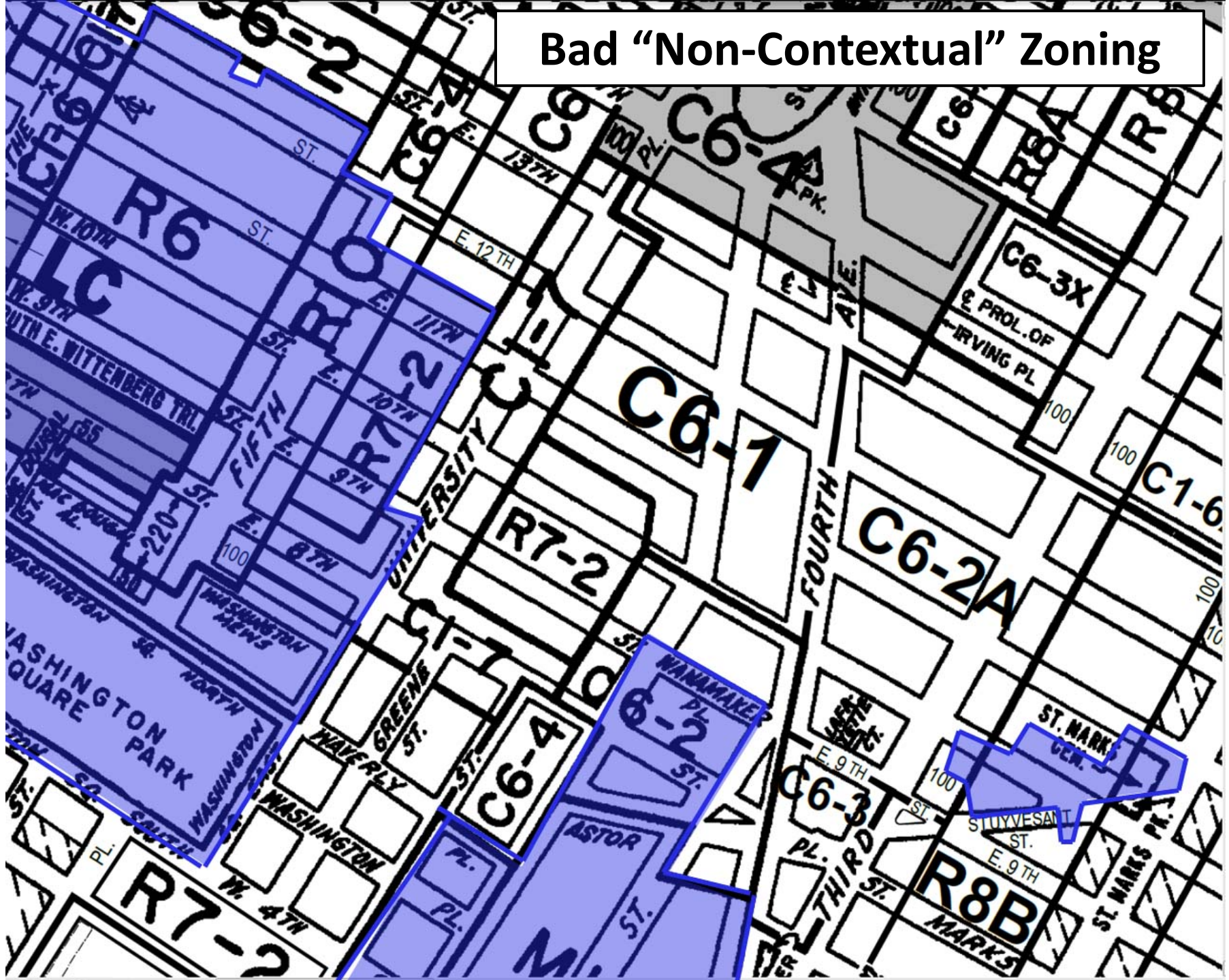
**Lack of landmark protections for University Place and Broadway corridor**







# Bad “Non-Contextual” Zoning





# 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 development of “community facilities” (incl. dorms, other university facilities) and hotels over residential development

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



# Recent successful nearby contextual rezonings









## Why these boundaries?

**Much higher density zoning district along 5<sup>th</sup> Ave; different issues**

**Union Sq.  
Special Zoning  
District**

## Contextual Zoning

**Dense loft blocks;  
unlikely  
candidate for  
similar contextual  
rezoning**

**Dense Post-War Buildings  
(not potential  
development sites)**

## Historic Districts



	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.

