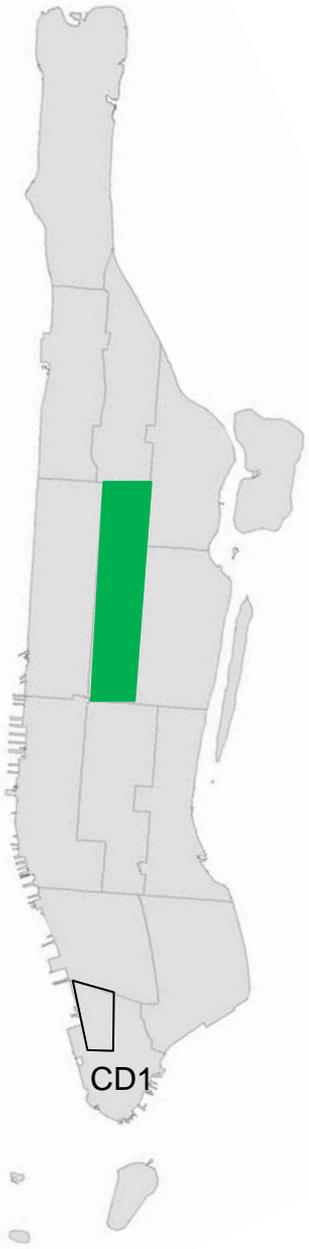


North Tribeca Rezoning

City Planning Commission, June 7th , 2010

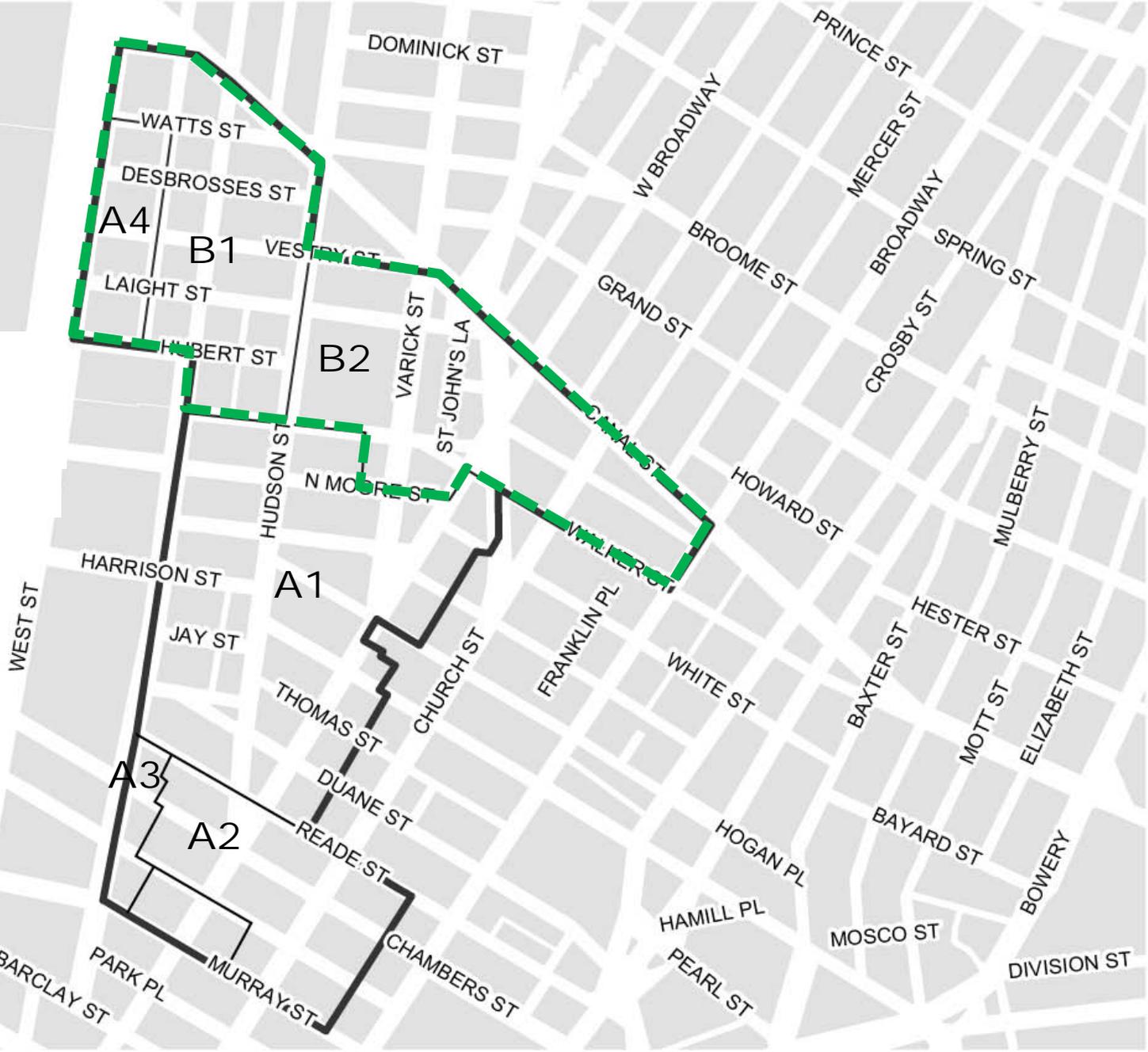


Special Tribeca Mixed Use (TMU) District

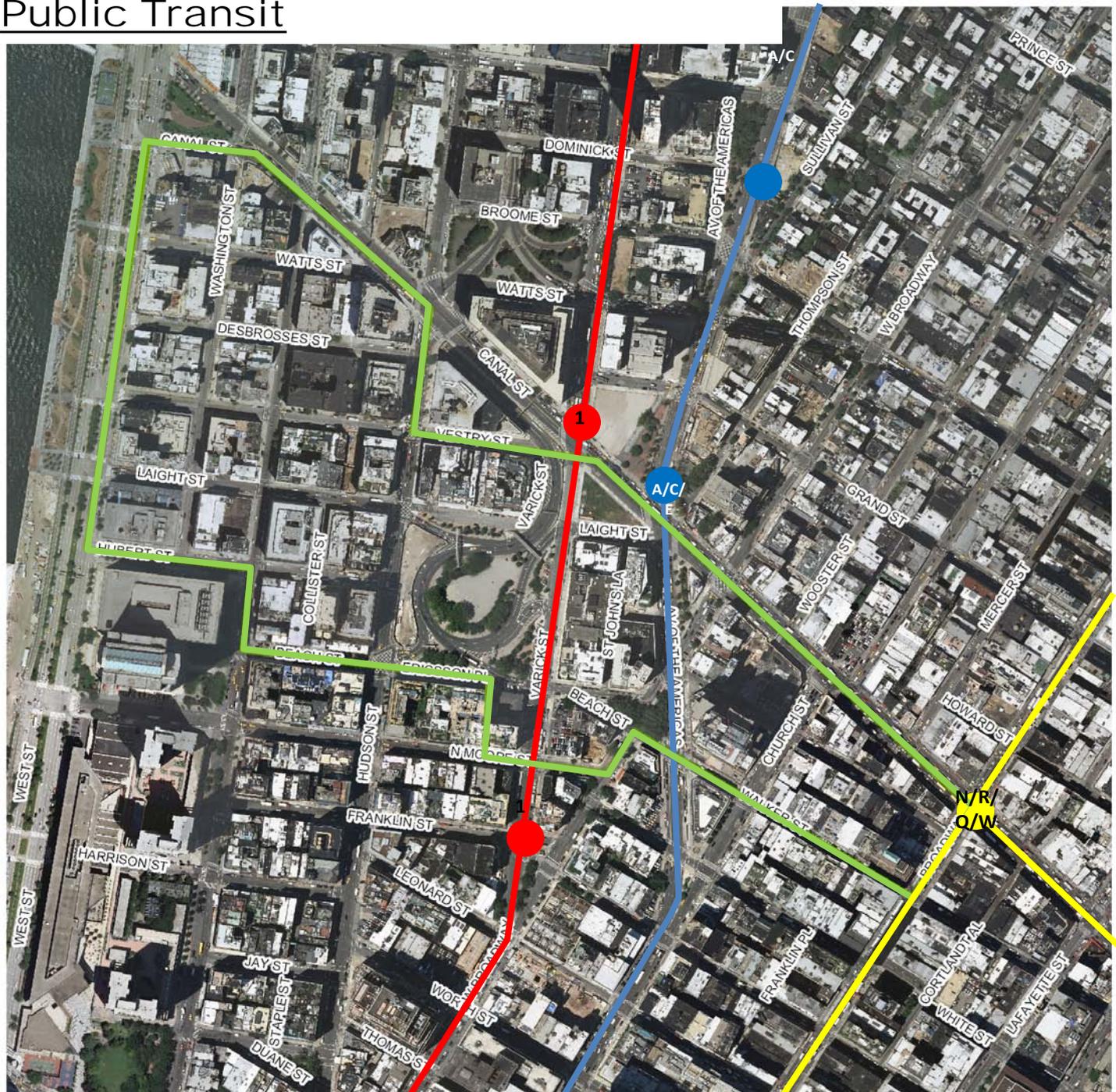


