NYU 2031 Land Use Proposal

The preliminary proposals contained within this presentation are subject to a mandated public review process and subsequently must receive several City approvals.
Proposed ULURP Actions

• Zoning Map Change
• Elimination of LSRD; Creation of GLSD
  – Height and setback waivers for the New Tower and Zipper buildings
• Demapping of NYC Streets
  – Portion of Bleecker St btwn Mercer St and LaGuardia Pl
  – Portion of Mercer St btwn West 4th St and Houston
  – Portion of West 3rd St btwn Mercer St and LaGuardia Pl
  – Portion of LaGuardia Pl btwn West 3rd St and Bleecker St
• Disposition of City Owned Property
  – Portions of demapped streets identified above

Proposed Related Actions

• Elimination of Urban Renewal Deed Restrictions (HPD)
• Certificate of Appropriateness for New Tower and landscape changes on landmark site (LPC)
Proposed Zoning Map Change

Area 1
• To address issues of nonconformance and noncompliance and to allow additional ground floor retail, a zoning map change is requested on the Loft Blocks (Area 1).

Area 2
• To facilitate infill and redevelopment on NYU property a zoning map change is requested on the Superblocks (Area 2).
Proposed Zoning Map Change

Existing Zoning R7-2

Proposed Zoning C6-2

- Rezone R7-2 area to C6-2
- Maximum FAR remains unchanged at 6.5 FAR for community facilities
- Increase in residential FAR from 3.44 FAR to 6.02 FAR
- Allows Commercial FAR up to 6.0 FAR.
## Proposed Zoning Map Change

### Zoning District Comparison

<table>
<thead>
<tr>
<th></th>
<th>R7-2</th>
<th>C6-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Allowed FAR</strong></td>
<td>6.5</td>
<td>6.5</td>
</tr>
<tr>
<td><strong>Residential FAR</strong></td>
<td>0.87-3.414</td>
<td>0.94-6.02</td>
</tr>
<tr>
<td>(dependent on building height)</td>
<td></td>
<td>(dependent on building height)</td>
</tr>
<tr>
<td><strong>Community Facility FAR</strong></td>
<td>6.5</td>
<td>6.5</td>
</tr>
<tr>
<td><strong>Commercial FAR</strong></td>
<td>2.0</td>
<td>6.0</td>
</tr>
<tr>
<td>(in C1-5 area)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Open Space Ratio</strong></td>
<td>15.5 - 25.5</td>
<td>5.9 - 11.9</td>
</tr>
<tr>
<td>(determines amount of land not occupied by buildings)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Streetwall Height</strong></td>
<td>60ft</td>
<td>85ft</td>
</tr>
</tbody>
</table>
### Property Ownership

<table>
<thead>
<tr>
<th></th>
<th>NYU</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Lots</td>
<td>27 (87%)</td>
<td>4 (13%)</td>
<td>31 (100%)</td>
</tr>
<tr>
<td>Lot Area</td>
<td>819,483 (93%)</td>
<td>59,112 (7%)</td>
<td>878,595 (100%)</td>
</tr>
</tbody>
</table>

- Property within the proposed rezoning area is predominantly owned by NYU.
- Only 4 properties and 7% of the lot area are non-NYU owned.

**Ownership**

- NYU
- Other

Source: MapPLUTO, DCP, 2007
Primary Land Use

- The proposed rezoning area is primarily community facility with residential. There are a number of ground floor commercial uses in the area.

- Land use to the east is a mixture of community facility, commercial, and residential.

- Land use to the west is primarily residential with ground floor commercial use.

**Uses**

- Residential
- Commercial
- Institutional
- Manufacturing
- Other

Source: MapPLUTO, DCP, 2007
Building Heights

• The building heights in the proposed rezoning area are primarily between 8 and 12 stories with some exceeding 12 stories in height.

• Buildings in the proposed rezoning area are similar in height to the buildings to the east along Broadway

• Buildings to the west of the proposed rezoning area are primarily 6 stories or less.

Legend

- 1 – 3 Stories
- 4 – 6 Stories
- 7 – 10 Stories
- 11 – 14 Stories
- 15+ Stories

Source: MapPLUTO, DCP, 2007
Built FAR

- The built FAR on the Loft Blocks of the proposed rezoning area is primarily above 5.0 FAR with many buildings exceeding 6.5 FAR.