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





**Examples of non-contextual  
development done under old  
similar zoning along 3<sup>rd</sup>/4<sup>th</sup>  
Avenue corridors**

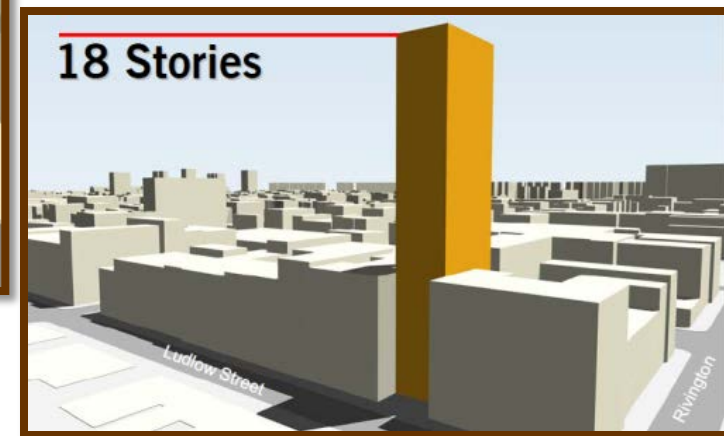
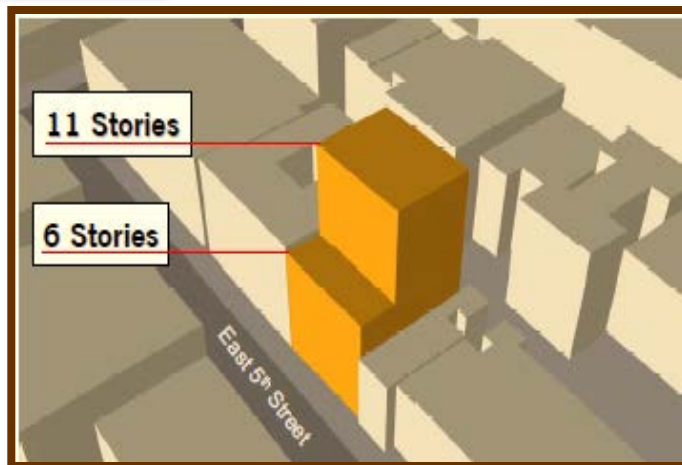


**Example of new contextual infill development which took place after contextual rezoning (equivalent of proposed C1-7A district)**

SW corner of 3<sup>rd</sup>  
Avenue and 12<sup>th</sup>  
Street, before  
(above) and  
after  
development

