



# 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 4<sup>th</sup> St and Houston
  - Portion of West 3<sup>rd</sup> St btwn Mercer St and LaGuardia Pl
  - Portion of LaGuardia Pl btwn West 3<sup>rd</sup> 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)



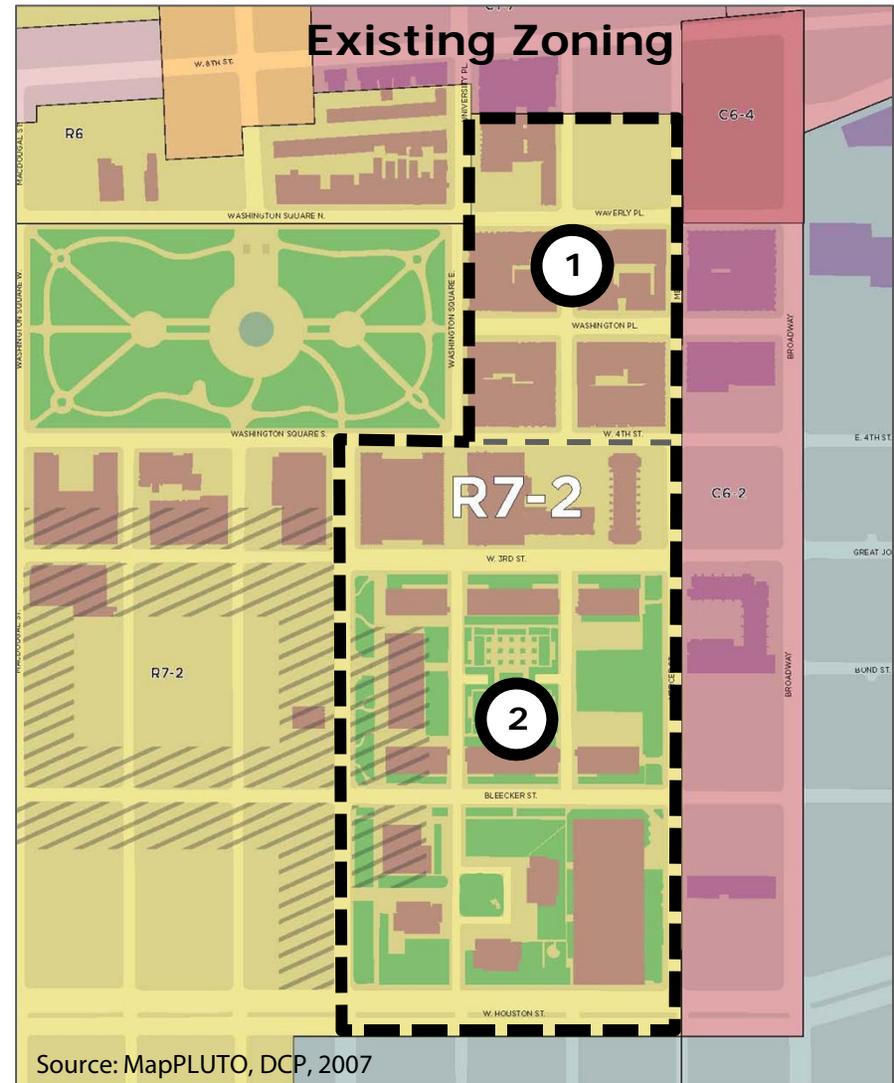
# Proposed Zoning Map Change

## 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

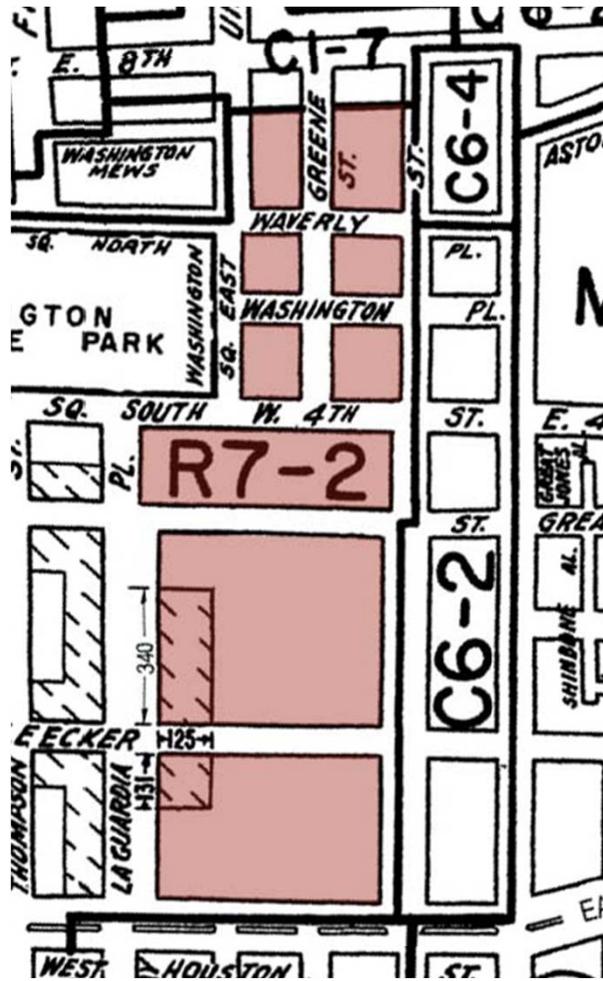
- To facilitate infill and redevelopment on NYU property a zoning map change is requested on the **Superblocks** (Area 2).



