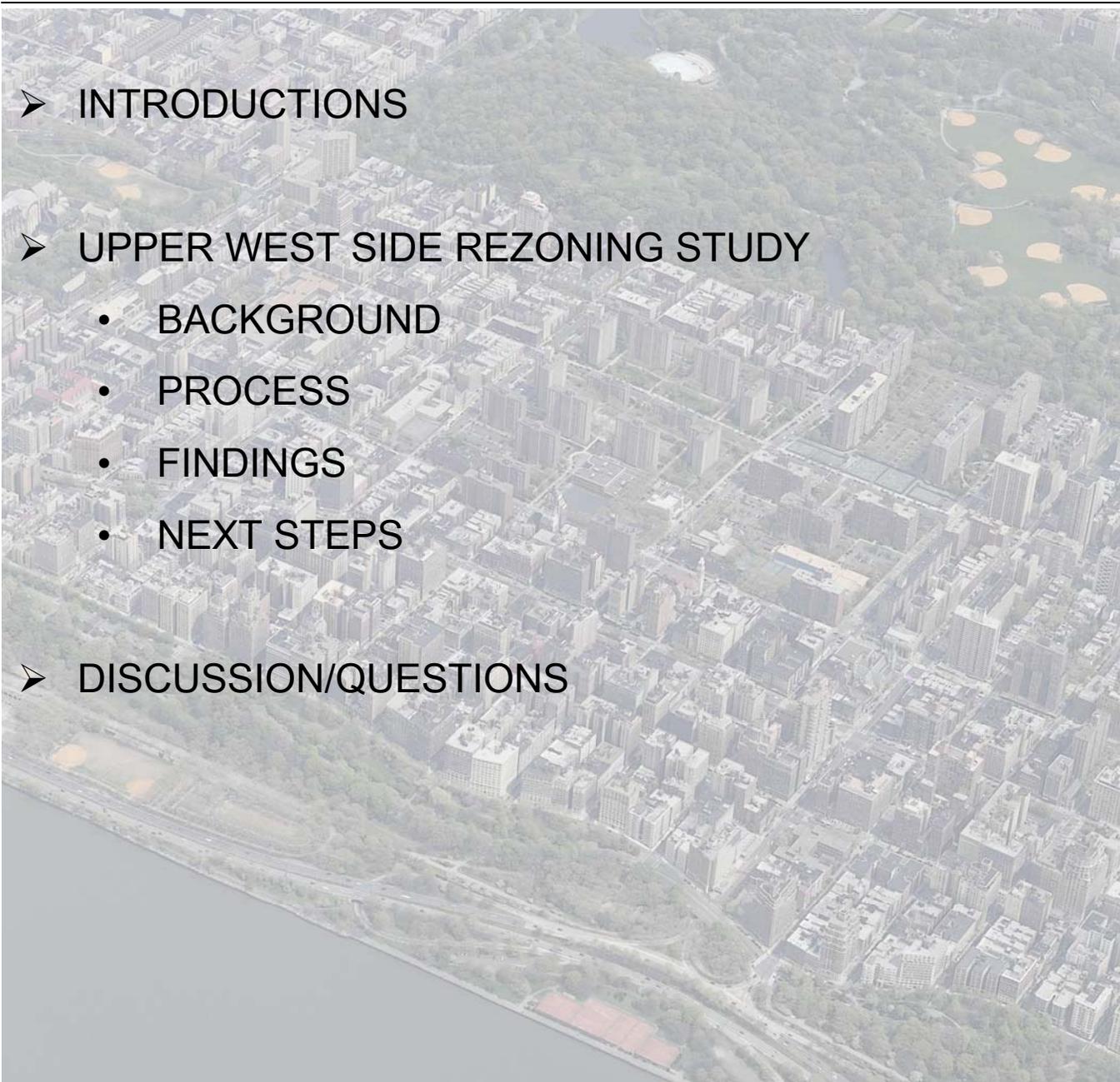


UPPER WEST SIDE REZONING STUDY



Presentation to the
Upper West Side
Rezoning Task Force

NYC Department of
City Planning
Manhattan Office
March 15, 2006

- 
- INTRODUCTIONS
 - UPPER WEST SIDE REZONING STUDY
 - BACKGROUND
 - PROCESS
 - FINDINGS
 - NEXT STEPS
 - DISCUSSION/QUESTIONS

➤ EXTELL DEVELOPMENT

➤ GOALS

1. CREATE DEVELOPMENT OPPORTUNITIES WHILE PRESERVING THE EXISTING BUILT CHARACTER
2. CREATE A 'FINE-GRAINED' ZONING TO REFLECT EXISTING CHARACTERS
3. BALANCE CITY-WIDE POLICIES AND LOCAL NEEDS
4. BUILD CONSENSUS WITHIN AFFECTED COMMUNITY

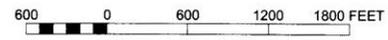
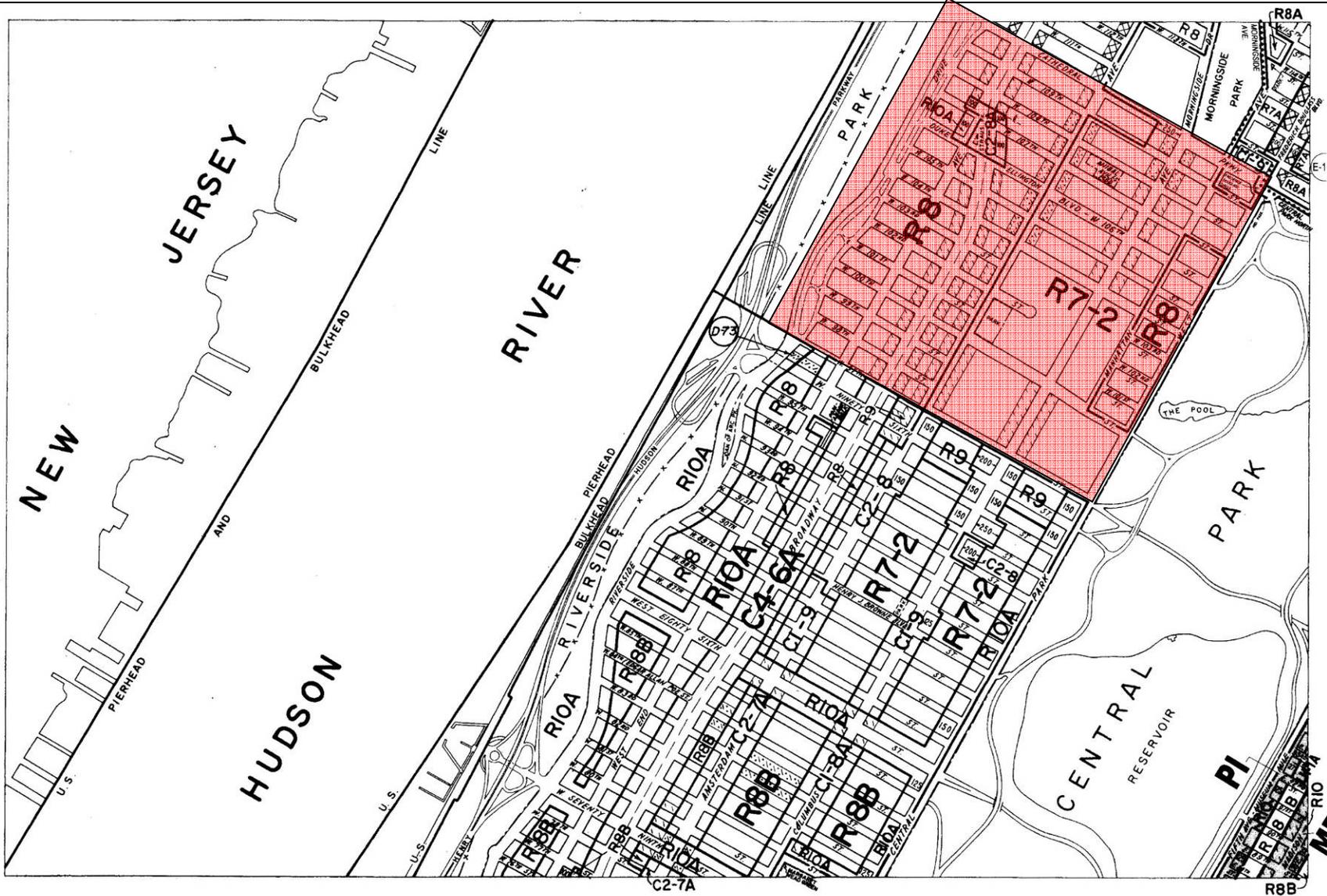
PROCESS