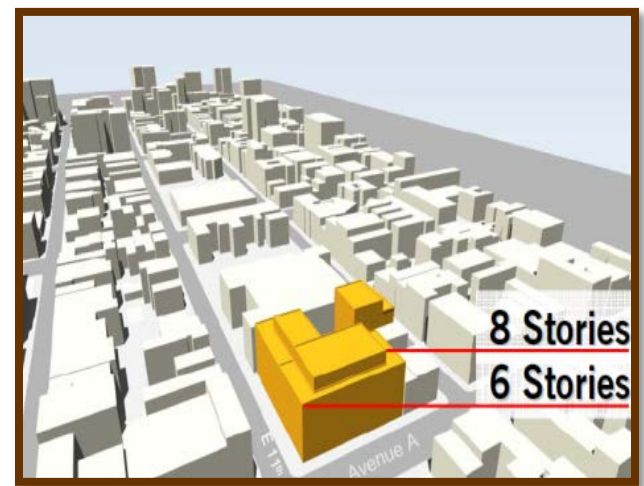
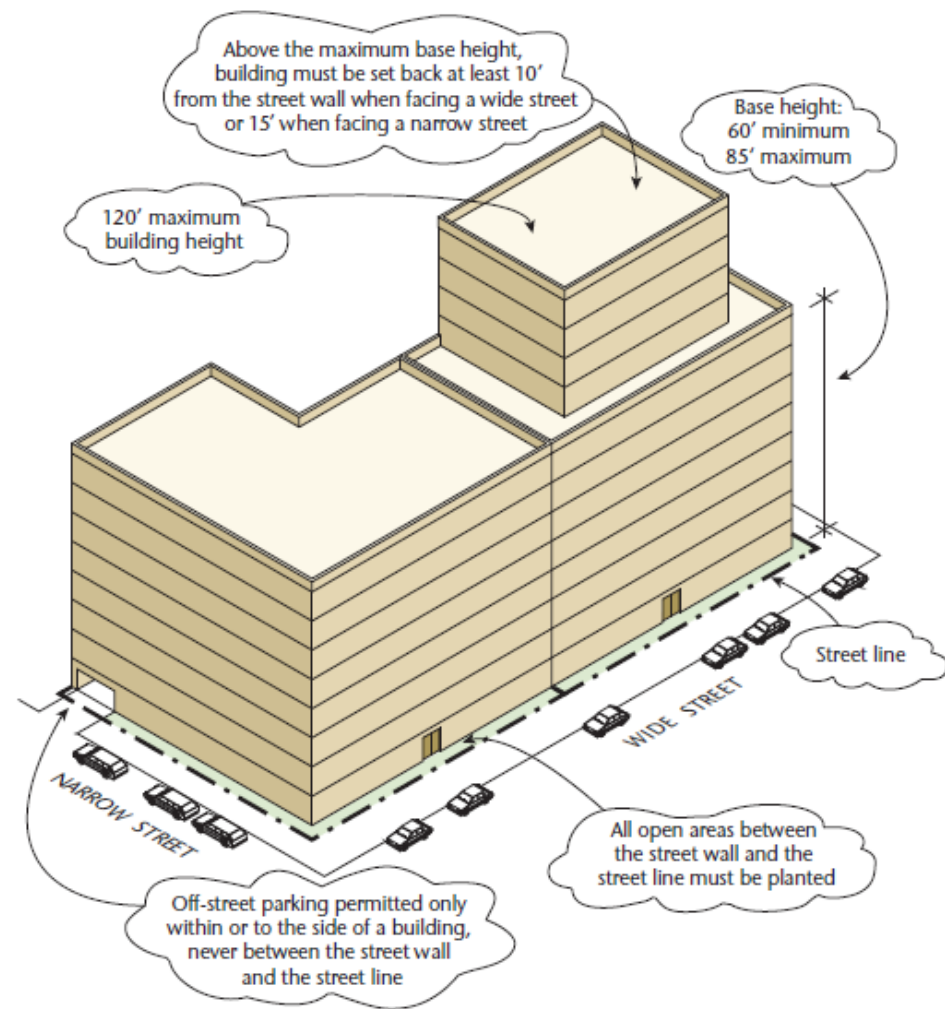