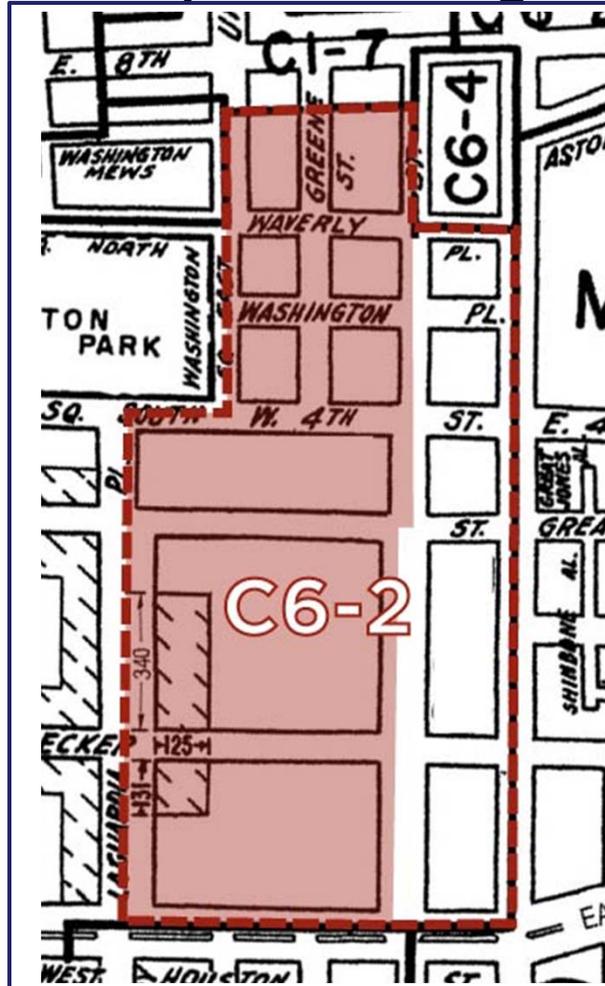


# Proposed Zoning Map Change

## 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

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



