

M1-6D

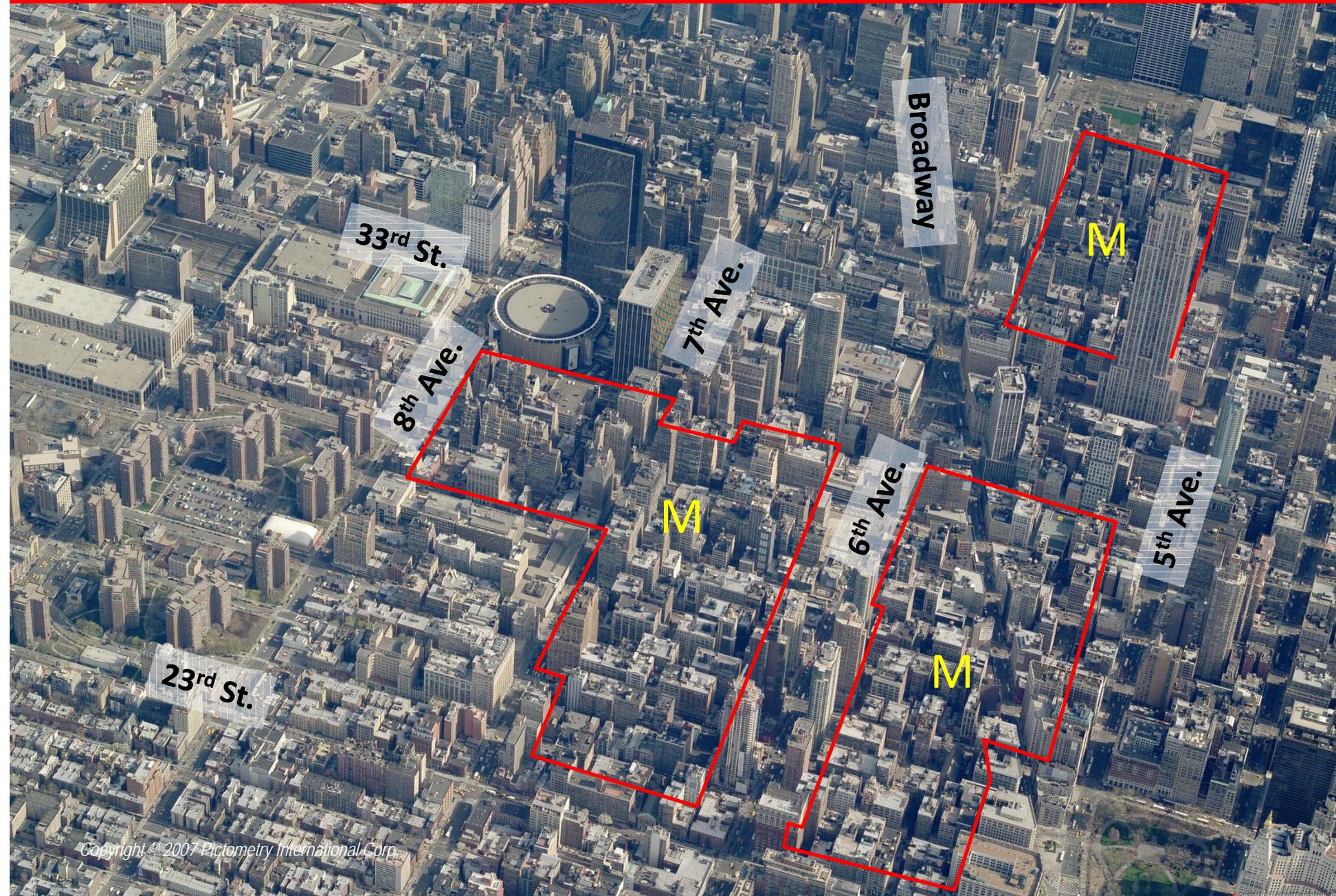


PROPOSED ZONING TEXT AMENDMENT

M1-6D

DCP

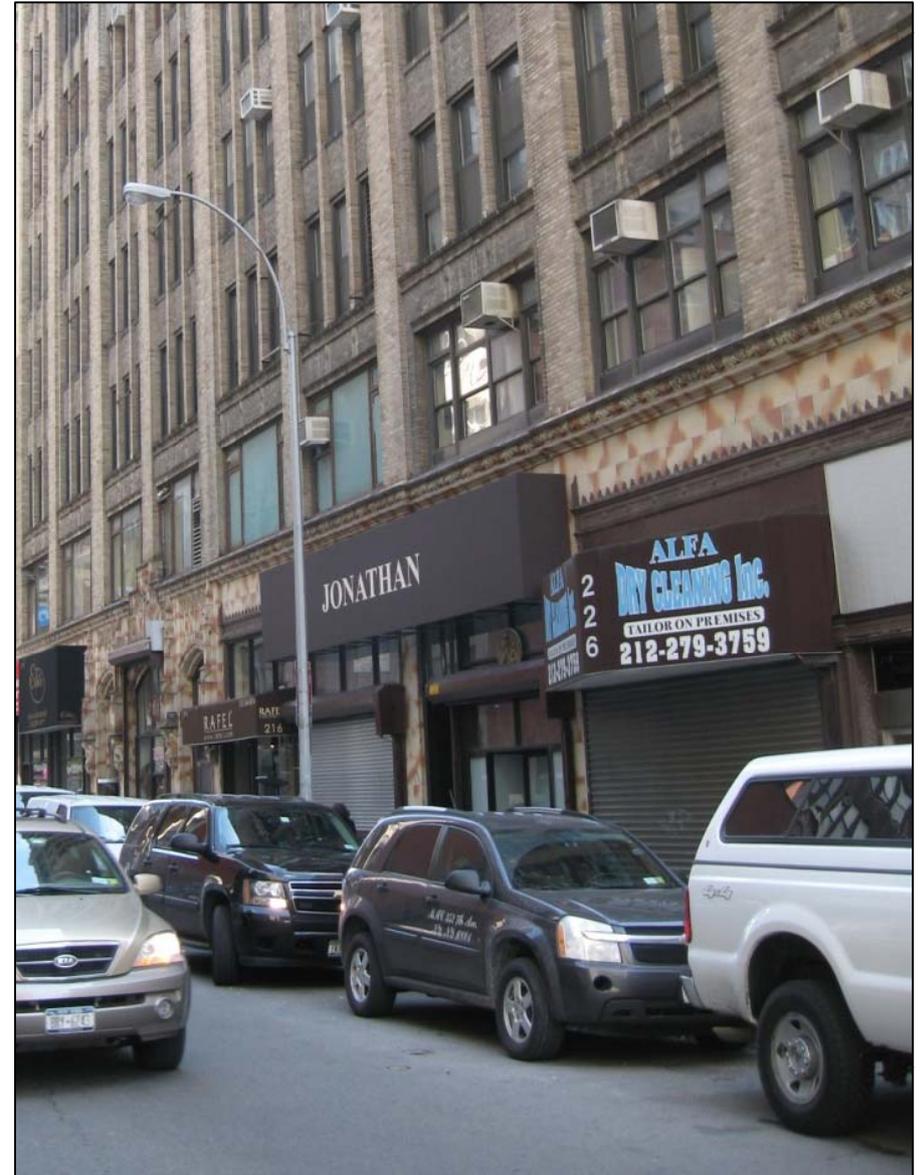
M1-6D: BACKGROUND



M1-6D: BACKGROUND



W. 29th Street b/w 7th and 8th avenues



W. 29th Street b/w 7th and 8th avenues

M1-6D: BACKGROUND