- The built FAR on the Loft Blocks is similar to the built FAR to the east along Broadway.

- The built FAR to the west of the rezoning area is typically at or around 3.44 FAR.

Legend

- **< 1.0 FAR**
- **1.0 – 3.44 FAR**
- **3.45 – 4.99 FAR**
- **5.0 – 6.49 FAR**
- **6.5 – 10.0 FAR**
- **10 < FAR**

Source: MapPLUTO, DCP, 2007, Property Shark, Oasis NYC
**R7-2 Issues: Loft Blocks**

- Existing residential buildings are overbuilt (>3.44 FAR)
  - 6 lots (100% of residential buildings); 23% of study area

- Many lots have non-complying ground floor retail
  - 12 lots (46% of study area)

- New retail is not allowed as-of-right in this area, hindering the vibrancy of the area
R7-2 Issues: Superblocks

**Education Block**
- New retail not allowed as-of-right

**North Super Block (WSV)**
- Existing residential buildings are overbuilt (>3.44 FAR)
- Zoning open space requirement does not allow new building footprints
- Retail allowed only in C1-5 overlay

**South Super Block (Silver Towers)**
- Not enough residential floor area for new residential tower
- Use Group 5: Transient Hotels are not allowed
- Zoning open space requirement does not allow new building footprints
- Retail allowed only in C1-5 overlay
## Demapping of NYC Streets

<table>
<thead>
<tr>
<th>Block</th>
<th>DOT Strip Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education Block</td>
<td></td>
</tr>
<tr>
<td>535</td>
<td>Mercer Street (A)</td>
</tr>
<tr>
<td></td>
<td>NYU Cogen/Mercer Plaza</td>
</tr>
<tr>
<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
</tr>
<tr>
<td>North Block</td>
<td></td>
</tr>
<tr>
<td>533</td>
<td>Mercer Street (B)</td>
</tr>
<tr>
<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
</tr>
<tr>
<td></td>
<td>West 3rd Street (C)</td>
</tr>
<tr>
<td></td>
<td>(LaGuardia Place to Mercer Street)</td>
</tr>
<tr>
<td></td>
<td>LaGuardia Place (D)</td>
</tr>
<tr>
<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
</tr>
<tr>
<td>South Block</td>
<td></td>
</tr>
<tr>
<td>524</td>
<td>Bleecker Street (E)</td>
</tr>
<tr>
<td></td>
<td>(LaGuardia Place to Mercer Street)</td>
</tr>
<tr>
<td></td>
<td>Mercer Street (F)</td>
</tr>
<tr>
<td></td>
<td>(Houston Street to Bleecker Street)</td>
</tr>
</tbody>
</table>
ULURP Process

- CITY MAP CHANGES
- MAPS OF SUBDIVISIONS PLATINGS
- ZONING MAP CHANGES
- CPC SPECIAL PERMITS
- REVOCABLE CONSENTS FRANCHISE RFP’S MAJOR CONCESSIONS
- NON-CITY PUBLIC IMPROVEMENTS
- HOUSING AND URBAN RENEWAL PLANS
- LANDFILLS
- DISPOSITION OF REAL PROPERTY
- ACQUISITION OF REAL PROPERTY
- SITE SELECTION

DEPARTMENT OF CITY PLANNING Application and Pre-Certification

- Reviews application and related documents.
- Forwards application and documents within 5 days to BP and BB.
- Certifies application as complete

COMMUNITY BOARD

- Notifies public
- Holds public hearing
- Submits recommendation to BP or unresolved right to do so.

BOROUGH PRESIDENT (and) BOROUGH BOARD

- BP submits recommendation to CPC or unresolved right to do so.
- BB (if project affects more than one CB) may hold public hearing and submit recommendation to CPC or unresolved right to do so.

CITY PLANNING COMMISSION

- Holds public hearing
- Approves, modifies or disapproves application.
- Files approvals and approvals with modifications with City Council.
- Disapprovals are final, except for zoning, map changes, special permits, and urban renewal plans.

PROCESS TAKES

- No Specified Time Limit (after 6 months, applicant or BP in some cases, may appeal to CPC for certification).
- 60 Days
- 30 Days
- 60 Days

Clock = 1 Year

- 60 Days
- 90 Days
- 150 Days

TOTAL DAYS....