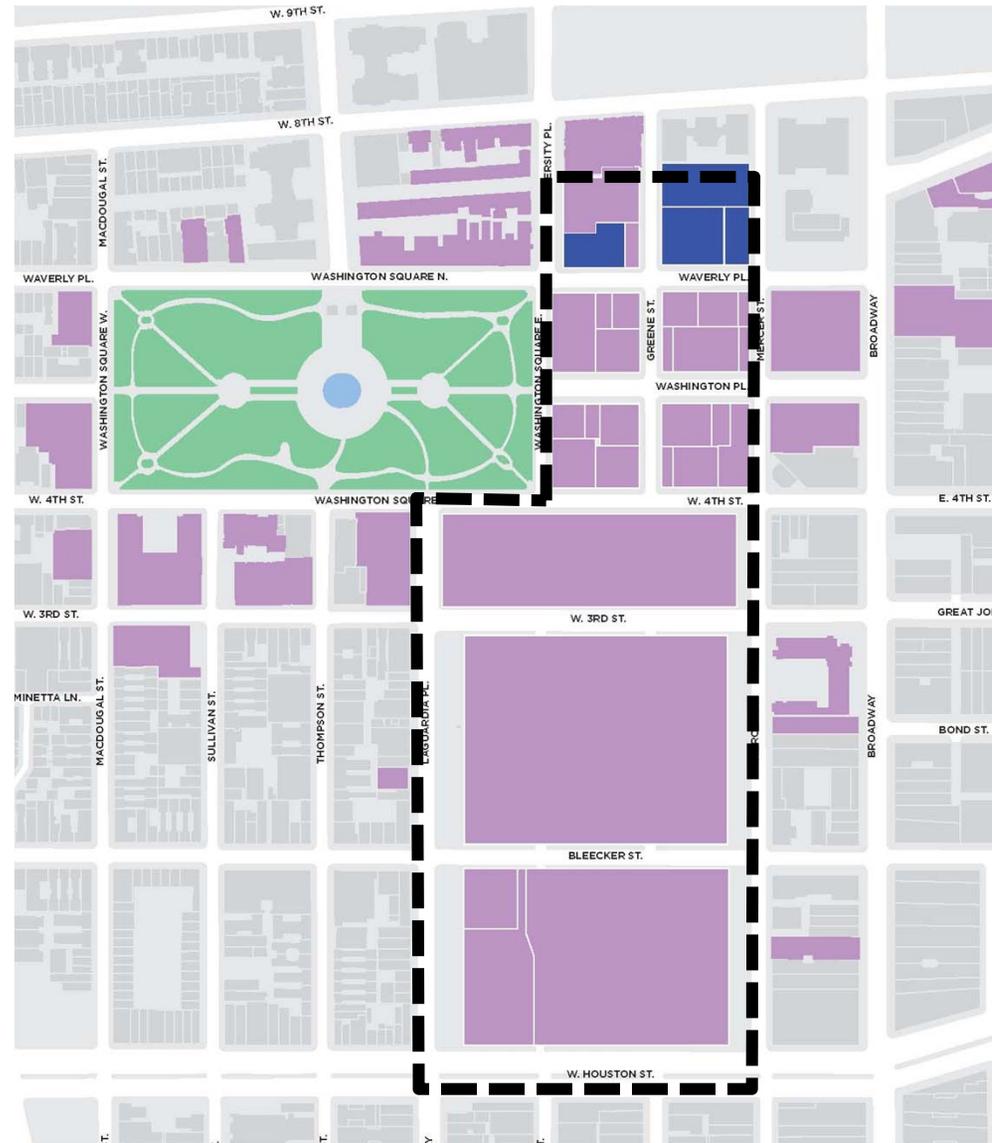
# Property Ownership

	NYU	Other	Total
# of Lots	27 (87%)	4 (13%)	31 (100%)
Lot Area	819,483 (93%)	59,112 (7%)	878,595 (100%)