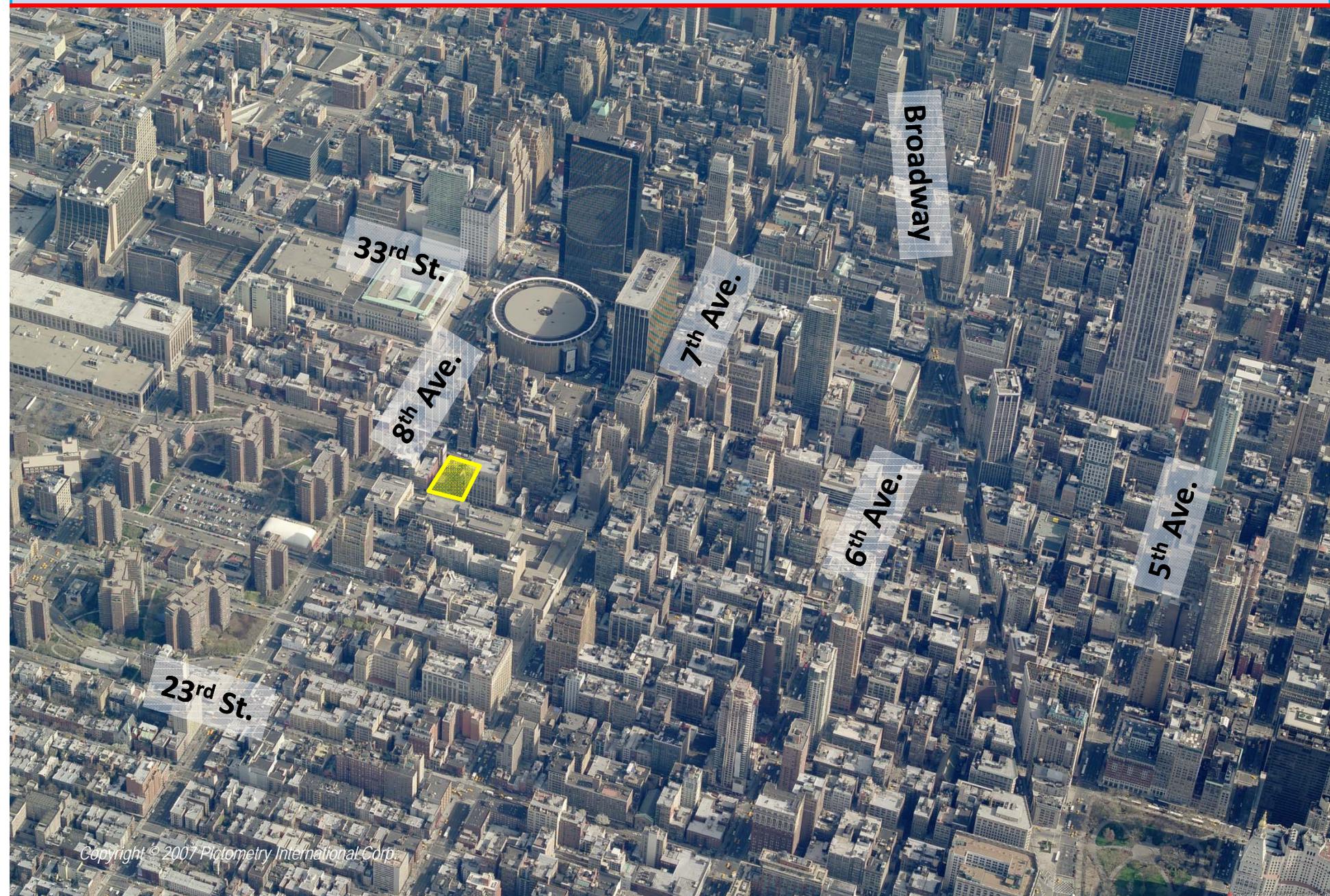


W. 30th Street b/w 6th and 7th avenues



W. 29th Street b/w 7th and 8th avenues 5

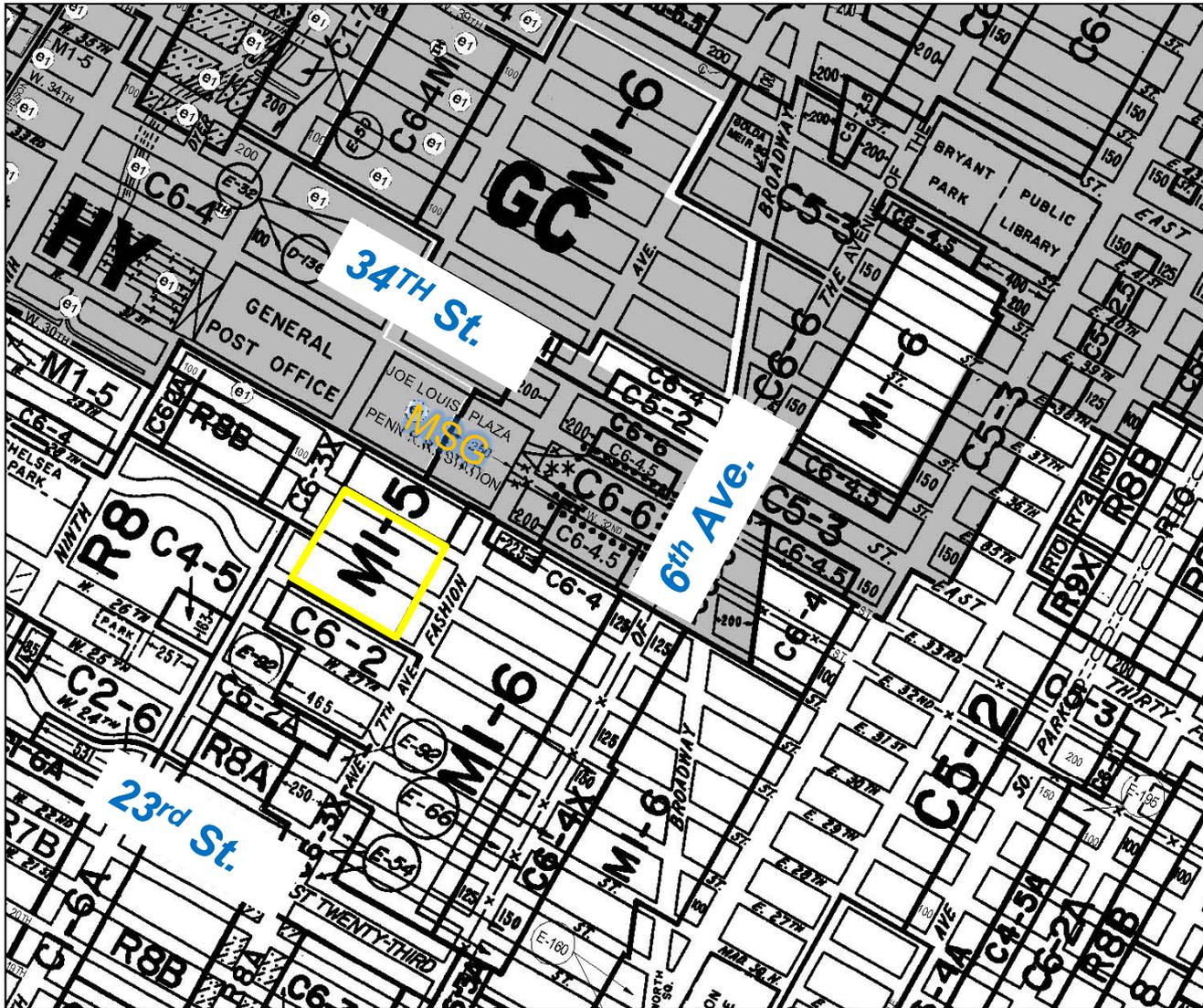
M1-6D: BACKGROUND



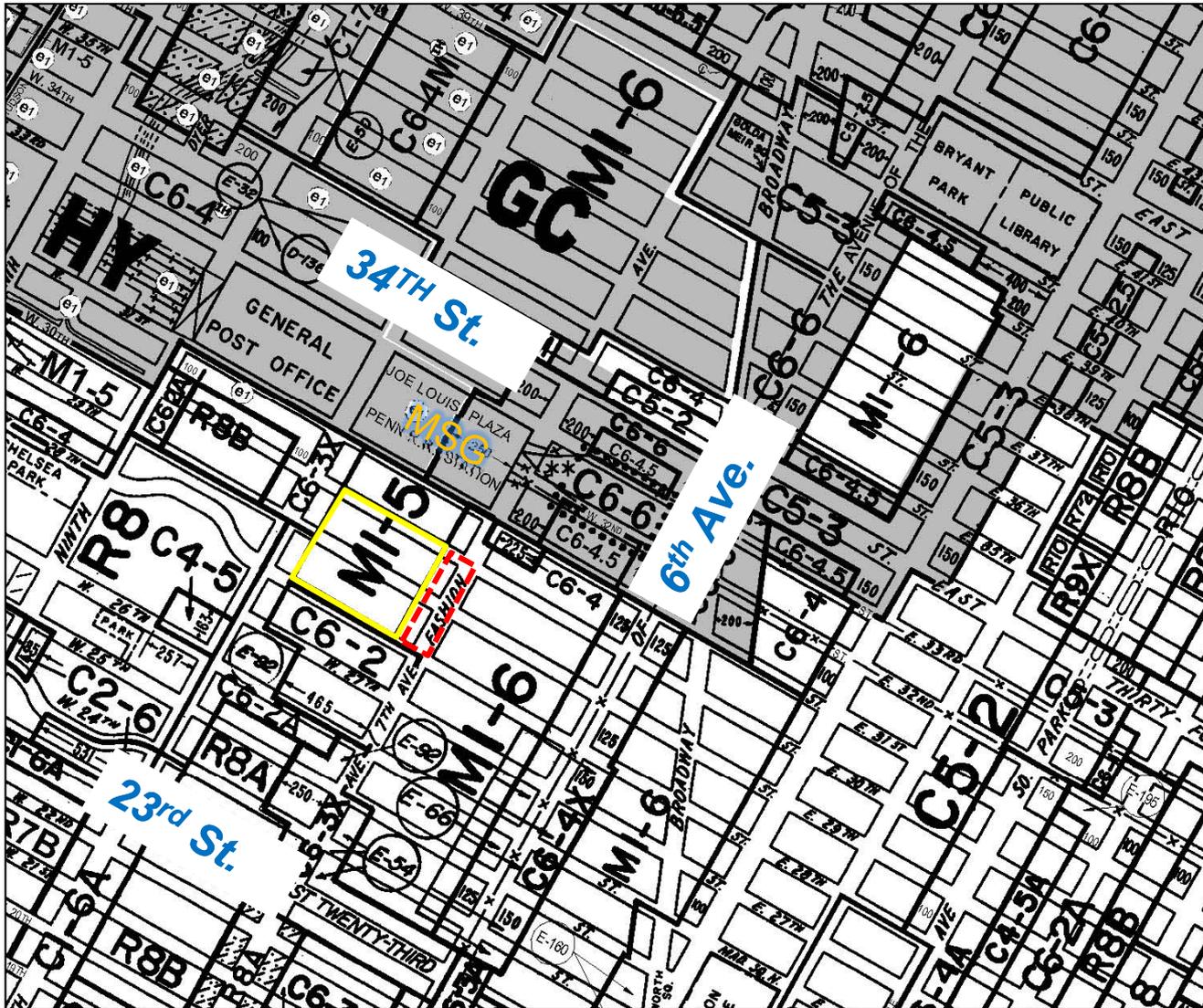
M1-6D: BACKGROUND



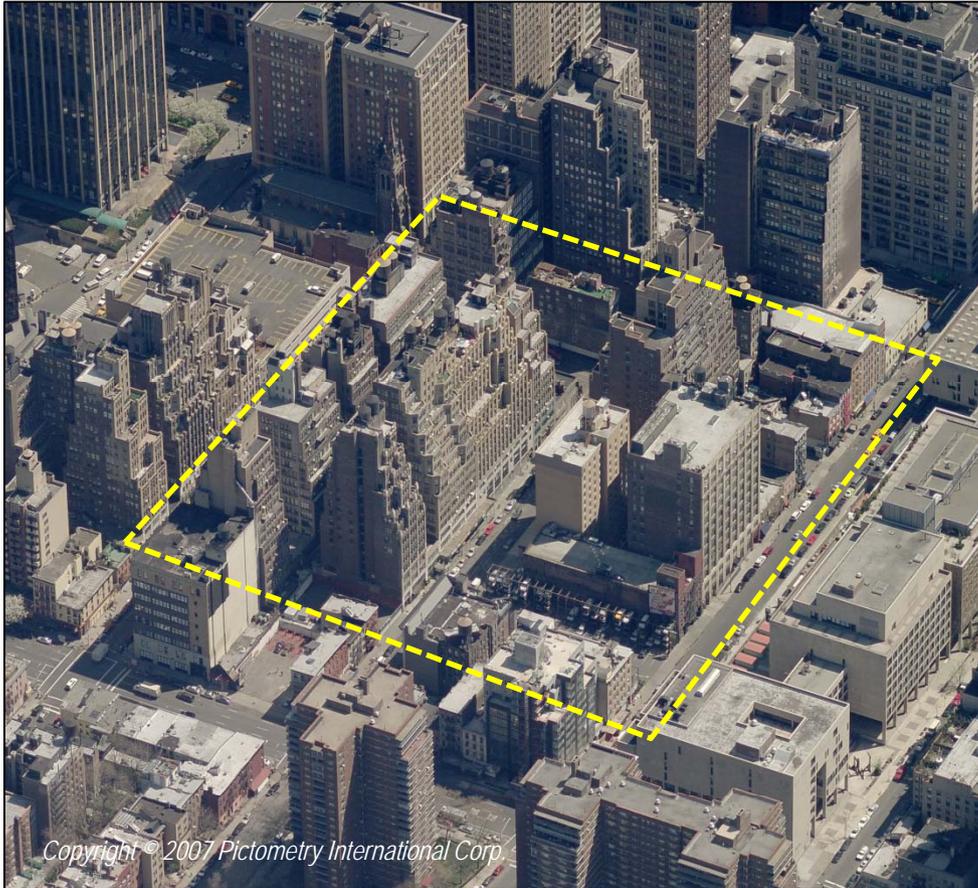
M1-6D: BACKGROUND



M1-6D: BACKGROUND



M1-6D: GOALS



- Protect concentrations of existing Class B & C office and M uses
- Allow residential development
- Promote the creation of affordable housing
- Preserve the built character
- Support the development of a vibrant mixed-use district

