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 ⅓ 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 GVSHP of approximate height and massing of planned Bowlmor development *(allowed under current zoning for University Place and Broadway corridors)*
Why is this possible?
Lack of landmark protections for University Place and Broadway corridor.
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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

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<td>C1-7</td>
<td>up to 6.02</td>
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<tr>
<td>C6-1</td>
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Potential Solution

• Contextual rezoning
Recent successful nearby contextual rezonings
Area of Proposed Rezoning
Why these boundaries?

Much higher density zoning district along 5th Ave; different issues

Contextual Zoning

Dense loft blocks; unlikely candidate for similar contextual rezoning

Historic Districts

Dense Post-War Buildings (not potential development sites)

Union Sq. Special Zoning District
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Examples of non-contextual development done under old similar zoning along 3rd/4th Avenue corridors
Example of new contextual infill development which took place after contextual rezoning (equivalent of proposed C1-7A district)

SW corner of 3rd Avenue and 12th 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)
**Existing C6-1**

- 18 Stories
- Comm. FAR: 6.0

**Existing C6-1**

- 19 Stories
- Res. FAR: 3.44
- 2 Stories Commercial Base

**Proposed C1-7A**

- 12 Stories
- 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
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