- 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

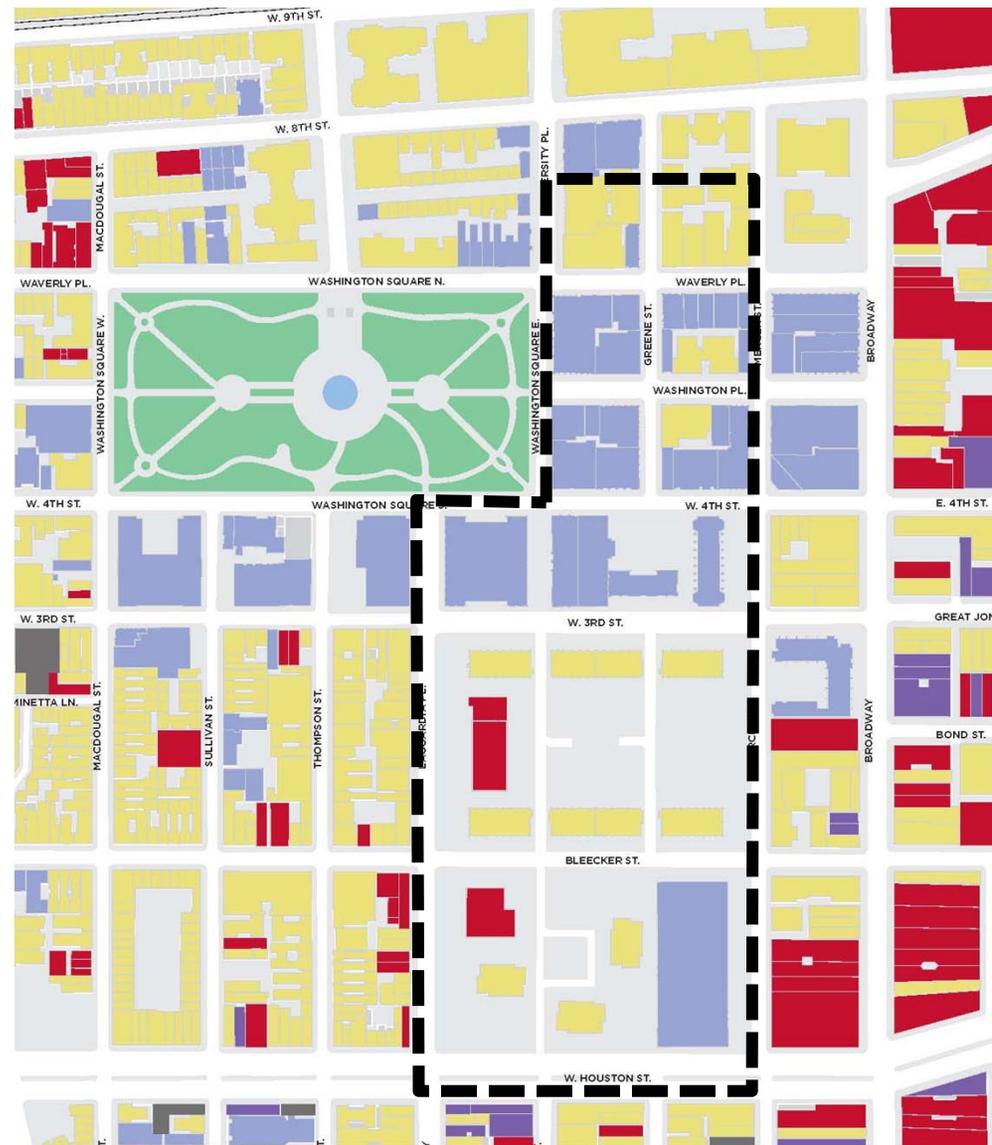


# Primary Land Use

- 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		Manufacturing
	Commercial		Other
	Institutional		