M1-6D: PROPOSED REGULATIONS

I. PROPOSED USE REGULATIONS

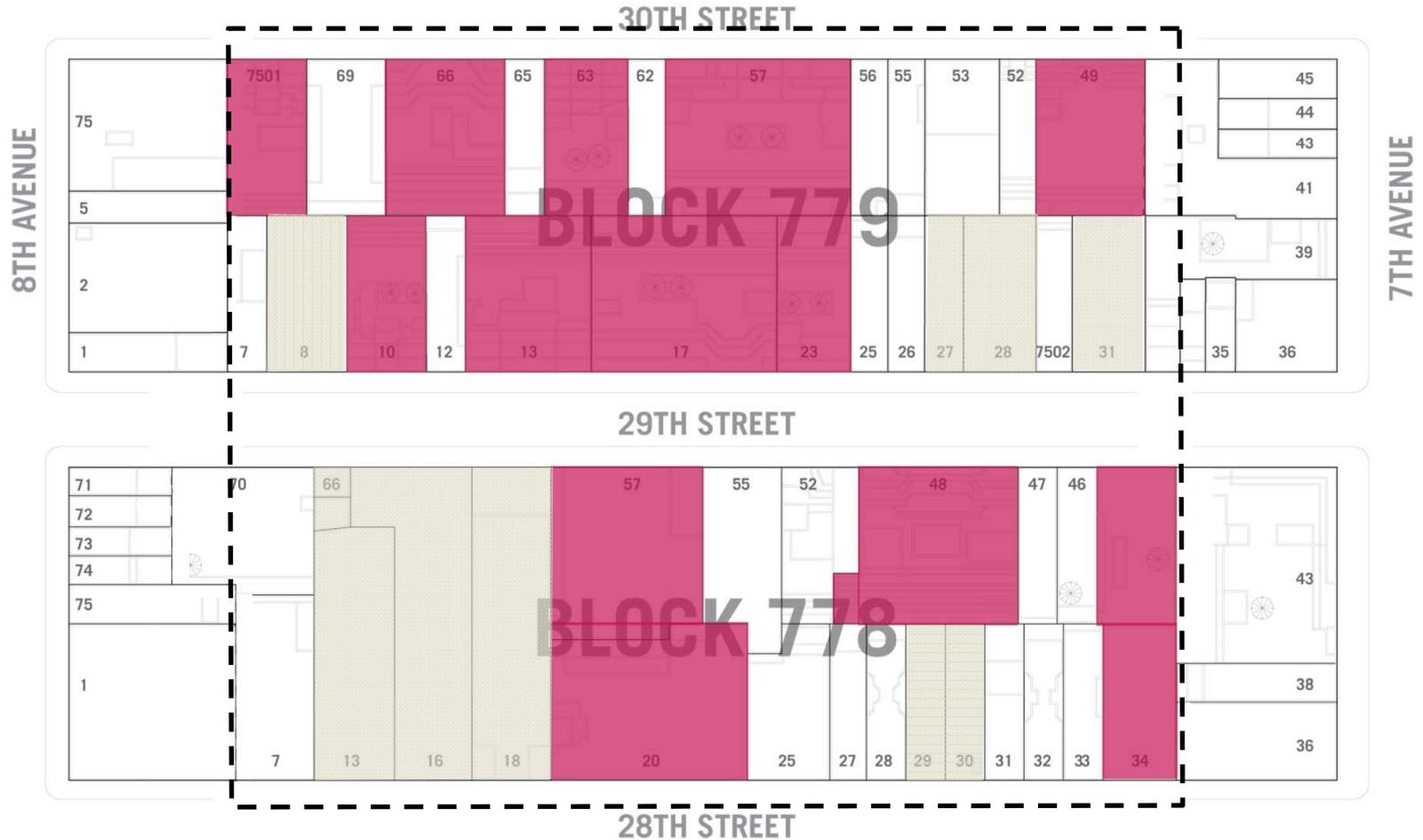
II. PROPOSED BULK REGULATIONS

M1-6D: PROPOSED USE REGULATIONS

- ALLOW WIDE RANGE OF USES
- PROVIDE PROTECTIONS FOR EXISTING CONCENTRATIONS OF COMMERCIAL AND LIGHT INDUSTRIAL USES
- ALLOW RESIDENTIAL DEVELOPMENT
- REQUIRE GROUND FLOOR RETAIL AND TRANSPARENCY
- REQUIRE A SPECIAL PERMIT FOR LARGER HOTELS

