



**Greenwich  
Village  
Society for  
Historic  
Preservation**

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January 28, 2015

Hon. Carl Weisbrod, Director  
Department of City Planning  
22 Reade Street, 5<sup>th</sup> floor  
New York, NY 10007

**Re: Request for Consideration of A Contextual Rezoning of the  
University Place and Broadway Corridors With Inclusionary  
Zoning**

Dear Director Weisbrod:

I write to request that the Department of City Planning consider a contextual rezoning of the University Place and Broadway corridors in Greenwich Village as soon as possible. Such a rezoning, with inclusionary housing provisions, is necessary to prevent grossly out-of-scale and otherwise inappropriate development in this area, and could help meet the administration's goals of creating and preserving affordable housing throughout New York City.

The Greenwich Village Society for Historic Preservation (GVSHP) has been studying this issue for some time, particularly since the announcement of plans for a 308 ft. tall residential tower at 110 University Place at 12<sup>th</sup> Street. As you know, the current zoning for the area allows and encourages this totally inappropriate scale of development, and in many cases encourages hotel or dormitory development over residential development.

The low-to-midrise scale of this part of Greenwich Village is an integral part of its character, and should be preserved. And while commercial and community facility uses are an important part of this area, residential uses have become predominant, and the value of zoning which in some cases so strongly encourages commercial and community facility development over residential development is questionable at best.

In response, GVSHP proposes a contextual rezoning of the area defined in the attached map wherein the C1-7 zoning would be replaced by C1-7A, the C6-1 zoning would be replaced by C4-4A, and the R7-2 zoning would be replaced by R7-A. As you know, these existing non-contextual zoning districts have been successfully replaced by these same proposed contextual zoning districts in many locations throughout the city in recent years. These proposed replacements would have minimal or no effect on the allowable uses in the area, though the change in allowable density of commercial and community

facility development would make the construction of new such uses less likely as compared to residential ones.

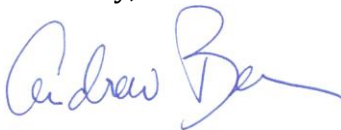
These proposed contextual zoning districts, with height limits of 120 and 80 feet, streetwall requirements and contextual envelopes, and without the extra zoning square footage currently afforded to commercial and community facility development, would encourage development which is much more in keeping with the character of this neighborhood, and which ultimately be much more beneficial to Greenwich Village and to the city as a whole. With inclusionary housing provisions, such zoning could also encourage the creation of new affordable housing in Greenwich Village, the first such zoning districts in Greenwich Village to do so.

GVSHP has met with local elected officials, community leaders and stakeholders to present this proposal. This has been followed by a very well-attended community meeting in December, and on-line survey, and two public hearings before Community Board #2 in January. The response to the proposal has been overwhelmingly positive, and Community Board #2 has strongly endorsed the proposal (resolution attached). I believe you will be receiving expressions of support from local elected officials soon as well.

Because of the increasing development pressure in this area, I strongly urge you to consider undertaking such a rezoning as soon as possible. It is unfortunate that such changes were not made some time ago, and a development like the one planned at 110 University Place may be able to proceed as currently configured. But it would be tragic and irresponsible if any further such developments were allowed to proceed, and only swift action by the Department can prevent that from occurring.

I appreciate your consideration of this proposal, and I look forward to your response. I would welcome the opportunity to meet with you and/or appropriate staff to discuss this proposal further.

Sincerely,



Andrew Berman  
Executive Director

Cc: Borough President Gale Brewer  
City Councilmember Rosie Mendez  
State Senator Brad Hoylman  
Assemblymember Deborah Glick  
Community Board #2, Manhattan



	Zoning District	Residential FAR	Commercial FAR	Community Facility FAR	Streetwall Height	Height Limit After Setbacks
<b>Existing Zoning</b>	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
<b>Proposed Zoning</b>	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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## COMMUNITY BOARD NO. 2, MANHATTAN

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January 23, 2015

Carl Weisbrod, Director  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Dear Mr. Weisbrod:

At its Full Board meeting on January 22, 2015, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**University Place Corridor Contextual Rezoning Proposal:** Andrew Berman, Executive Director of the Greenwich Village Society for Historic Preservation (GVSHP), presented a proposal for a contextual rezoning of certain blocks and parts of blocks within an area bordered by Broadway, Fifth Avenue, 8th Street and 14th Street. The proposed rezoning would impose height limits on new development, prevent high-rise tower development, eliminate zoning incentives for dormitory and hotel development, and encourage or require creation of inclusionary housing.

### Whereas

1. Andrew Berman made a presentation to CB2's Land Use Committee regarding GVSHP's suggested contextual rezoning of the University Place/Broadway Corridor; and
2. GVSHP proposes that the boundaries of the proposed area be: 8<sup>th</sup> Street to the south, 14<sup>th</sup> Street to the north, Broadway to the east and the east side of Fifth Avenue on the west; and
3. This area is not part of the Greenwich Village Historic District.
4. The current zoning regulating this area has no height or bulk limits, allowing and even encouraging the construction of tall towers particularly on larger sites; and
5. This area is characterized predominantly by structures that meet a similar street wall and rise between 2 to 12 stories; and
6. The preservation of the low- to mid-rise scale buildings in this area is essential to its character- both in height and bulk; and
7. Under the existing zoning, a 308 ft. tall tower is planned and approved for 110 University Place, which although totally out-of-scale and out-of-context for this area is completely as of right; and
8. Under the existing zoning, more such out-of-scale developments could take place throughout the area; and

9. The current zoning favors hotel or dormitory development over residential development, which is not in keeping with the character of the neighborhood; and
10. Contextual rezoning in other parts of the Village and East Village in recent years has replaced zoning districts such as these with ones that encourage appropriate development in terms of scale and use; and
11. The public hearing held by the Land Use Committee of Community Board #2 attracted approximately 125 people, and all but one of those attendees who spoke were in favor of a contextual rezoning.

**THEREFORE BE IT RESOLVED**

1. That CB2, Man. supports the proposal of the Greenwich Village Society for Historic Preservation for a contextual rezoning of this area, including a provision and incentive for inclusionary housing; and
2. That CB2, Man. finds height limits between 80 and 120 feet more appropriate to new development in the area; and
3. That CB2, Man. urgently requests that the Department of City Planning, in its capacity as the applicant, move expeditiously to pursue a contextual rezoning.

Vote: Unanimous, with 45 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Tobi Bergman, Chair  
Community Board #2, Manhattan



Anita Brandt, Chair  
Land Use & Business Development Committee  
Community Board #2, Manhattan

TB/fa

c: Hon. Jerrold L. Nadler, Congressman  
Hon. Sheldon Silver, Assembly Speaker  
Hon. Deborah Glick, Assembly Member  
Hon. Daniel Squadron, NY State Senator  
Hon. Brad Hoylman, NY State Senator  
Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member  
Edwin Marshall, Dept. of City Planning