Rezoning Area

- Special Tribeca Mixed Use District
- - - Rezoning Area
- A4 Existing Subarea

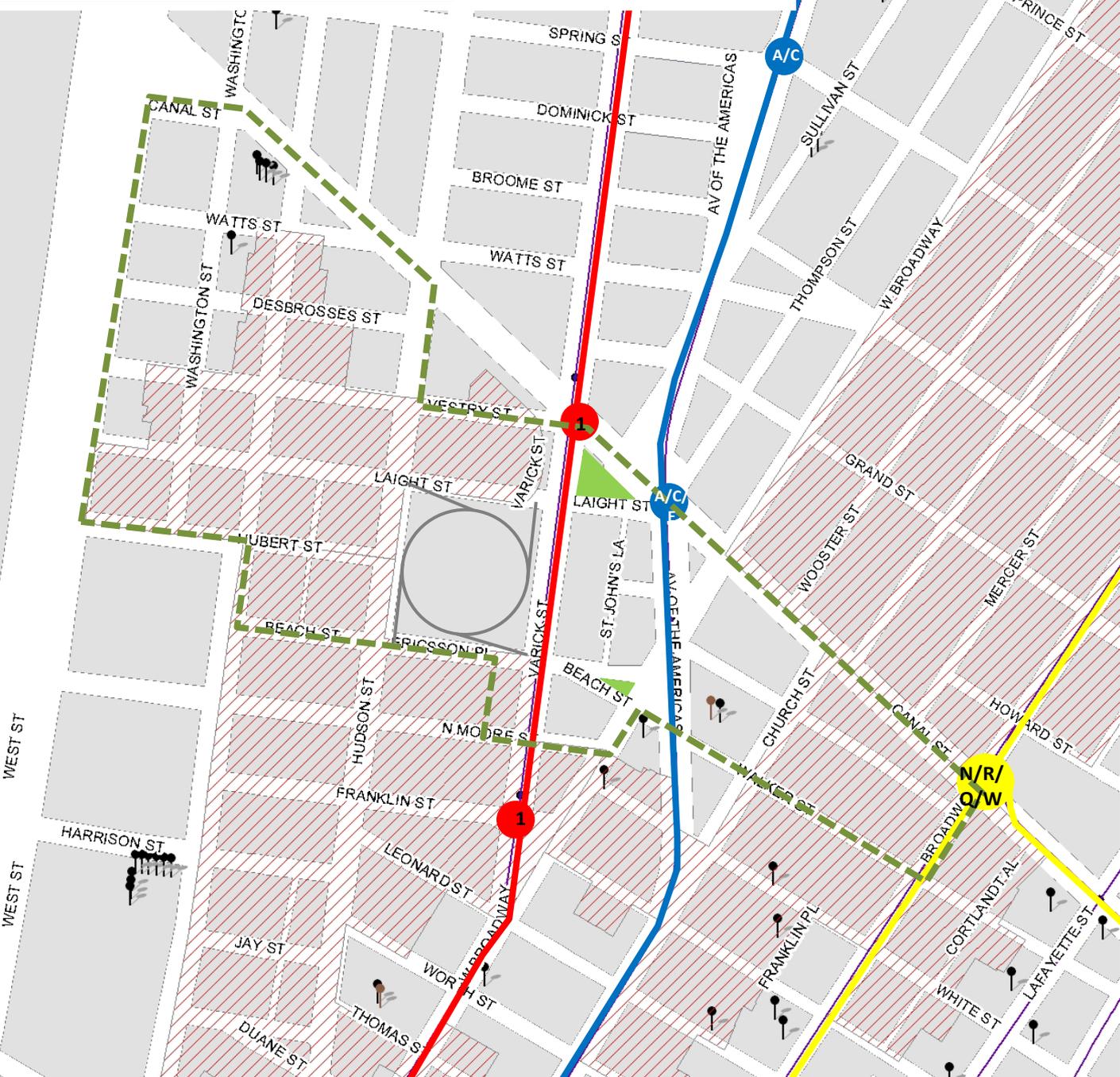


Public Transit



— Rezoning Area

LPC Historic Districts



Fleming Smith Warehouse



AT & T Building

Land Use: Mixed Use and Residential Use



Legend

LandUse

- Residential
- Mixed Use



Lispenard Street:

Buildings with lot coverage less than 5,000 square feet can convert the third floors and above to loft dwelling use