M1-6D: PROPOSED USE REGULATIONS

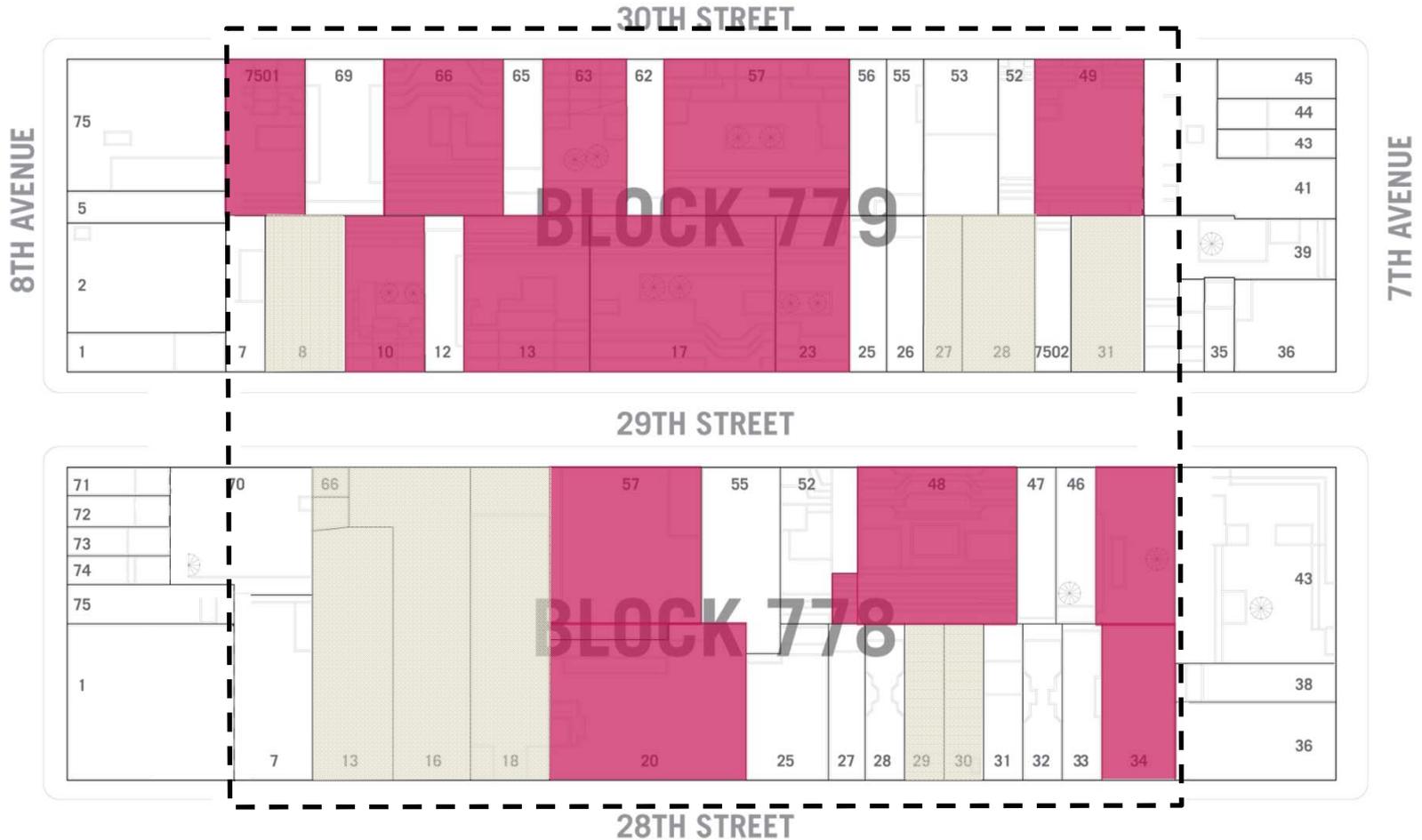
- PROTECTIONS FOR NON-RESIDENTIAL USES



 Qualifying Buildings of 50,000 square feet or greater within the Rezoning Area

M1-6D: PROPOSED USE REGULATIONS

- ALLOW RESIDENTIAL USES



 Qualifying Buildings of 50,000 square feet or greater within the Rezoning Area

M1-6D: PROPOSED USE REGULATIONS

- REQUIRE GROUND FLOOR RETAIL AND TRANSPARENCY



M1-6D: PROPOSED USE REGULATIONS

- SPECIAL PERMIT FOR HOTELS WITH MORE THAN 100 ROOMS



M1-6D: PROPOSED BULK REGULATIONS



I. FAR

II. AFFORDABLE HOUSING

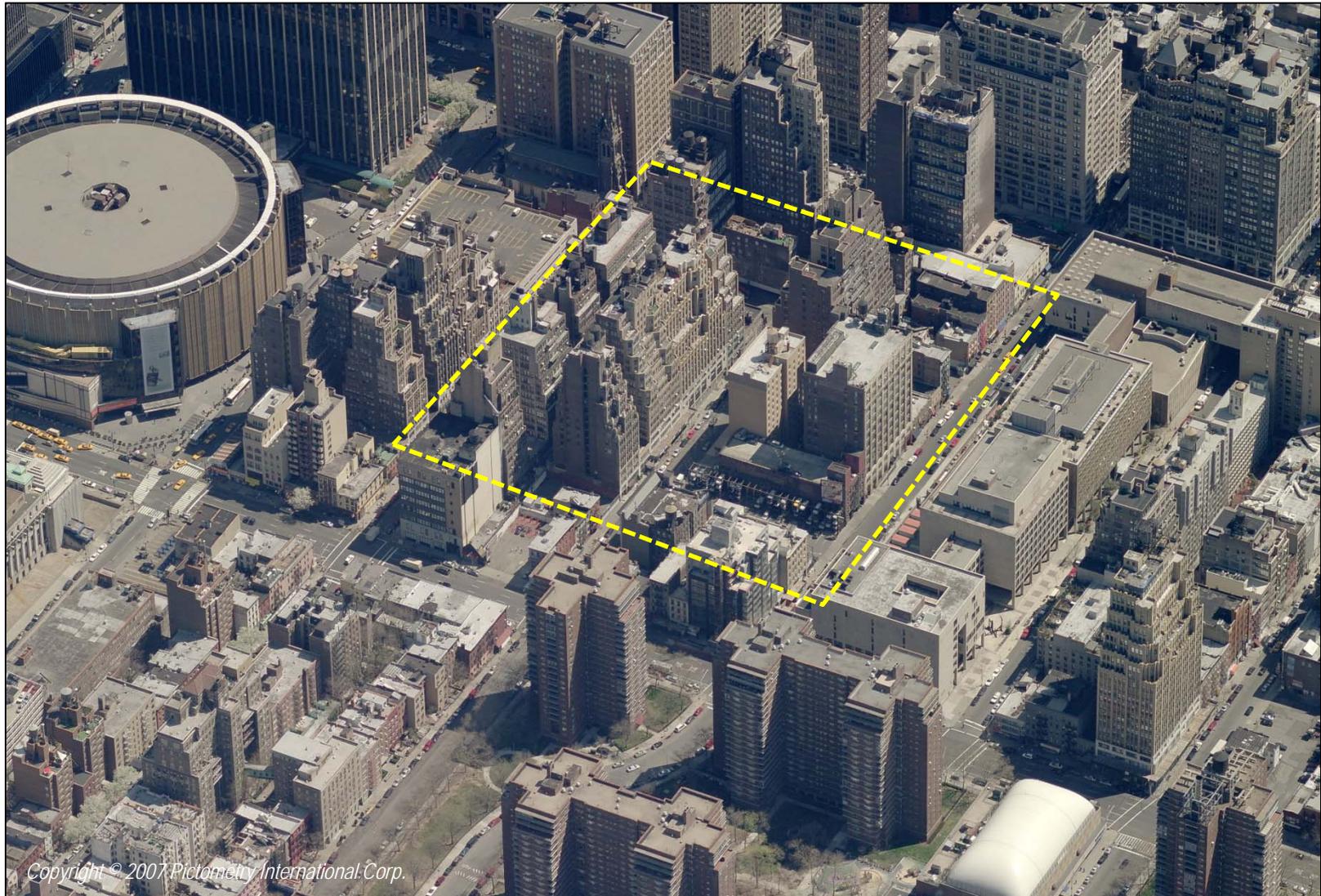
III. BUILDING FORM

M1-6D: EXISTING FAR



Source: Weisz & Yoes; Pluto Data

M1-6D: CONTEXT



Copyright © 2007 Pictometry International Corp.