- Examine existing conditions and zoning, and determine study area boundaries
- Identify existing physical character
- Test potential impact of alternative zoning districts
- Determine appropriate zoning districts

ZONING CONTEXT

UPPER WEST SIDE REZONING STUDY



C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
[Symbol]									

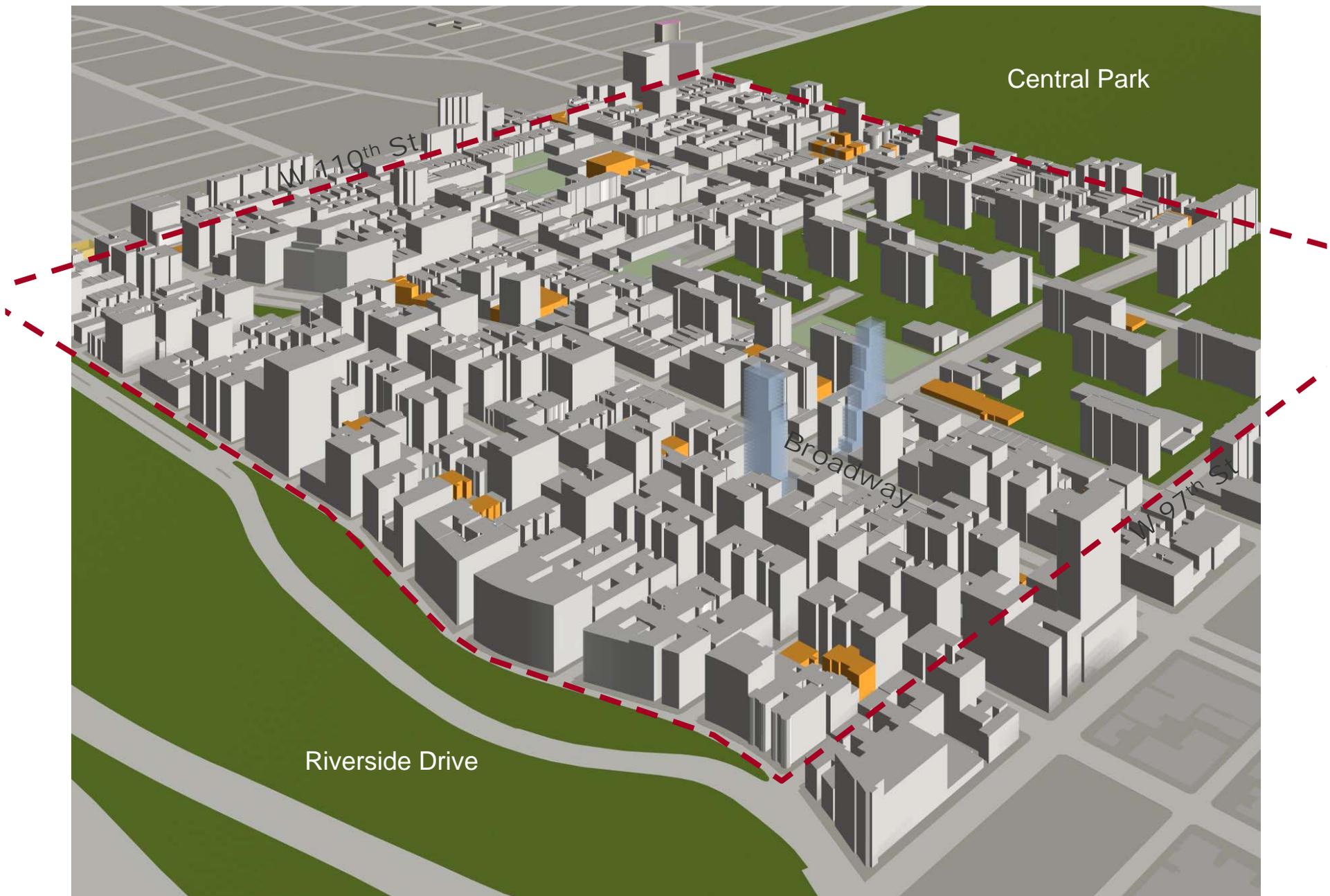
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