Land Use: Mixed Use and Residential Use



415 Greenwich Street:
Received CPC
Special permit to
convert to residential
use with ground floor
retail

Legend

LandUse

- Residential
- Mixed Use

Land Use: Manufacturing uses



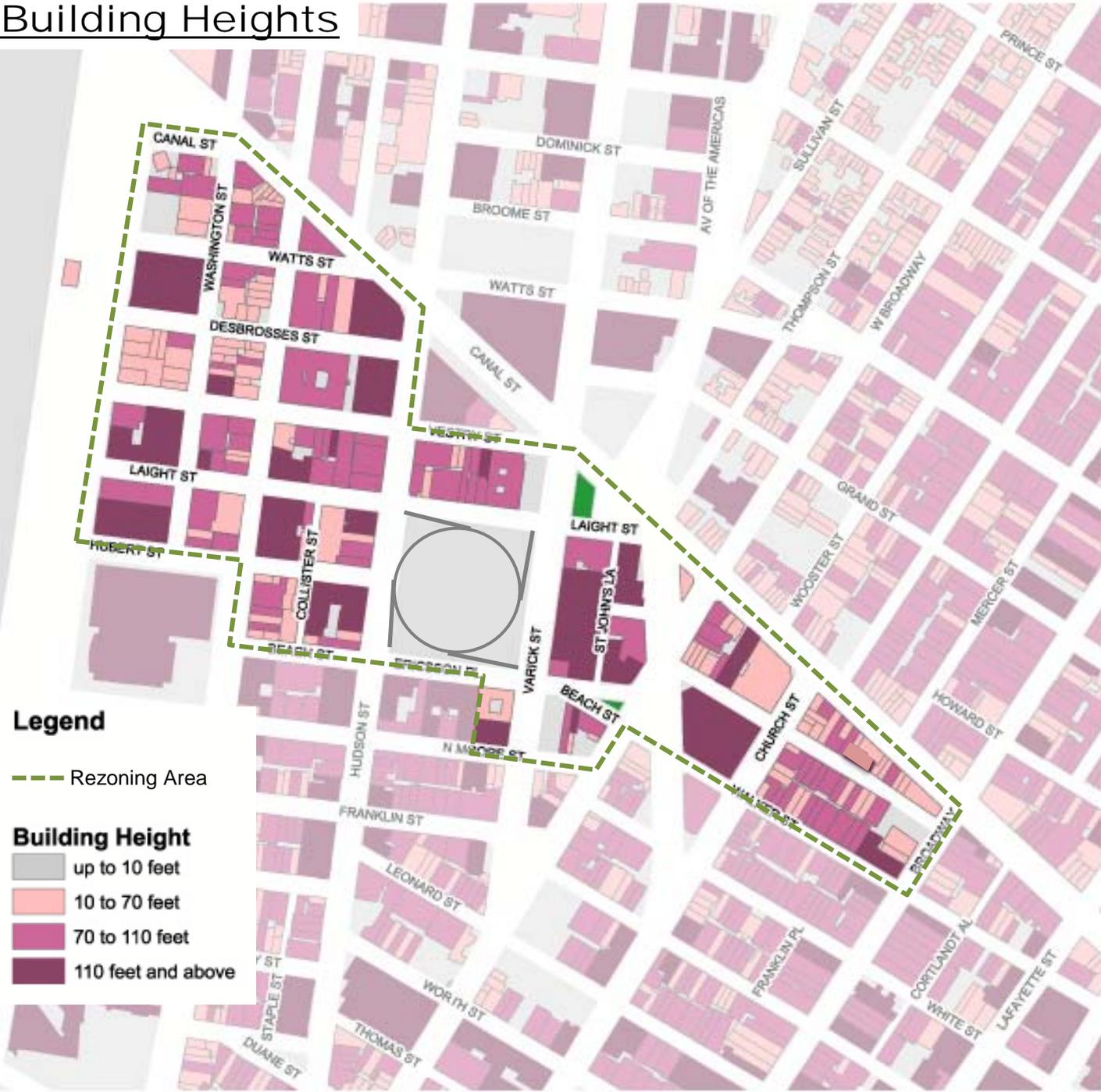
Land Use



Building Typologies



Building Heights



Legend
--- Rezoning Area

Building Height
up to 10 feet
10 to 70 feet
70 to 110 feet
110 feet and above

Building Heights



Canal Street
4 to 7 stories

Building Heights



Hudson Street:
10 stories and above

Existing Zoning and Subareas



North on Lispenard Street

M1-5
FAR: 5.0

No maximum building height

Residential use not permitted

C6-2A/C6-3A
Unique bulk envelopes

Allows residential use

Established in 2006

Special Tribeca Mixed Use District

Zoning Overview

Objectives

To allow for residential conversions, in-fill residential development, and opportunities for affordable housing;

To protect the existing built character by establishing contextual districts and unique bulk envelopes for new development;

To provide for a mix of uses in the area by allowing light manufacturing and restricting commercial establishment size;

Proposed Actions

Zoning map amendment from M1-5 to C6-2A and corresponding text amendment to create new subareas with unique bulk envelopes