Source: MapPLUTO, DCP, 2007

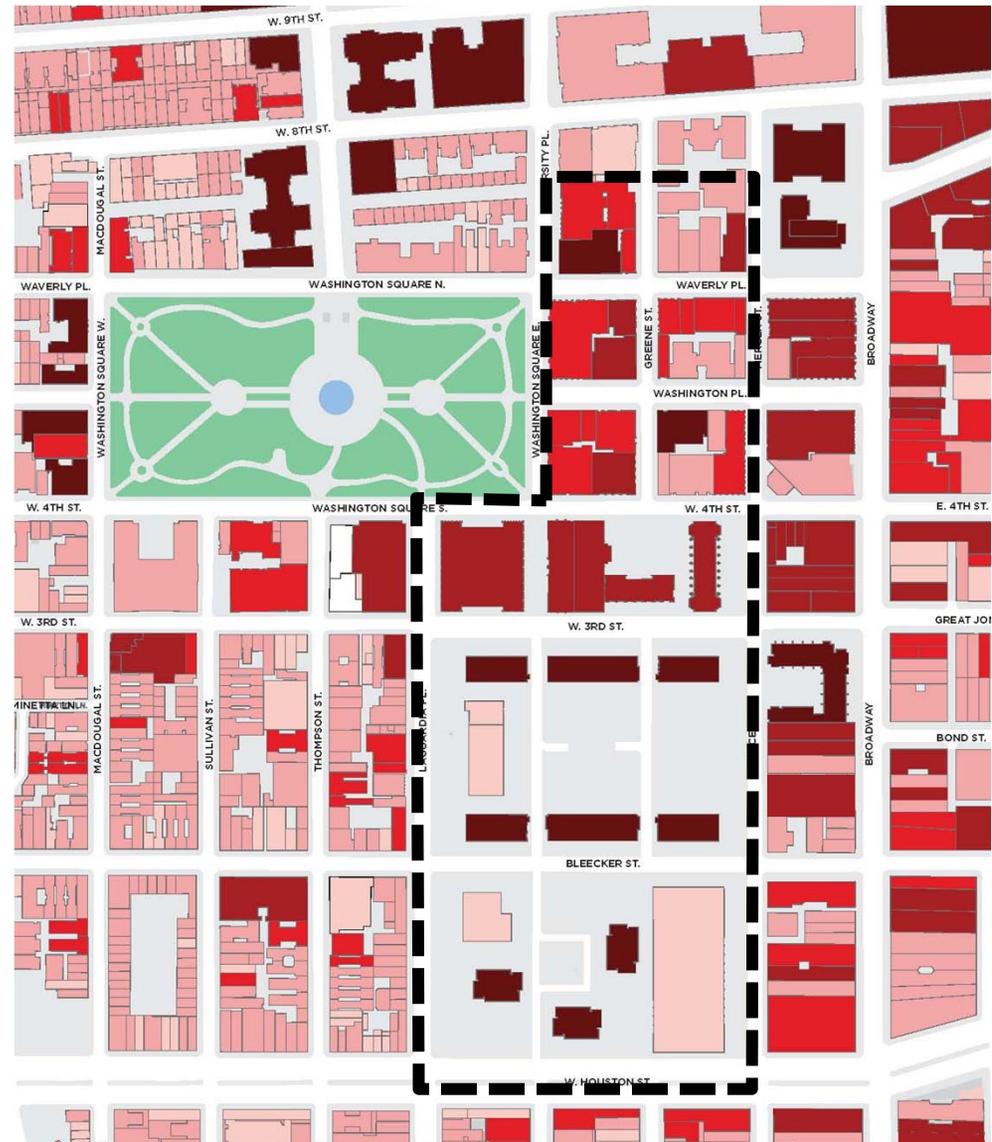


# Building Heights

- 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		11 – 14 Stories
	4 – 6 Stories		15+ Stories
	7 – 10 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		5.0 – 6.49 FAR
	1.0 – 3.44 FAR		6.5 – 10.0 FAR
	3.45 – 4.99 FAR		10 < FAR