EXISTING ZONING

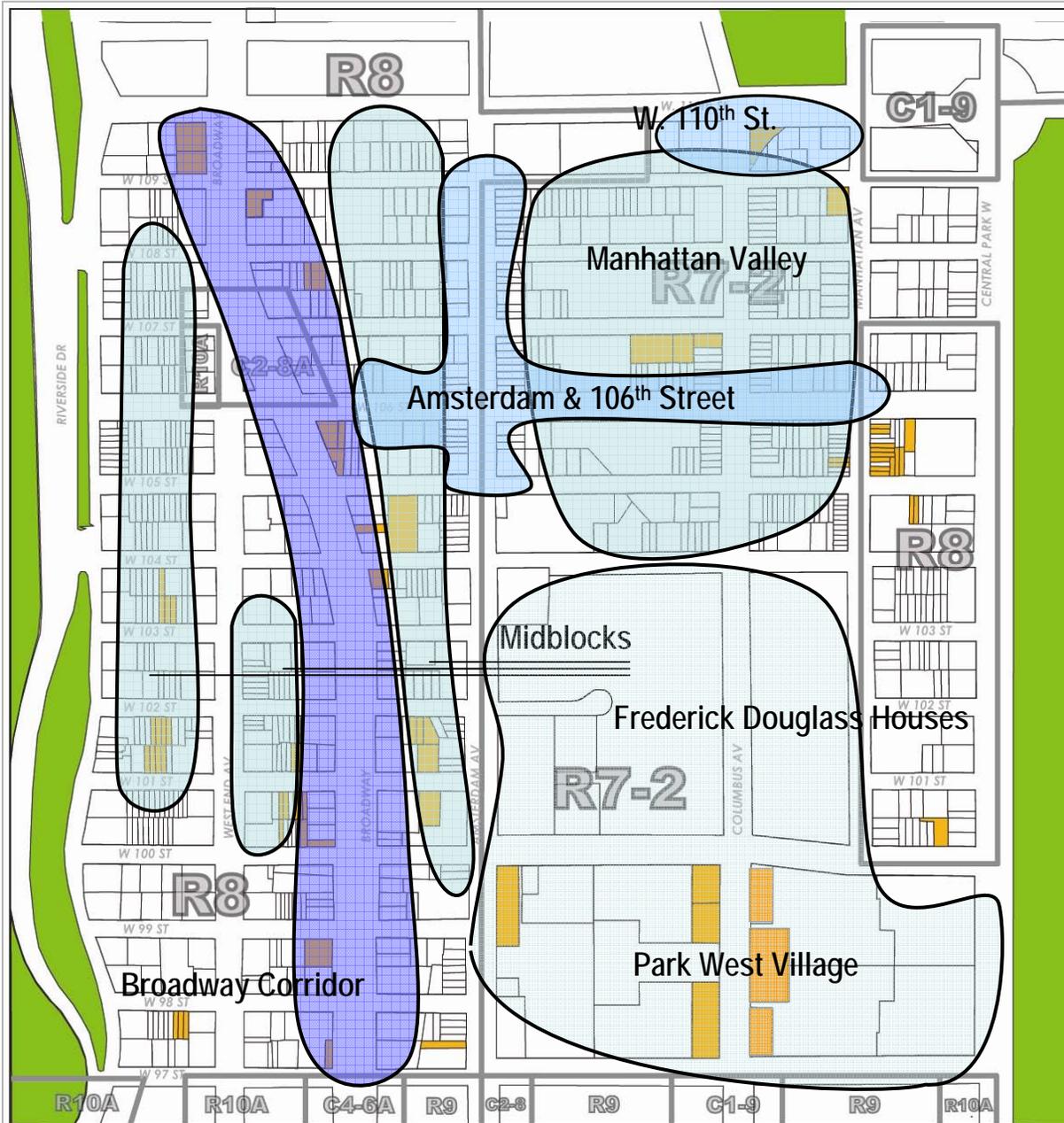


- R7-2 (No height limit)**
 3.44 RES; 6.50 CF
- R8 (No height limit)**
 6.02 RES; 6.50 CF
- R9 (No height limit)**
 7.52 RES; 10.00 CF
- R10/R10A**
 10.0 RES; 10.00 CF

STUDY AREA



DEVELOPMENT SITES



DEVELOPMENT SITES



 Potential Development Sites

EXISTING CHARACTER: BROADWAY

Typical Built Character:

Mix of buildings 3 to 17 stories with consistent streetwall

One to five buildings per blockfront

Width of street – 150 feet

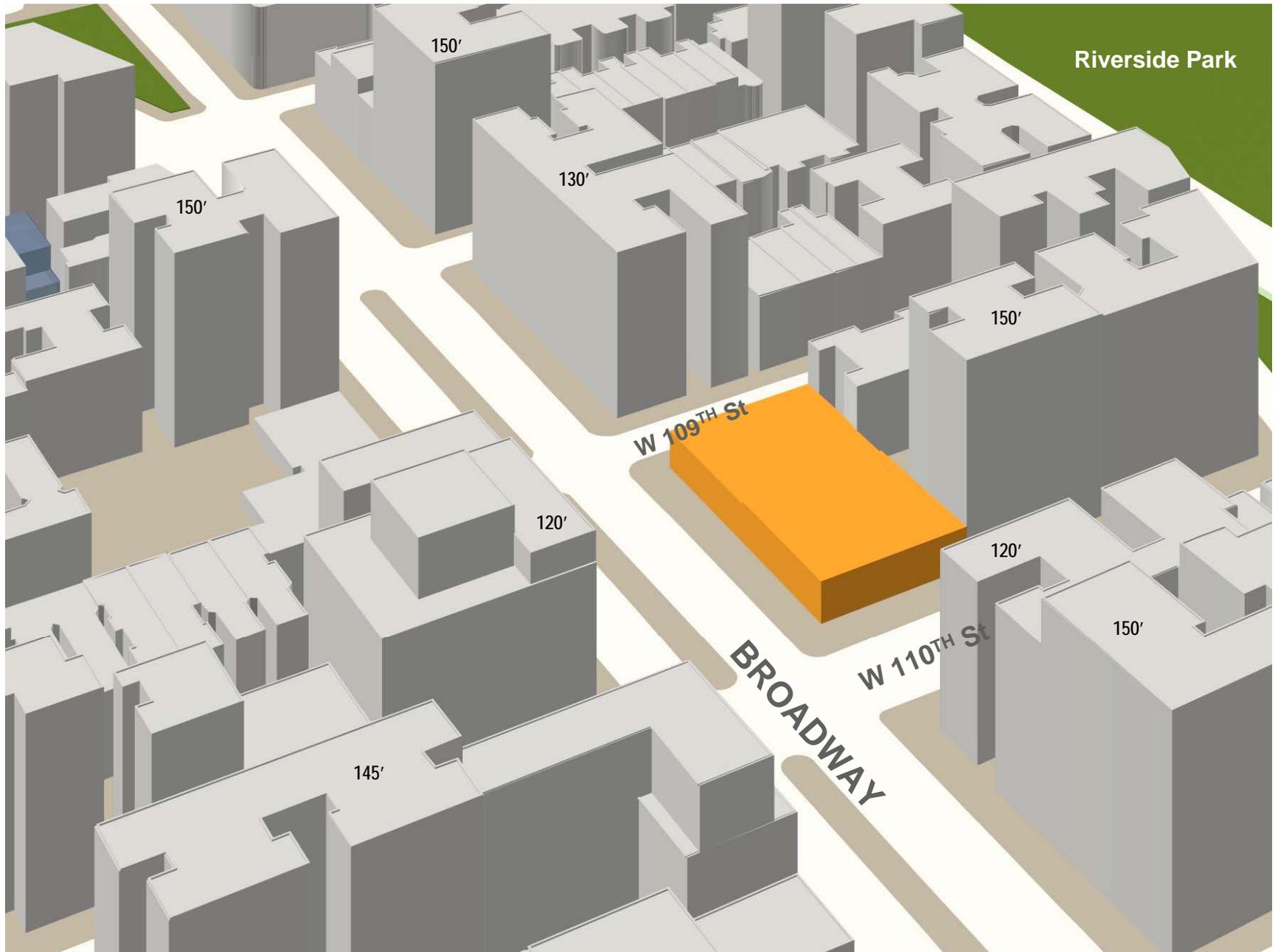


West side of Broadway between 102nd and 104th Streets



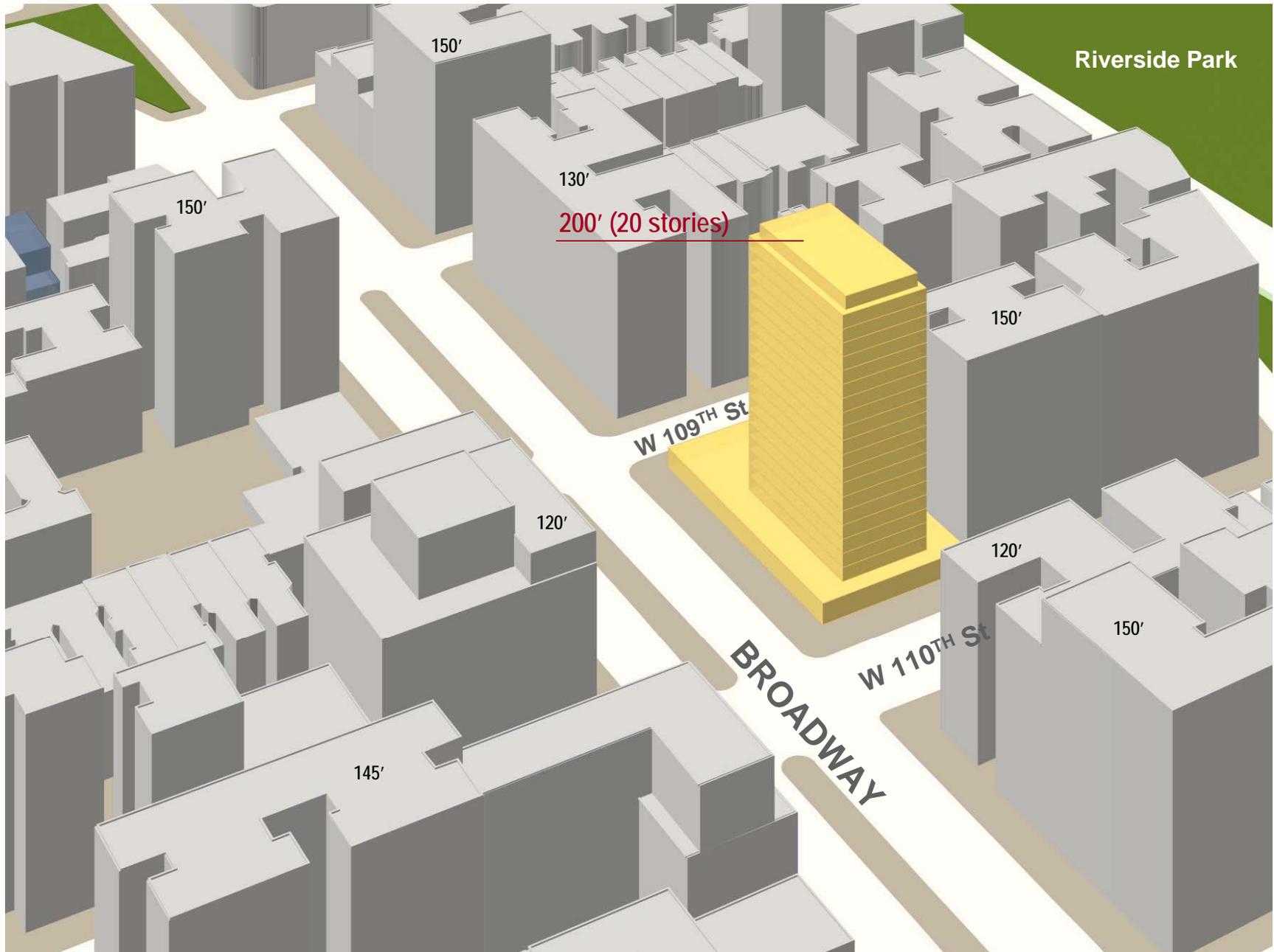
East side of Broadway, looking north from W. 103rd Street

Broadway: Existing Condition max. FAR: 6.02



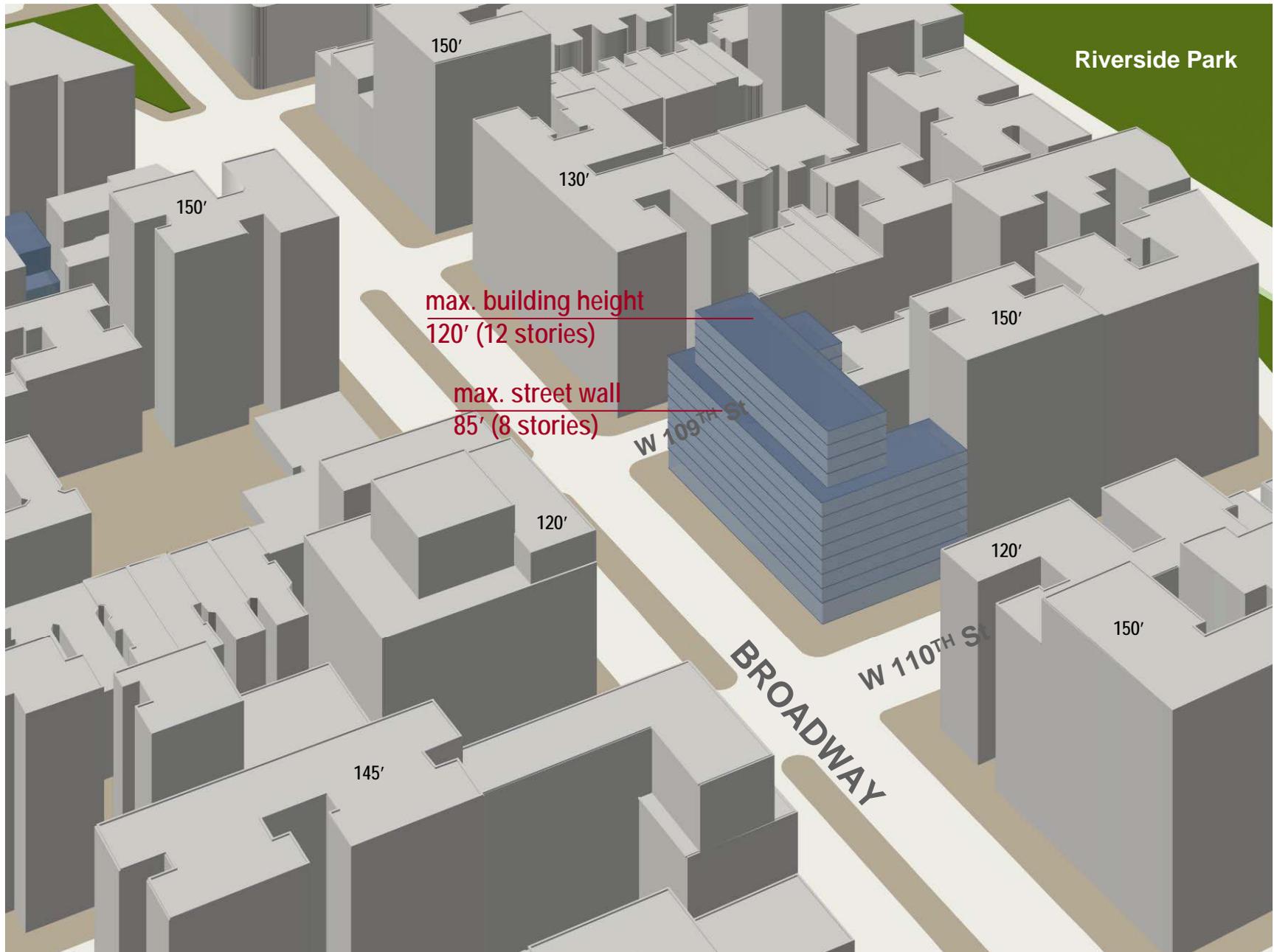
Broadway: Potential Development under existing R8 max. FAR: 6.02