Zoning text amendment to allow for a mix of uses

Proposed Zoning and Proposed Subareas

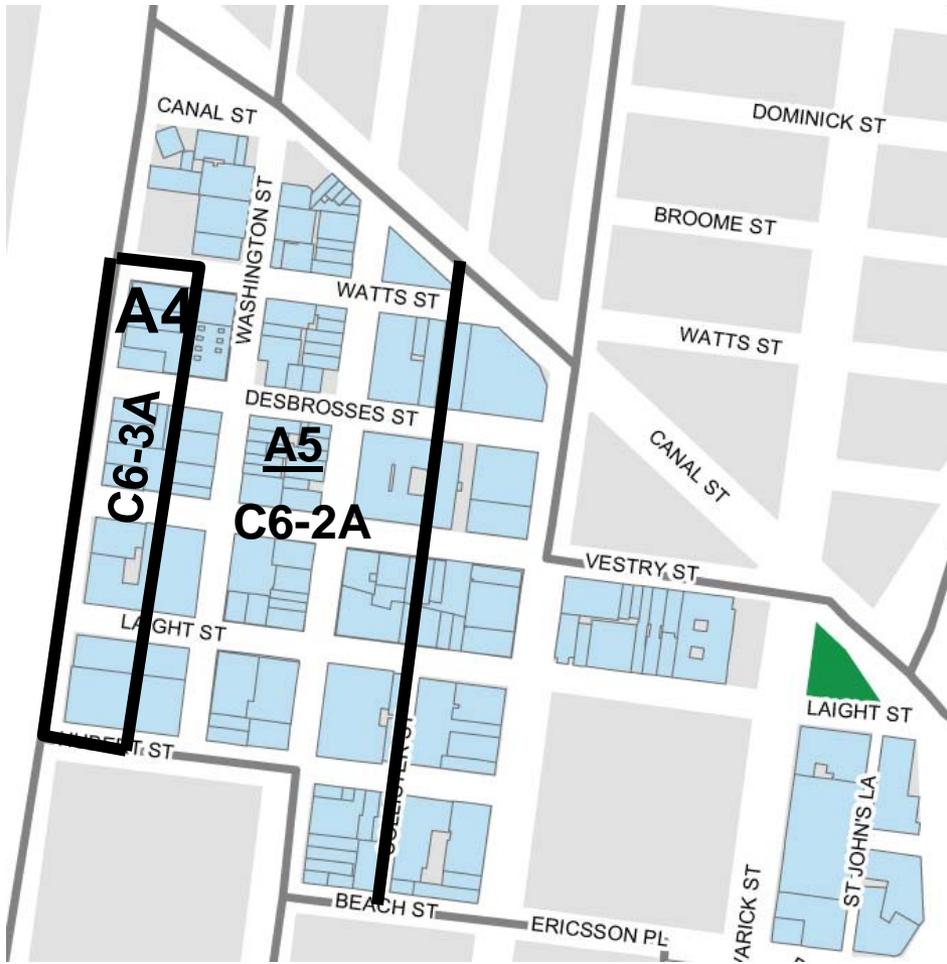


Remove existing subareas B1 and B2 and replace them with three new subareas (A5, A6, A7)

Proposed Zoning: C6-2A zoning district and will have specific FARs and bulk envelope restrictions

Special Tribeca Mixed Use District

Area A4 and A5



Existing

Proposed

Area A4 was established in a 2006 rezoning
The C6-3A and C6-2A bulk envelopes will be unchanged. The boundary of the C6-2A district will be expanded to the north and east. It will be renamed Area A5. C6-3A will remain as Area A4.