M1-6D: FAR

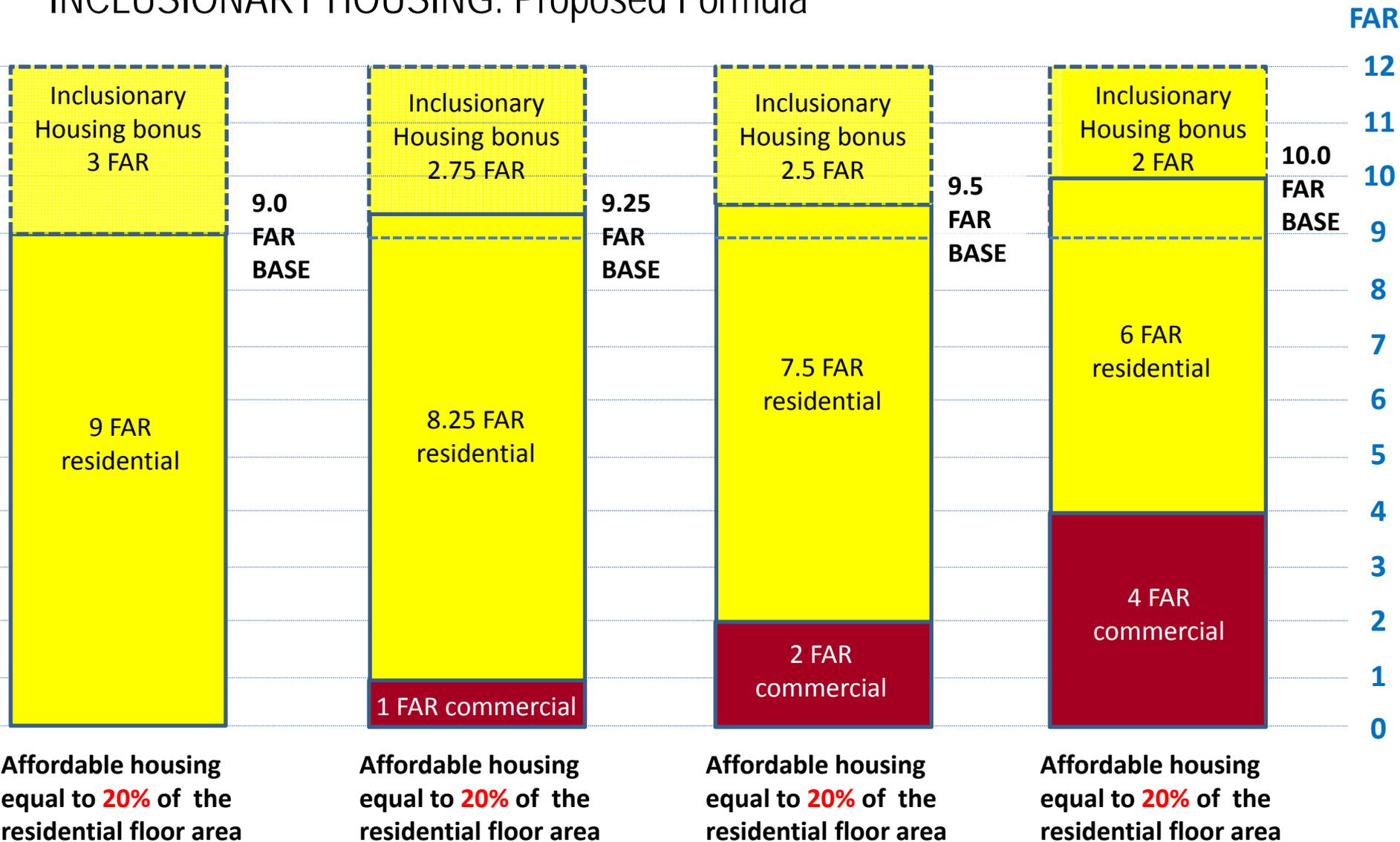


PROPOSED FAR

MANUFACTURING	10.0
COMMERCIAL	10.0
COMMUNITY FACILITY	10.0
RESIDENTIAL (IH)	9.0 BASE 12.0 BONUS

M1-6D: AFFORDABLE HOUSING

INCLUSIONARY HOUSING: Proposed Formula



M1-6D: BUILDING FORM

BUILDING FORM

- Streetwalls with high base heights
- Multiple setbacks
- Articulated tops
- Maximum heights around 200 feet