UPPER WEST SIDE REZONING STUDY

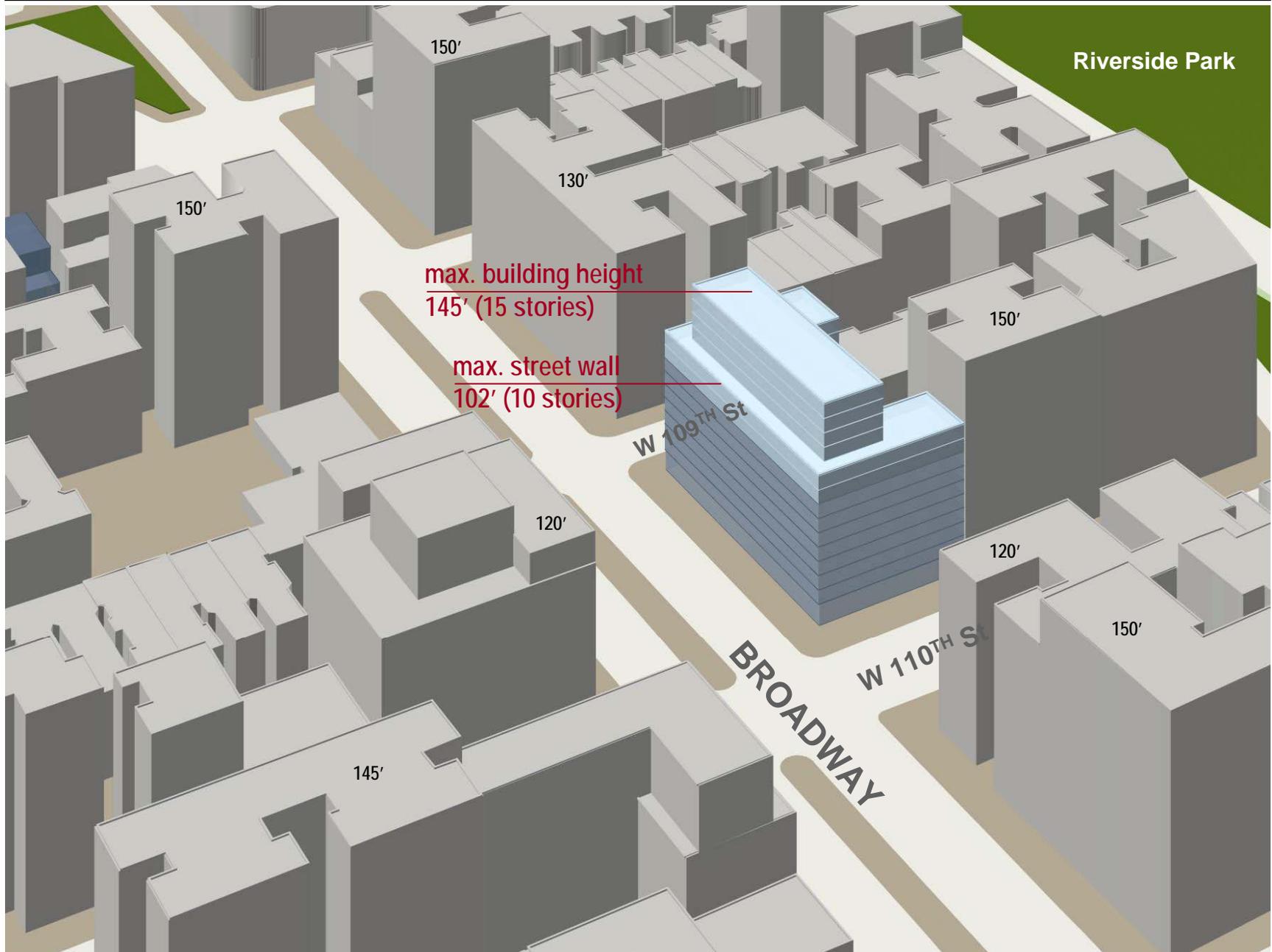


UPPER WEST SIDE

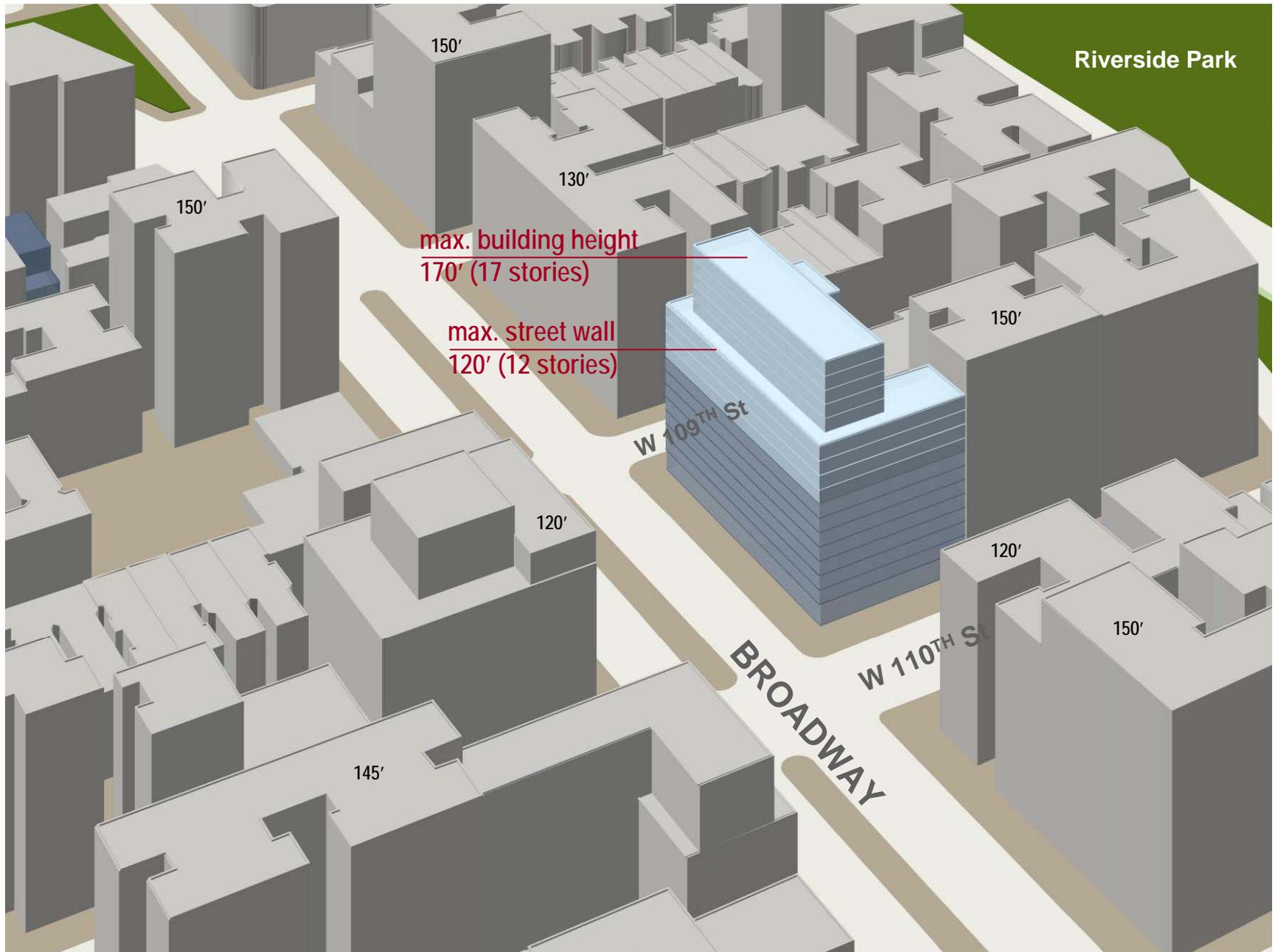
Broadway: Potential Development under R8A max. FAR: 6.02