Washington and Greenwich Street Area (A5): Existing Condition



Greenwich Street

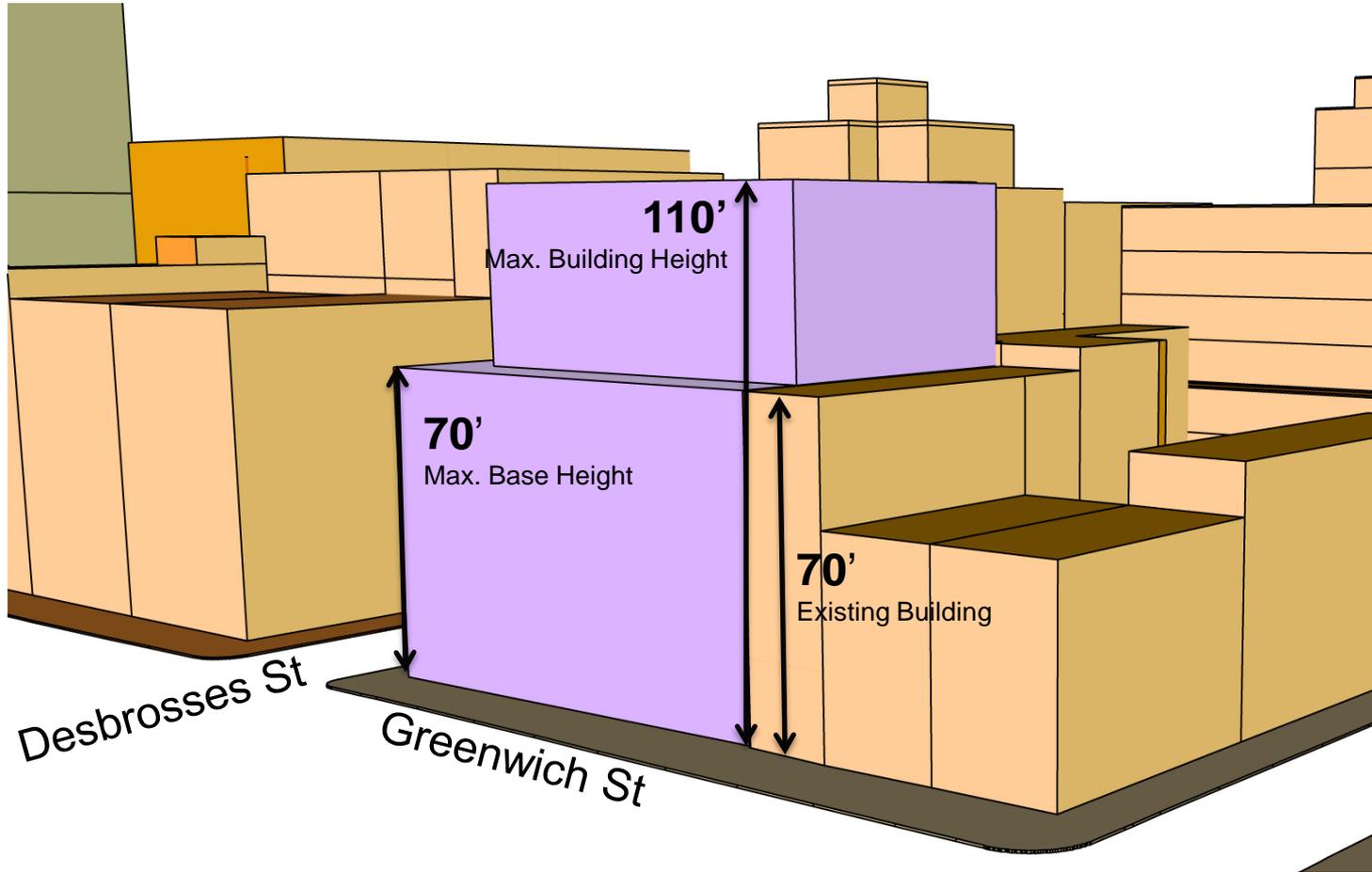


Washington and Lait Streets

Washington and Greenwich Street Area (A5): Proposed C6-2A Bulk Envelope

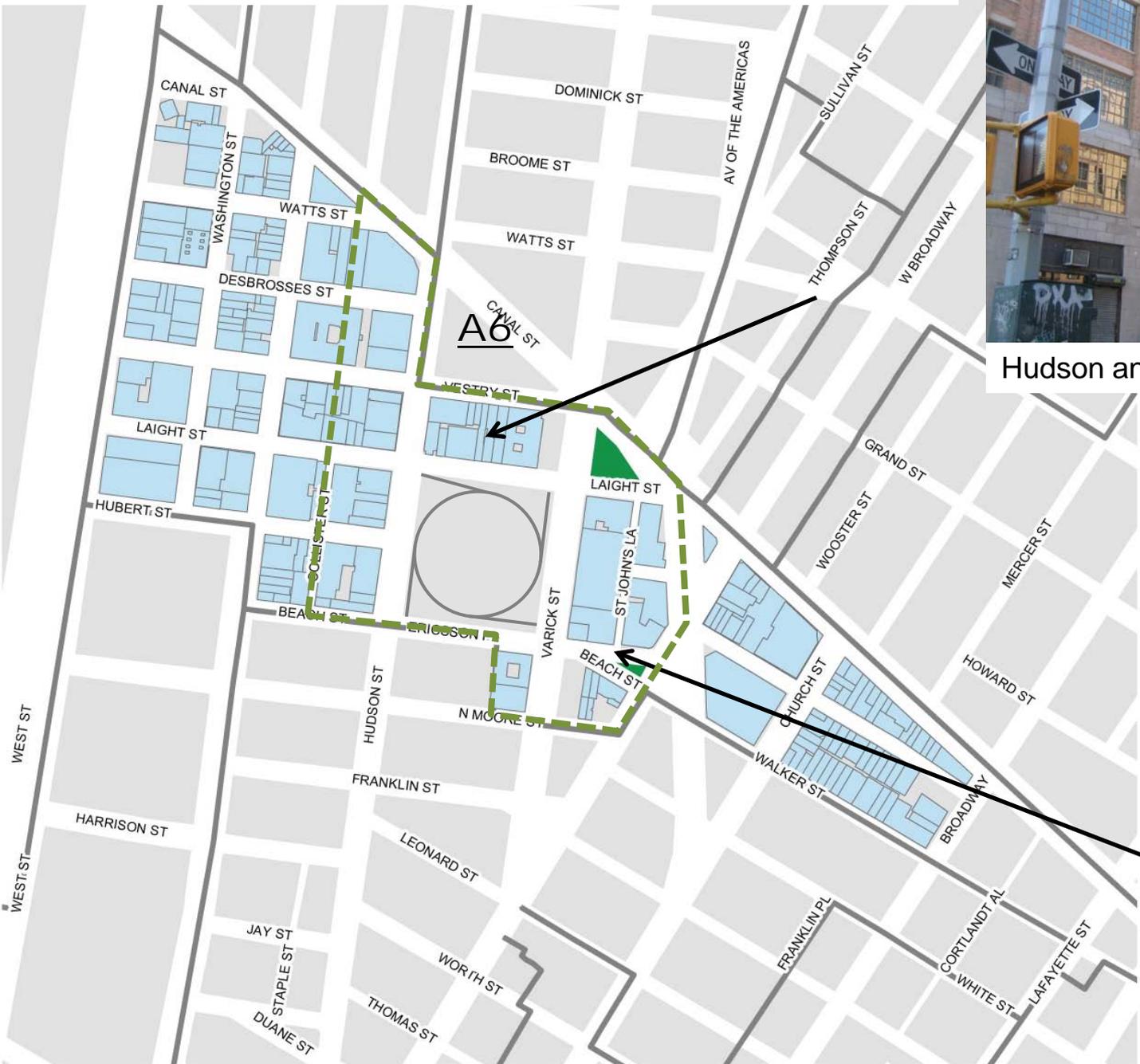


FAR: 5.5
Maximum Building Height: 110'
Street wall: 60' to 70'