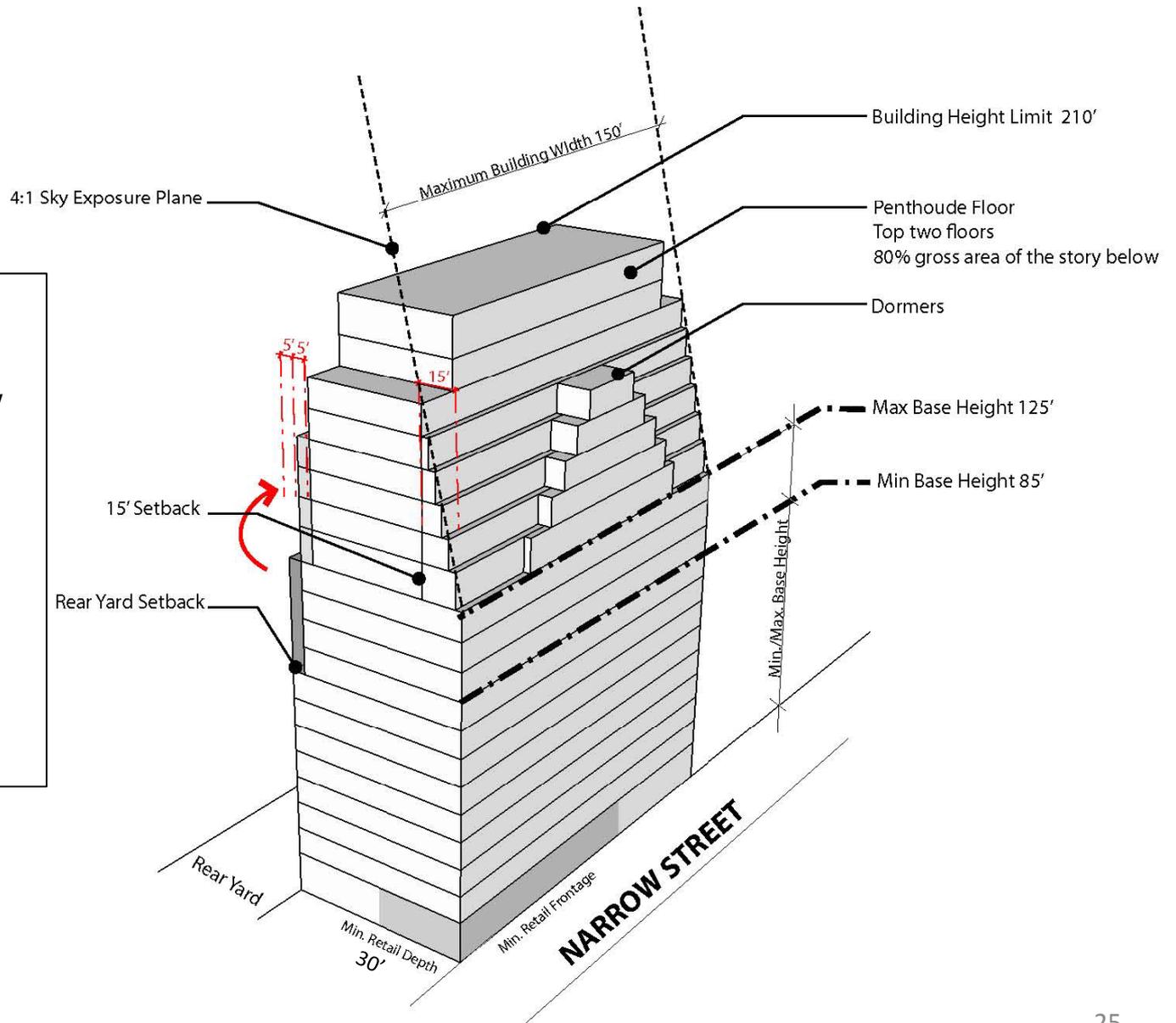


M1-6D: BUILDING FORM



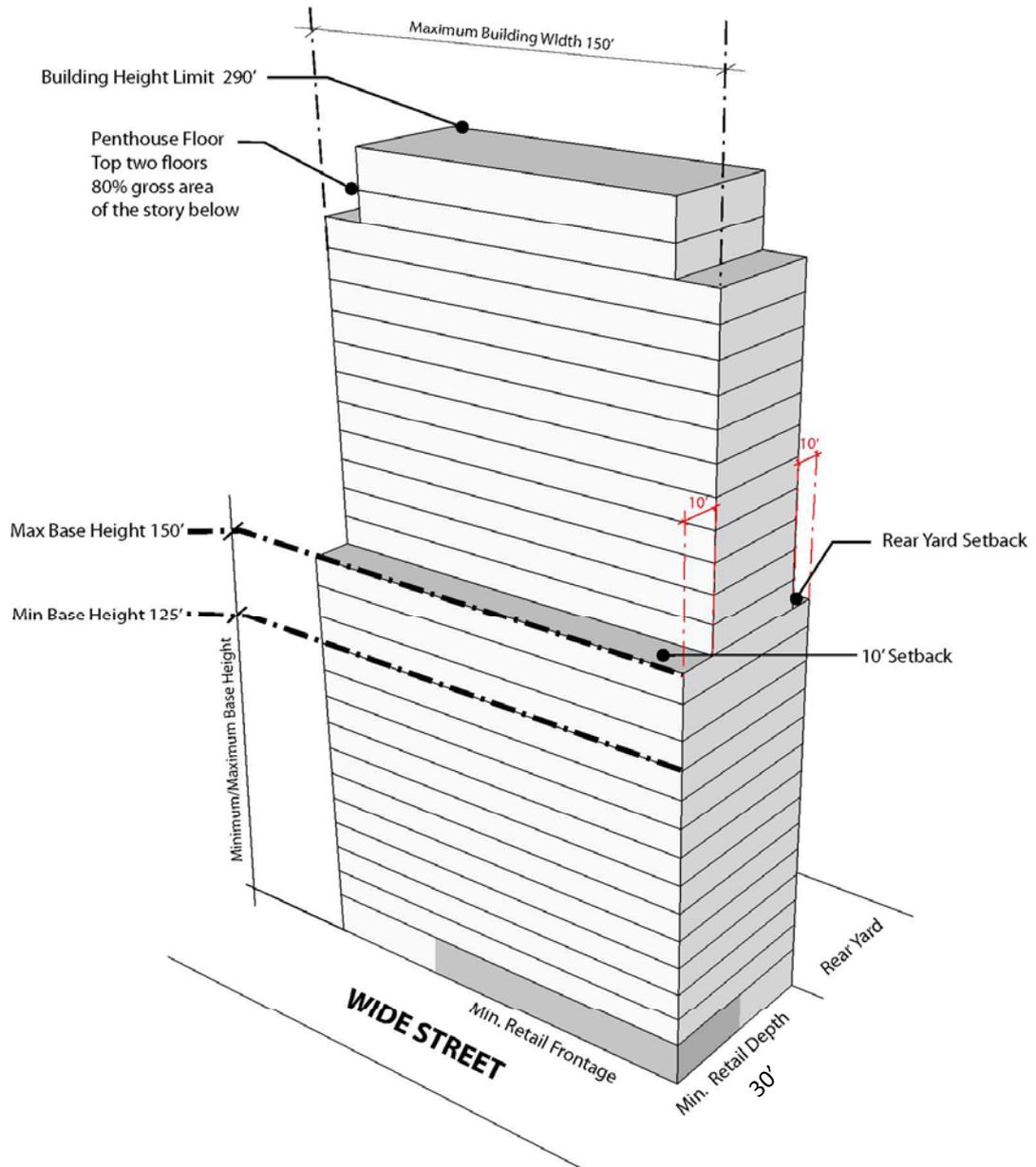
M1-6D: PROPOSED BULK REGULATIONS

- Required Streetwall
- Base Height: 85 – 125'
- 4:1 SEP (max. 15' setback)
- Penthouse Rule
- Max Height: 210'

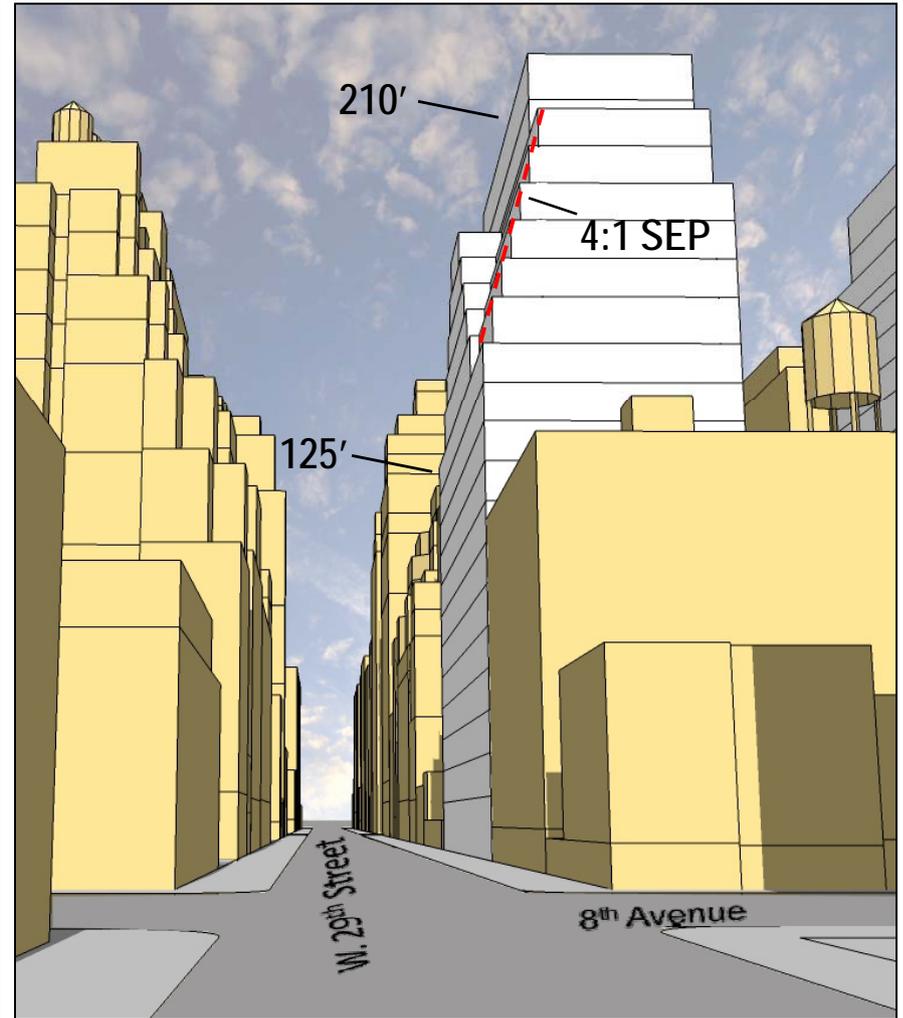
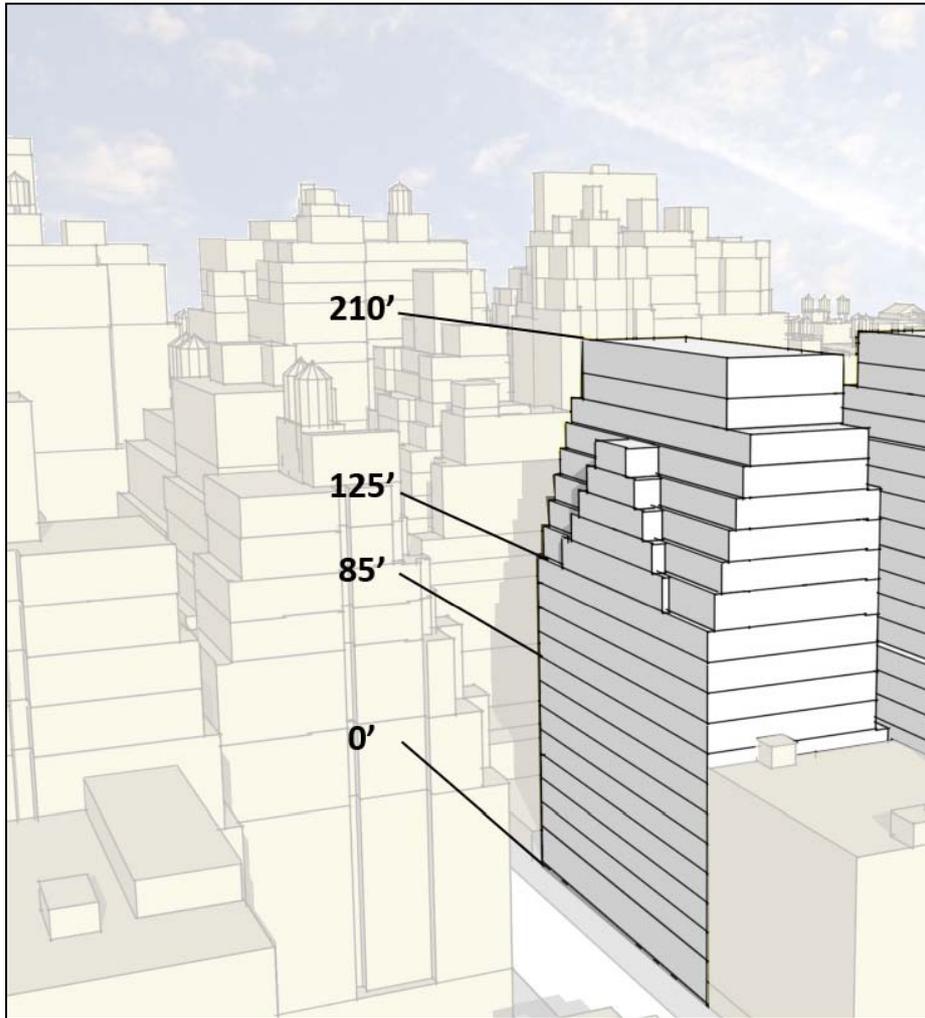