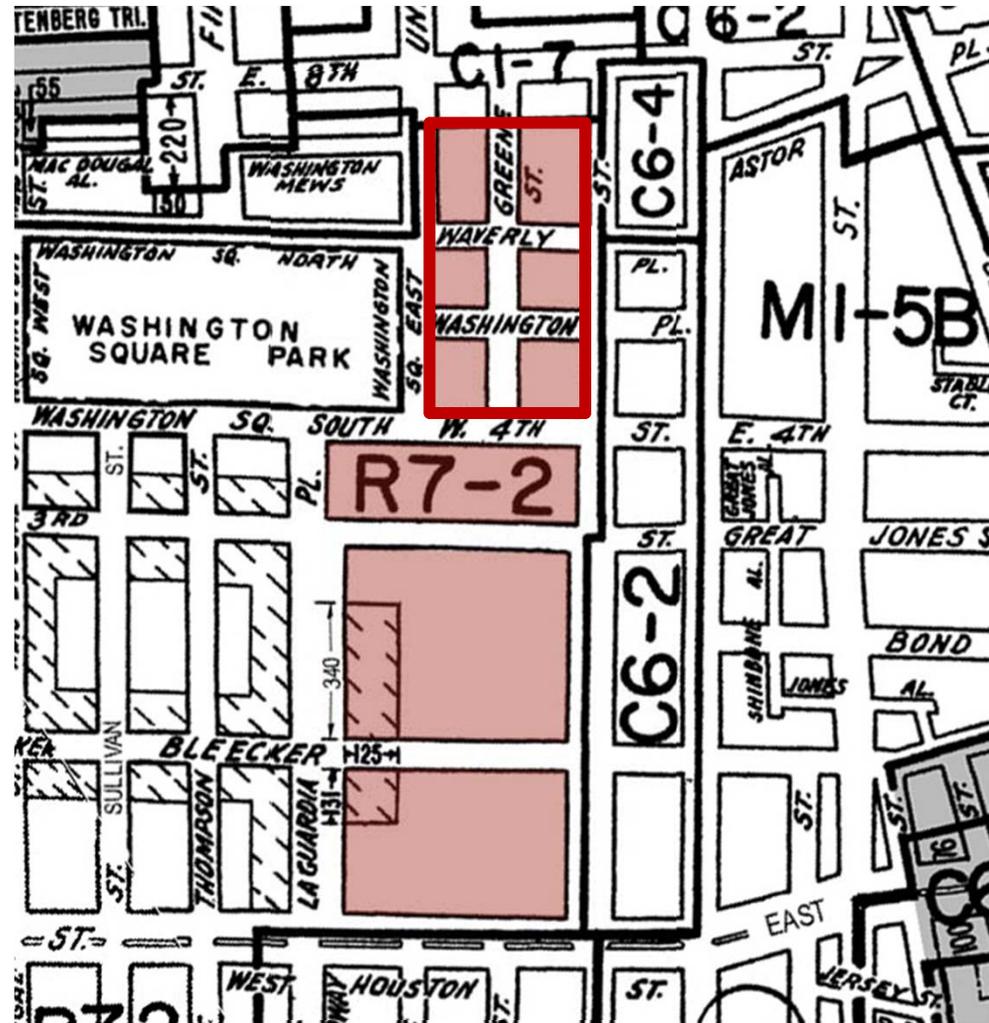


Source: MapPLUTO, DCP, 2007, Property Shark, Oasis NYC



## 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

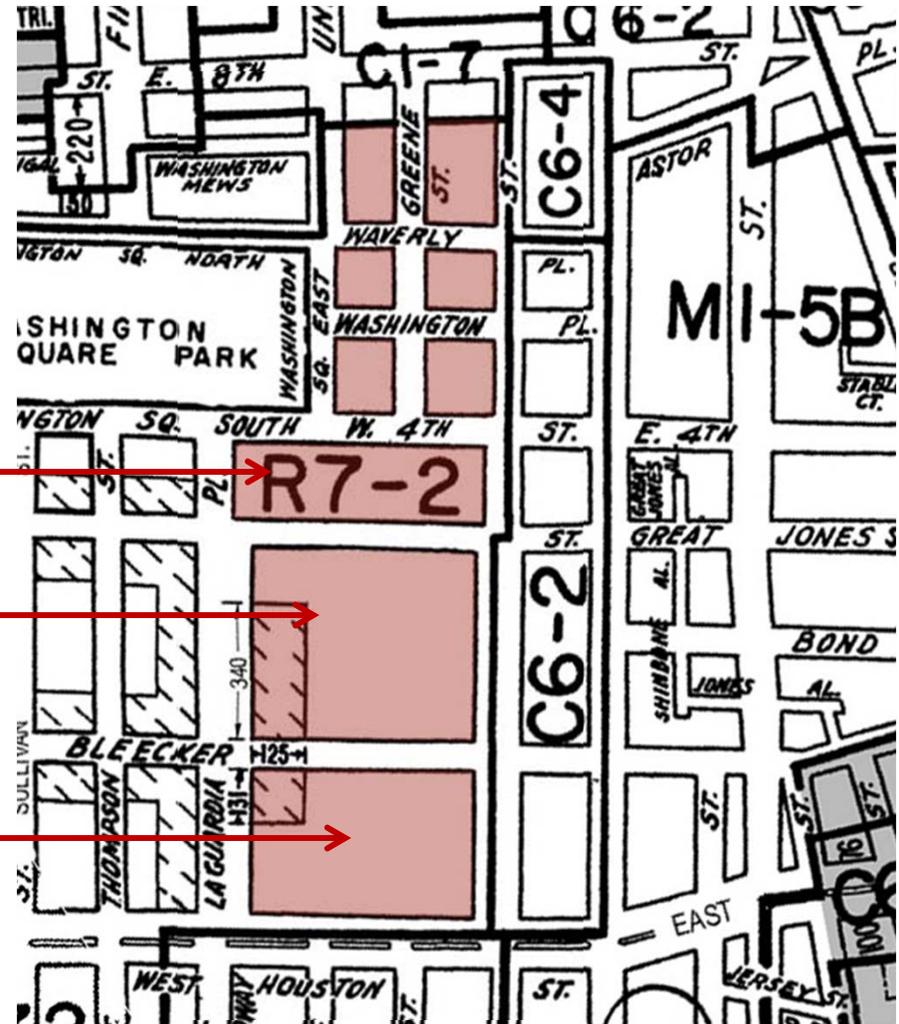
- New retail not allowed as-of-right

## 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)