## Non-Contextual Buildings Permitted in R7-2 and C6-1 Zoning Districts (current zoning)

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



**Contextual Buildings As Required by C1-7A (l.),  
and C4-4A and R7A (r.) Zoning Districts (proposed)**

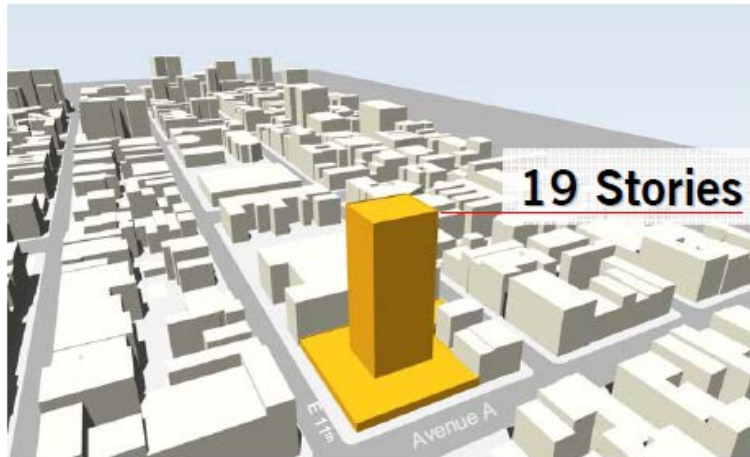




**32 Stories**

## **Existing R7-2**

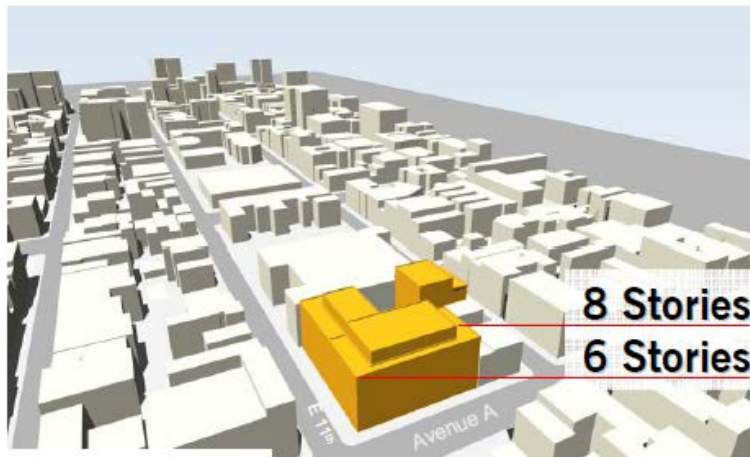
Community Facility FAR: 6.5



**19 Stories**

## **Existing R7-2**

Residential FAR: 3.44



**8 Stories**

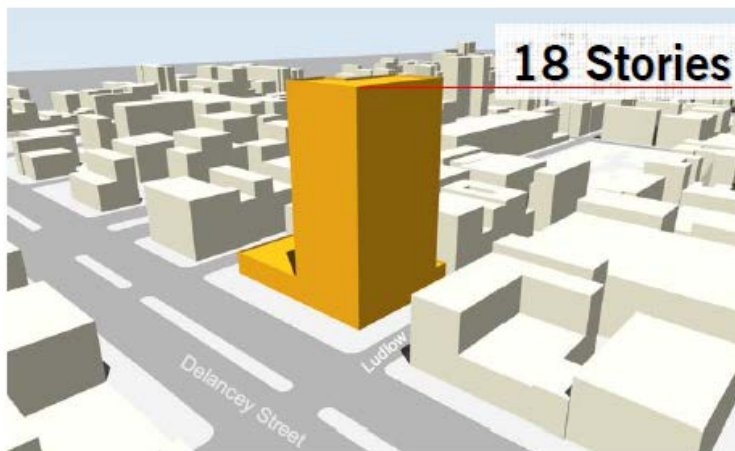
**6 Stories**

## **Proposed R7A**

Residential FAR: 4.0

40'-65' Streetwall

80' Max Height



**18 Stories**

## **Existing C6-1**

Comm. FAR: 6.0

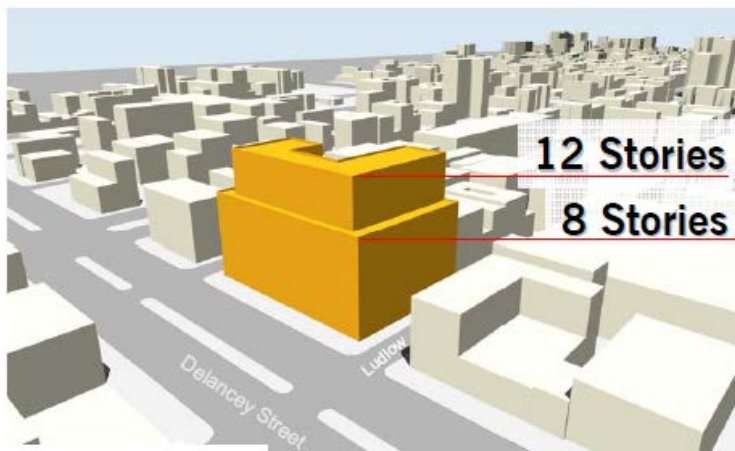