M1-6D: PROPOSED BULK REGULATIONS

- Required Streetwall
- Base Height: 125 - 150'
- 10' Setback
- Penthouse Rule
- Max Height: 290'

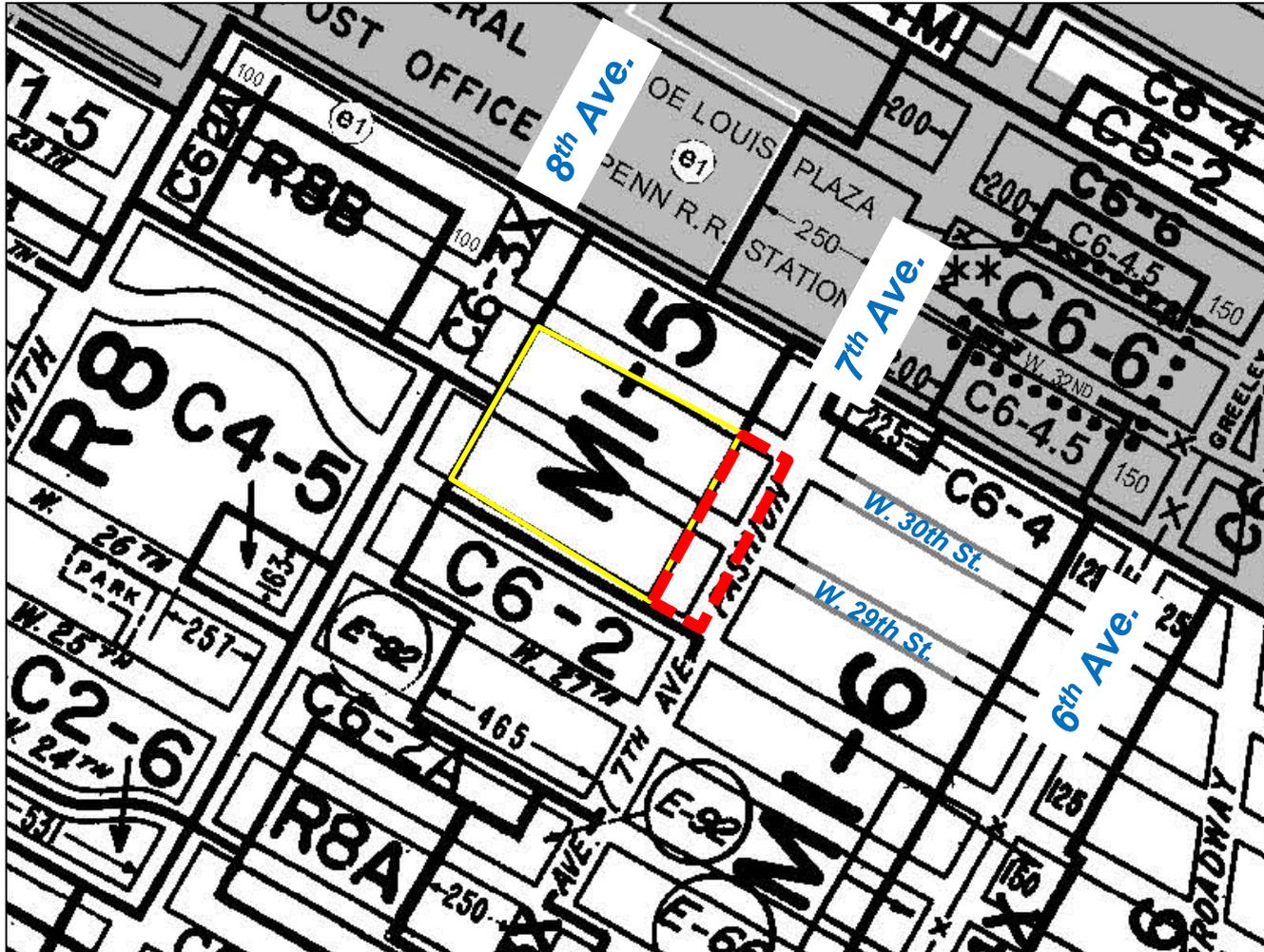


M1-6D: PROPOSED BULK REGULATIONS



M1-6: PROPOSED BULK MODIFICATION

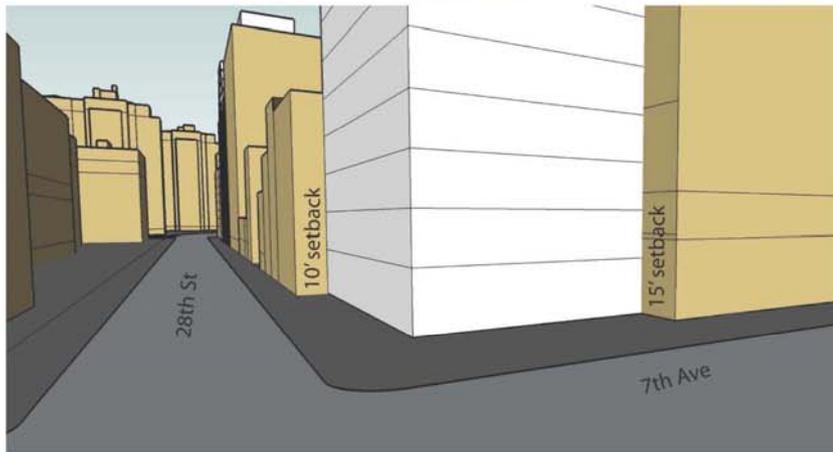
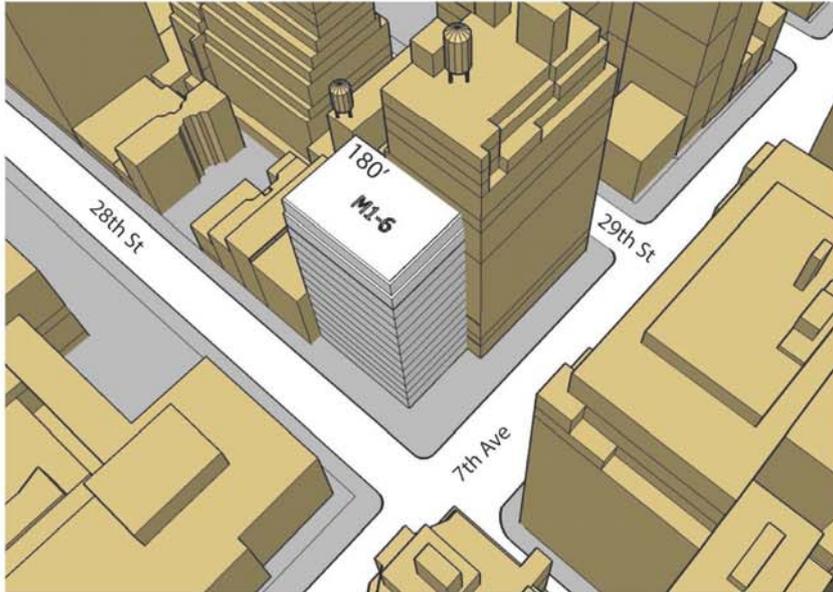
ADDITIONAL PROVISIONS FOR 7TH AVENUE



M1-6: PROPOSED BULK MODIFICATION

M1-6 10 FAR

(10'+15' setbacks at street, 180' tall, 15' high ground floor, 12'6" height floors above)



M1-6* 10 FAR

(min. 125'; max 150' streetwall, maxing out FAR at 150' tall, 15' high ground floor, 14' floors in base, 12'6" height floors above)