Example (view looking south-west)

Holland Rotary Area (A6): Existing Condition



Hudson and Hubert Street



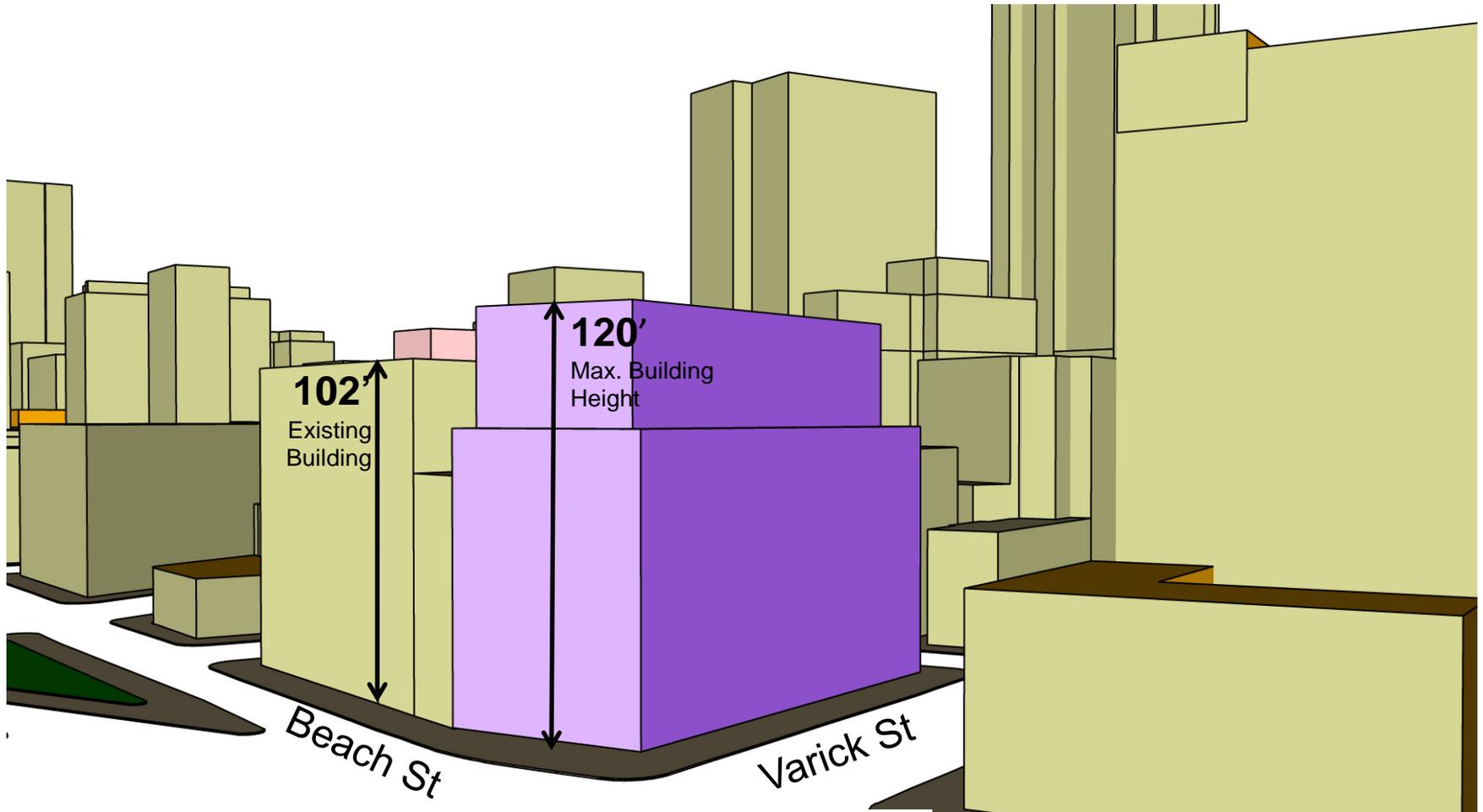
Ericsson Place

Holland Rotary Area (A6): Proposed C6-2A Bulk Envelope

FAR: 5.4, up to 7.2 with Inclusionary Housing Bonus (for new construction)

Maximum Building Height: 120'

Street wall: 60' to 85'



Example (view looking south-west)