**19 Stories**

## **Existing C6-1**

Res. FAR: 3.44

2 Stories Commercial Base



**12 Stories**

**8 Stories**

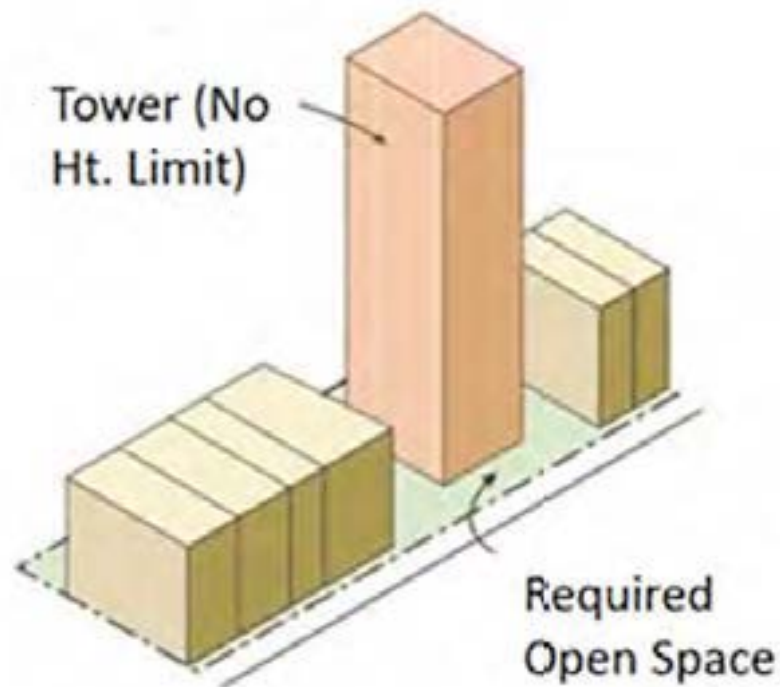
## **Proposed C1-7A**

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

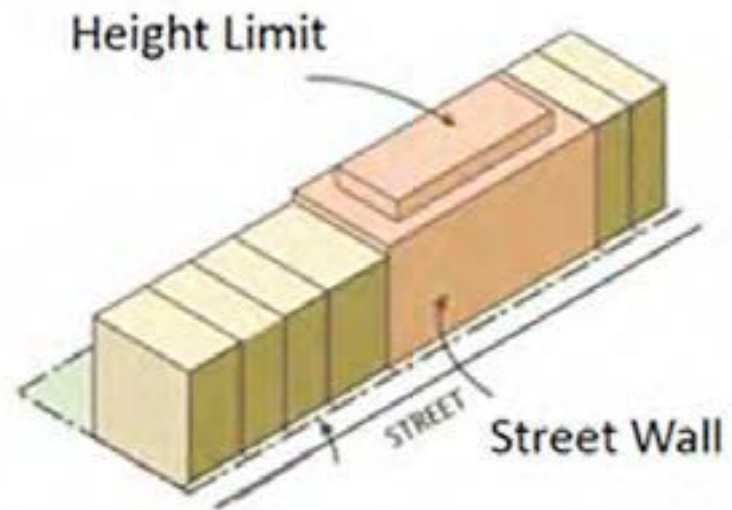


# High Rise vs. Low Rise

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



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





18 Stories

## **Existing C6-1**

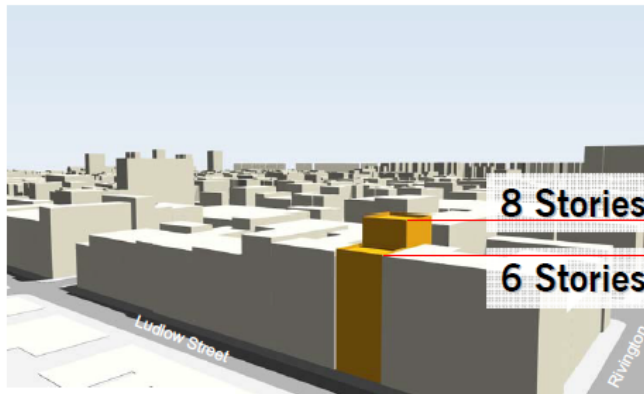
Comm. FAR: 6.0



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**

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE



# 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**

# 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