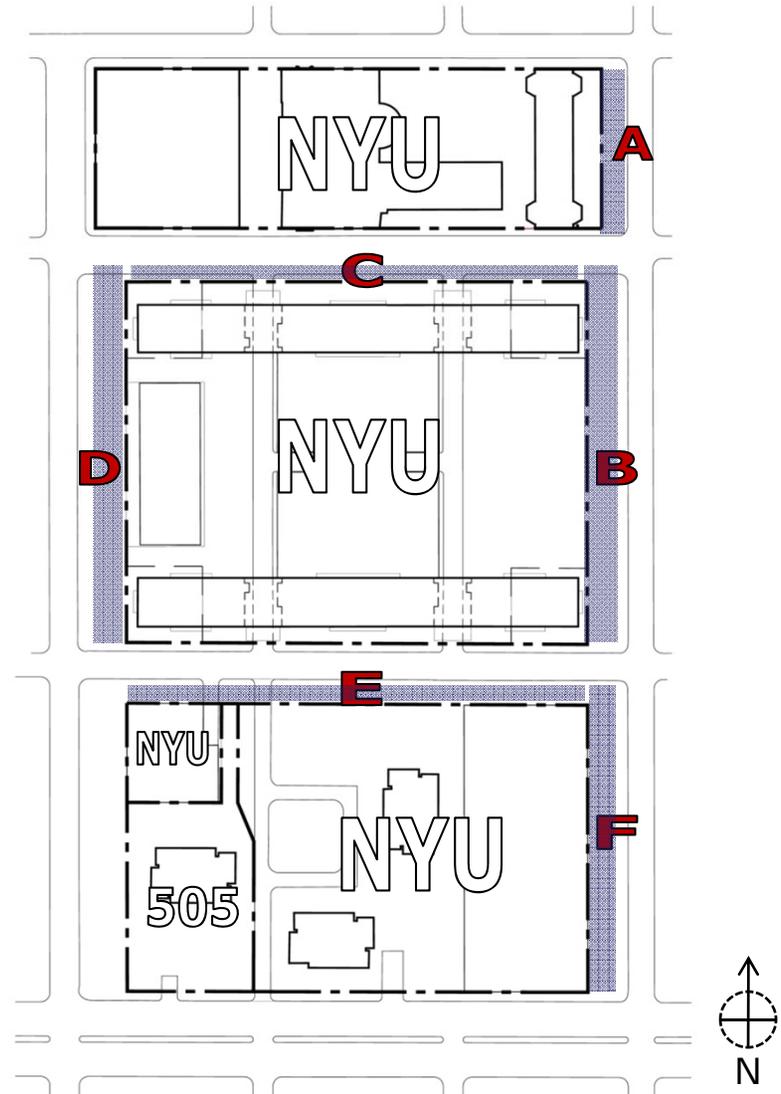
- Not enough residential floor area for new residential tower
- Use Group 5: Transient Hotels are not allowed
- Zoning open space requirement does not allow new building footprints
- Retail allowed only in C1-5 overlay