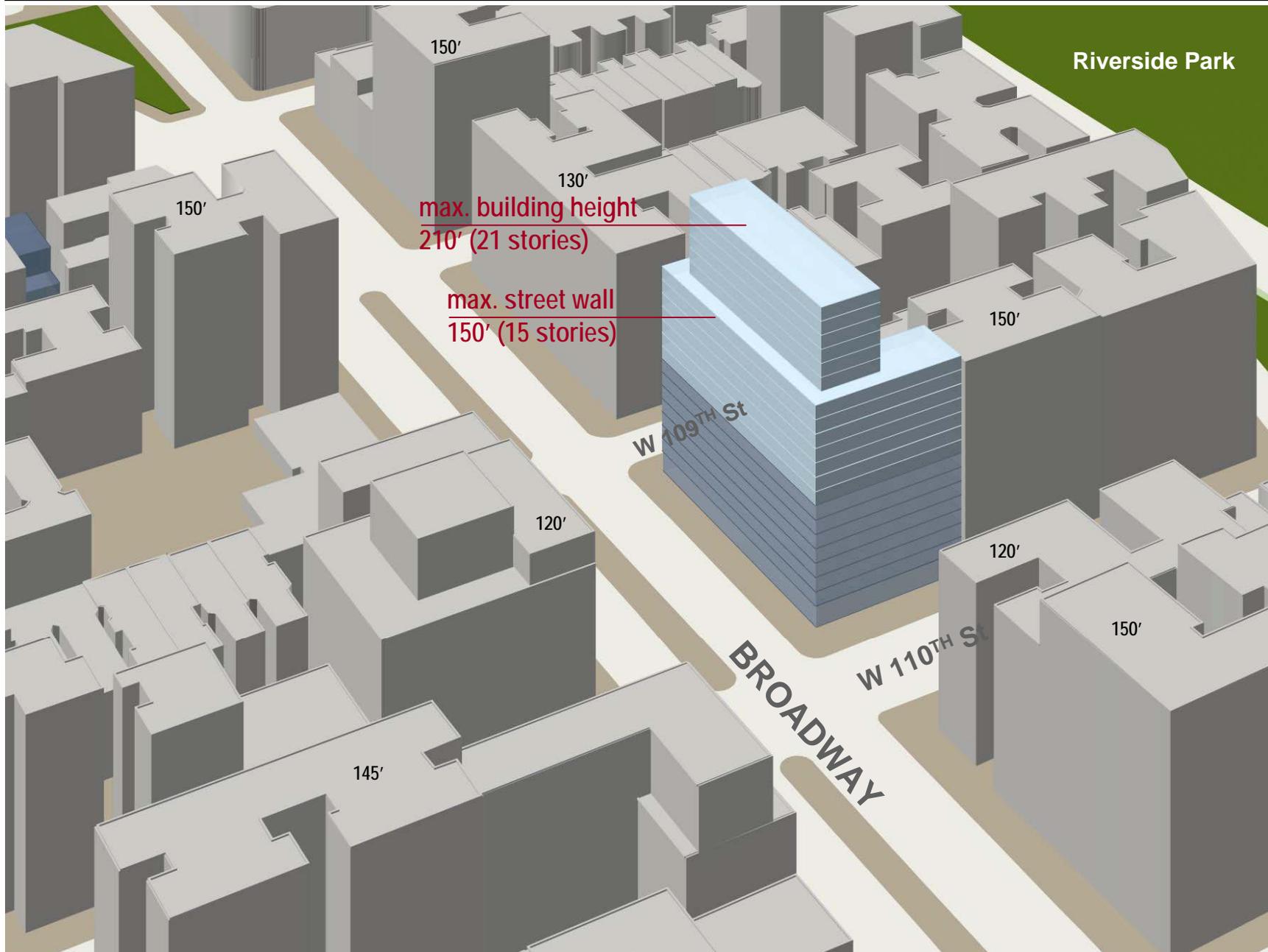
Broadway: Potential Development under R9A max. FAR: 7.52



Broadway: Potential Development under R9X max. FAR: 9



Broadway: Potential Development under R10A max. FAR: 10



DEVELOPMENT SITES



 Potential Development Sites

EXISTING CHARACTER: MIDBLOCKS

Typical Built Character:

Consists of low-rise apartment buildings and townhouses 3 – 6 stories

Width of streets – 60 feet

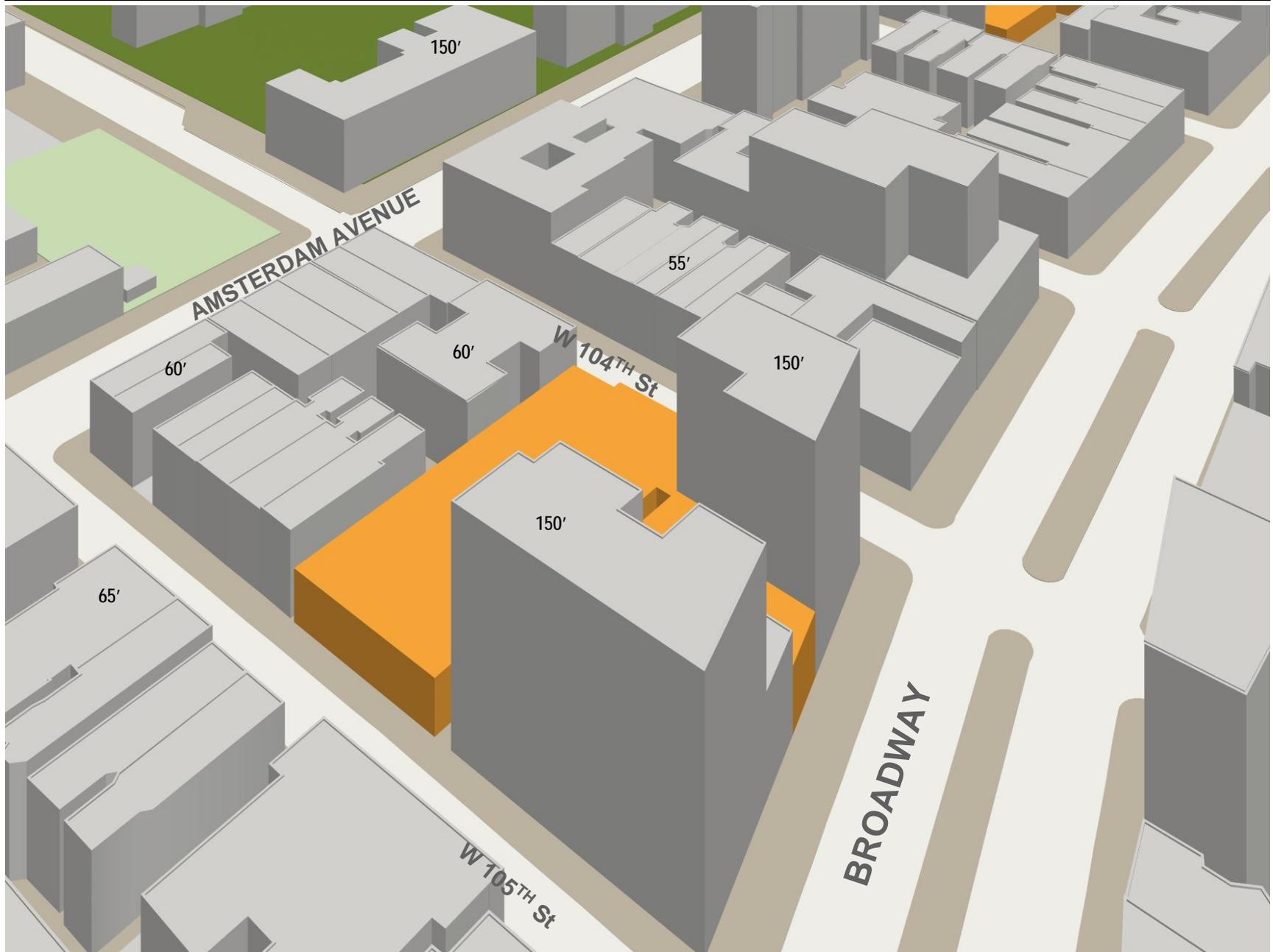


South side of W. 108th St. between Riverside Dr. and Broadway



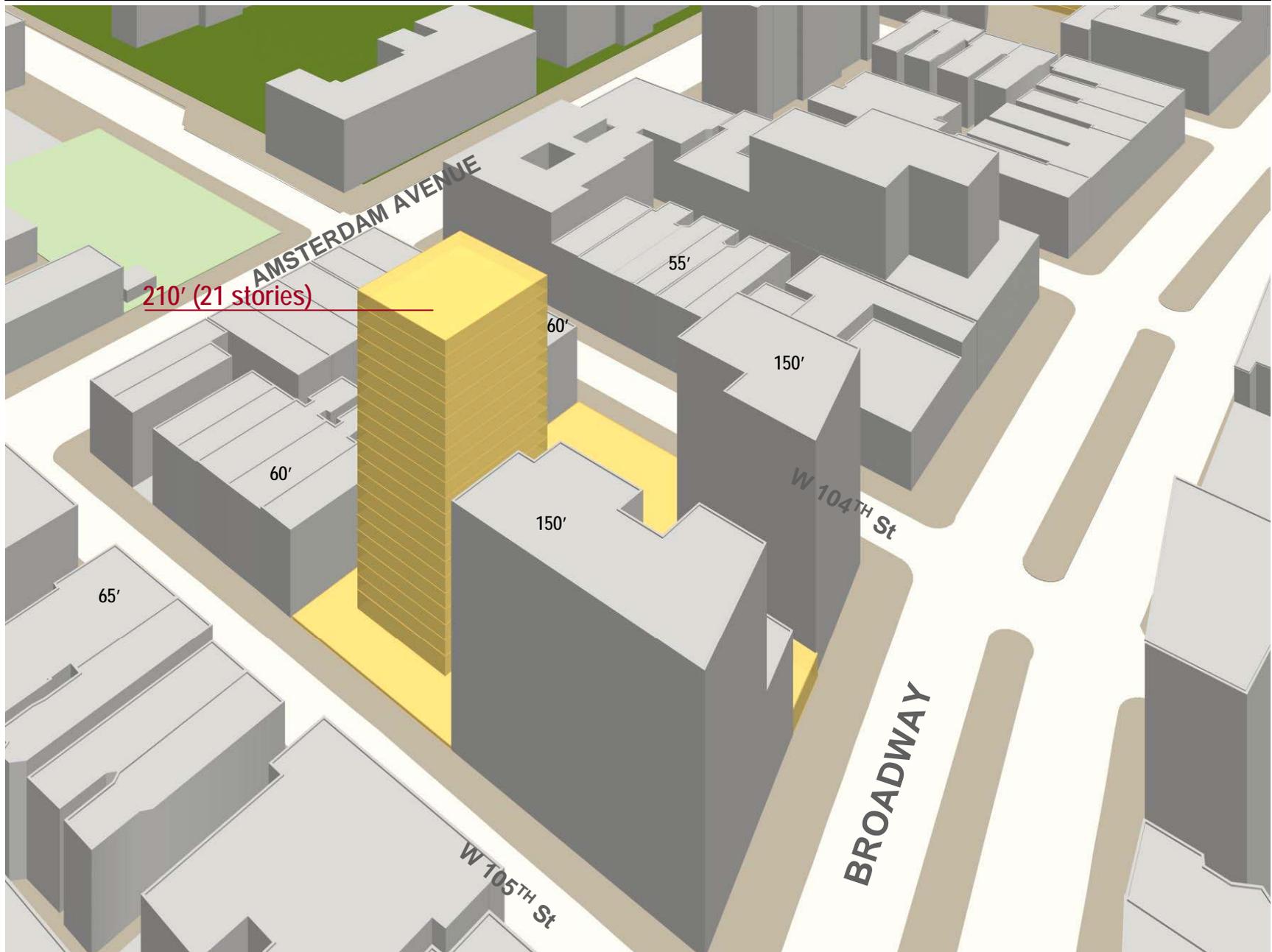
North side of W. 105th St. between Broadway and Amsterdam Ave.