Lispenard Street Area (A7): Existing Conditions



Lispenard Street

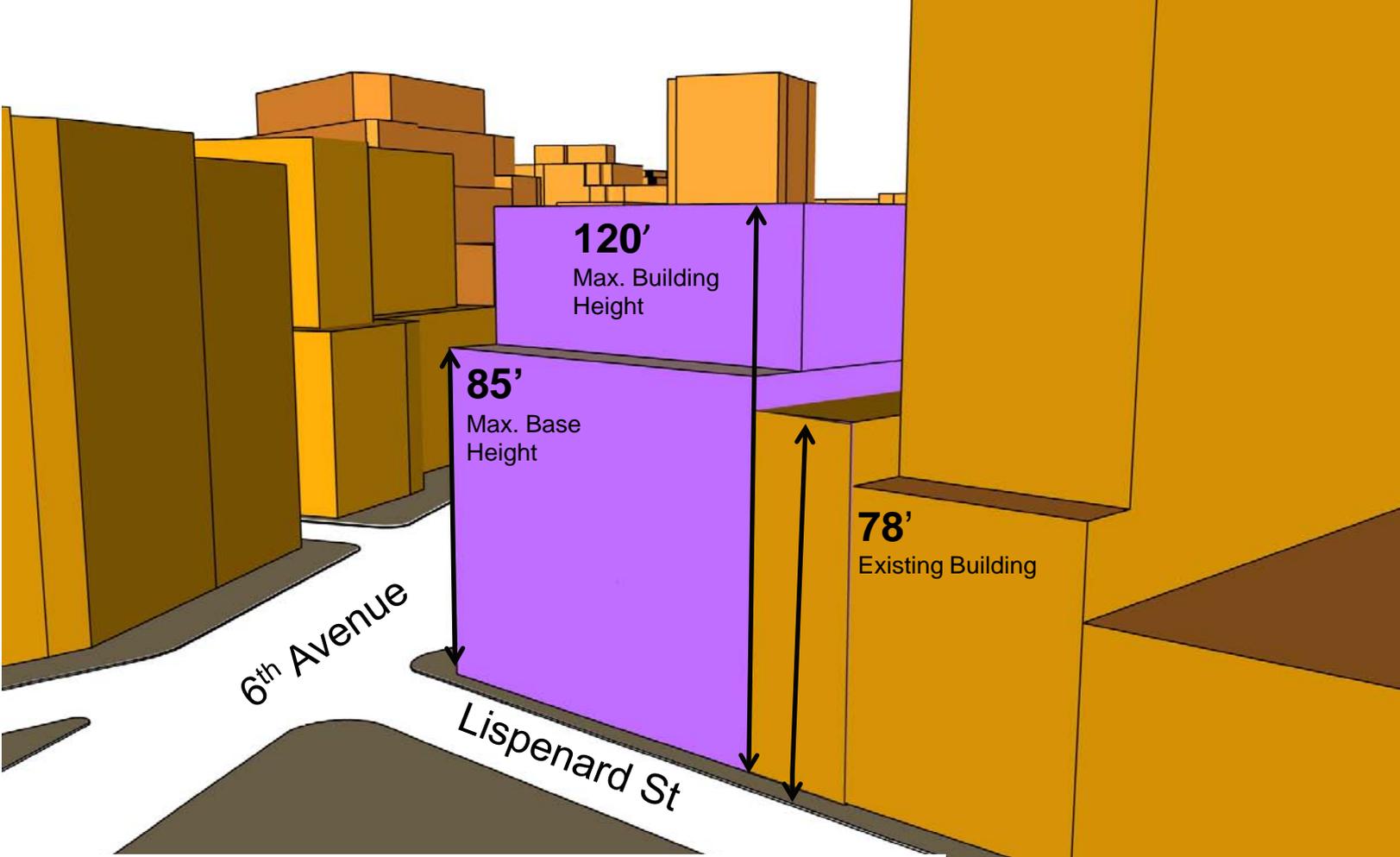


Canal Street

Lispenard Street Area (A7): Proposed C6-2A Bulk Envelope



FAR: 5.0
Maximum Building Height: 120'
Street wall: 60' to 85'



Example (view looking north-west)

Proposed Zoning and Proposed Subareas



Proposed Text Amendments to Special TMU

Uses: Light manufacturing uses and commercial establishment restrictions

Residential Conversions

Use restrictions

Commercial establishment restrictions:

Similar to existing south TriBeCa regulations, the proposed text amendment includes restrictions on square footages of ground floor establishments.

Narrow streets: retail establishments limited to 5000 square feet

Wide streets: retail establishments limited to 10,000 square feet

Hotels with over 100 rooms would not be permitted (except by special permit)

Mix of uses: Certain light manufacturing uses such as woodworking and ceramics would be permitted



Beach Street



N. Moore Street



Hudson Street

Residential Conversions

Residential Conversion requirements

Existing: Zoning in the Special TMU requires a minimum unit size of 2,000 square feet or a ratio of window area to unit floor area of at least 10 per cent. These size requirements are outdated today and such a high minimum square footage is restrictive.

Proposed: Residential conversions would be governed by city-wide regulations which utilize a density measure rather than minimum square footage. This would allow a greater range in unit types from studios to family-size apartments.