# Demapping of NYC Streets

Block	DOT Strip Description
Education Block	
535	Mercer Street (A) NYU Cogen/Mercer Plaza (Bleecker Street to West 3rd Street)
North Block	
533	Mercer Street (B) (Bleecker Street to West 3rd Street)
	West 3rd Street (C) (LaGuardia Place to Mercer Street)
	LaGuardia Place (D) (Bleecker Street to West 3rd Street)
South Block	
524	Bleecker Street (E) (LaGuardia Place to Mercer Street)
	Mercer Street (F) (Houston Street to Bleecker Street)





# ULURP Process

	DEPARTMENT OF CITY PLANNING Application and Pre-Certification	COMMUNITY BOARD	BOROUGH PRESIDENT (and) BOROUGH BOARD	CITY PLANNING COMMISSION	
<ul style="list-style-type: none"> <li>CITY MAP CHANGES</li> <li>MAPS OF SUBDIVISIONS PLATTINGS</li> <li>ZONING MAP CHANGES</li> <li>CPC SPECIAL PERMITS</li> <li>REVOCALE CONSENTS FRANCHISE RFPs MAJOR CONCESSIONS</li> <li>NON-CITY PUBLIC IMPROVEMENTS</li> <li>HOUSING AND URBAN RENEWAL PLANS</li> <li>LANDFILLS</li> <li>DISPOSITION OF REAL PROPERTY</li> <li>ACQUISITION OF REAL PROPERTY</li> <li>SITE SELECTION</li> </ul>	<ul style="list-style-type: none"> <li>Receives application and related documents.</li> <li>Forwards application and documents within 5 days to CB, BP, and CC (and BB - if project affects more than one CB).</li> <li>Certifies application as complete</li> </ul>	<ul style="list-style-type: none"> <li>Notifies public</li> <li>Holds public hearing</li> <li>Submits recommendation to CPC, BP (and BB).</li> <li>Can waive rights on franchise RFP's and leases.</li> </ul>	<ul style="list-style-type: none"> <li>BP submits recommendation to CPC or waives right to do so.</li> <li>BB (if project affects more than one CB) may hold a public hearing and submit recommendation to CPC or waive right to do so.</li> </ul>	<ul style="list-style-type: none"> <li>Holds public hearing</li> <li>Approves, modifies or disapproves application.</li> <li>Files approvals and approvals with modifications with City Council.</li> <li>Disapprovals are final, except for zoning map changes, special permits, and urban renewal plans.</li> </ul>	<p>SEE CHART BELOW FOR THE PROCESS FOR CITY COUNCIL AND MAYORAL REVIEW (Charter Section 197-d)</p>
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	
<i>Clock = 1 Year</i>					
TOTAL DAYS...		60 Days	90 Days	150 Days	