Midblock: Existing Condition max. FAR: 6.02



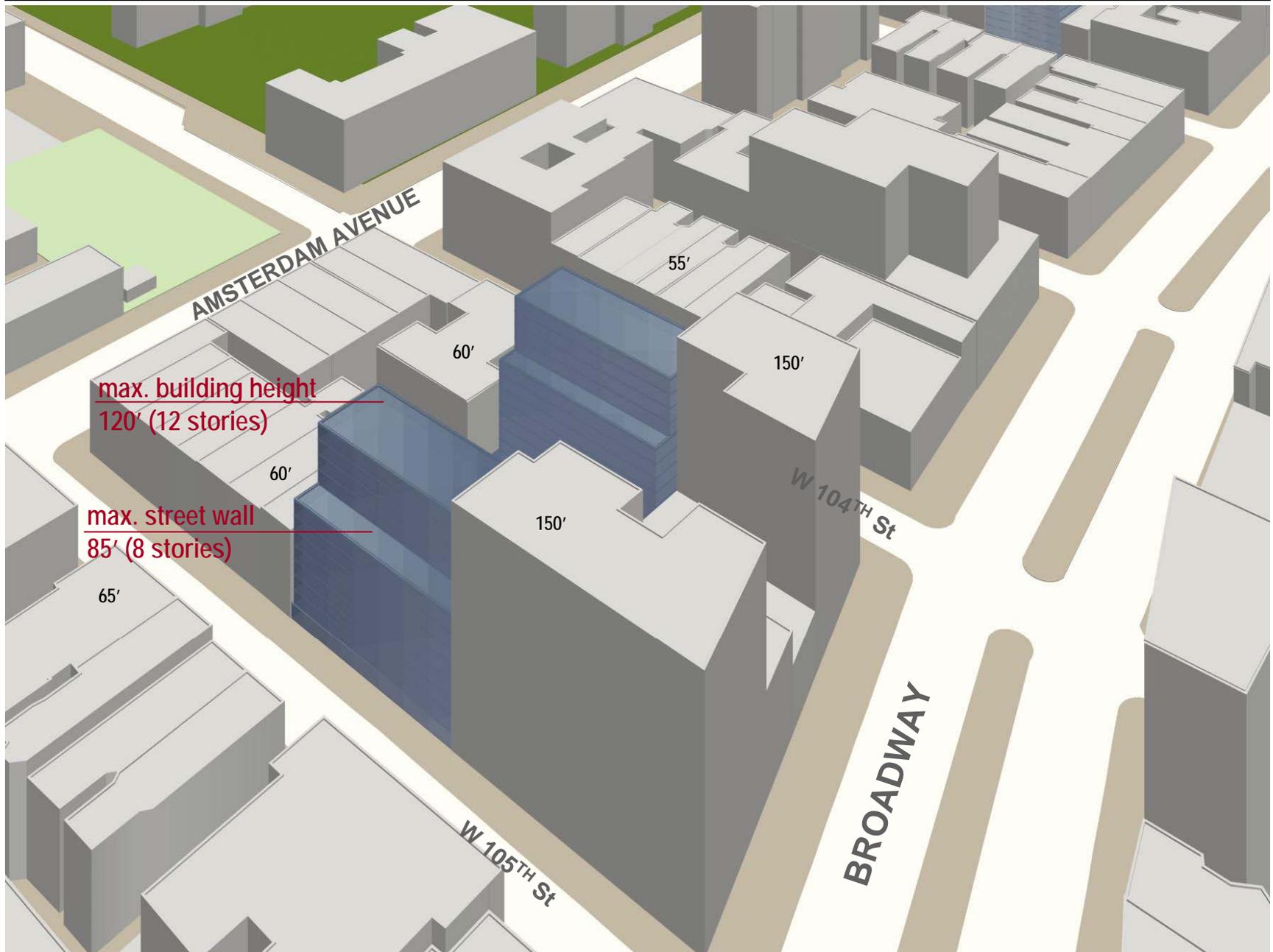
Midblock: Potential Development under existing R8 **FAR: 6.02**

UPPER WEST SIDE REZONING STUDY



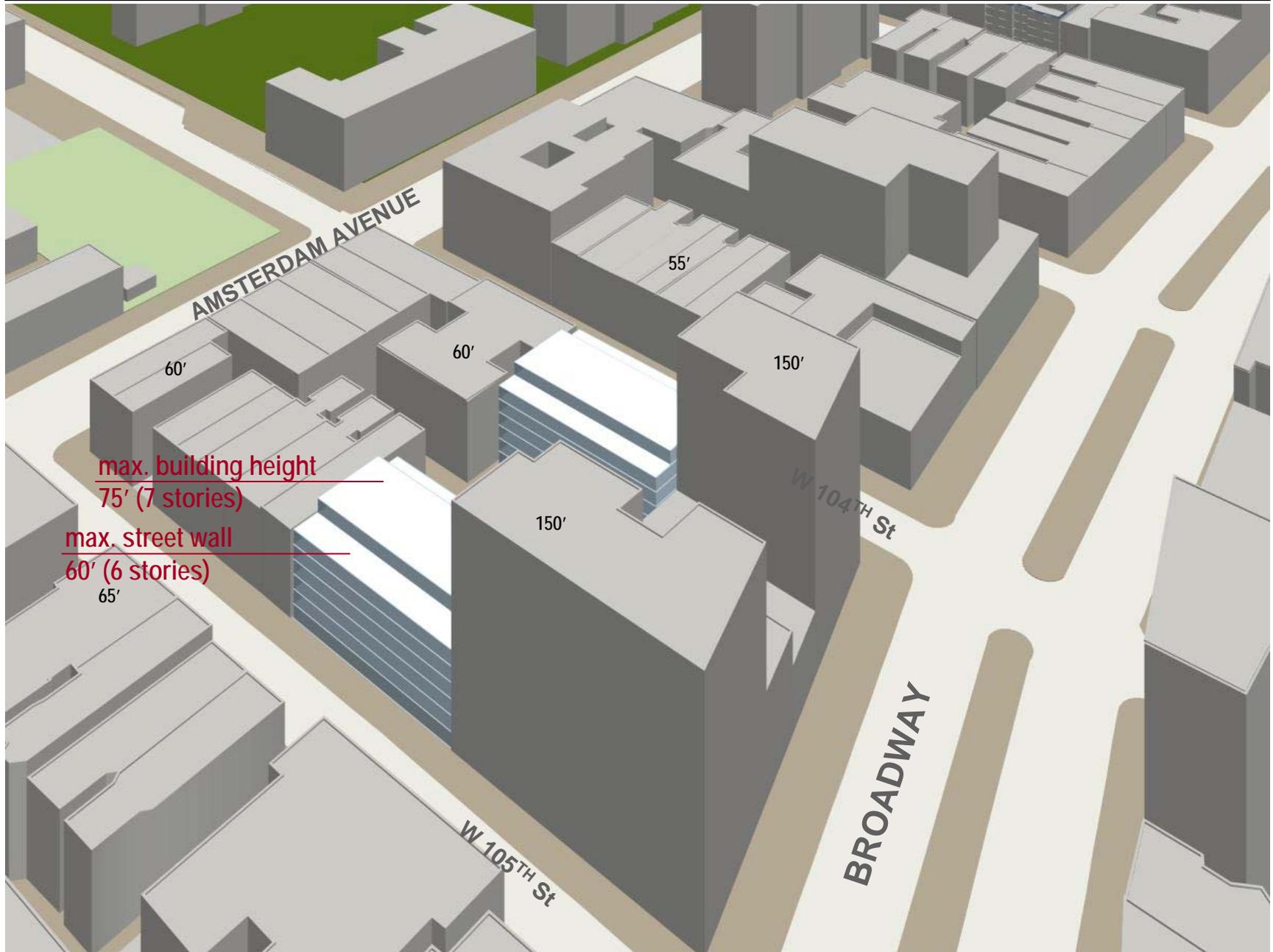
Midblock: Potential Development under R8A FAR: 6.02

UPPER WEST SIDE REZONING STUDY

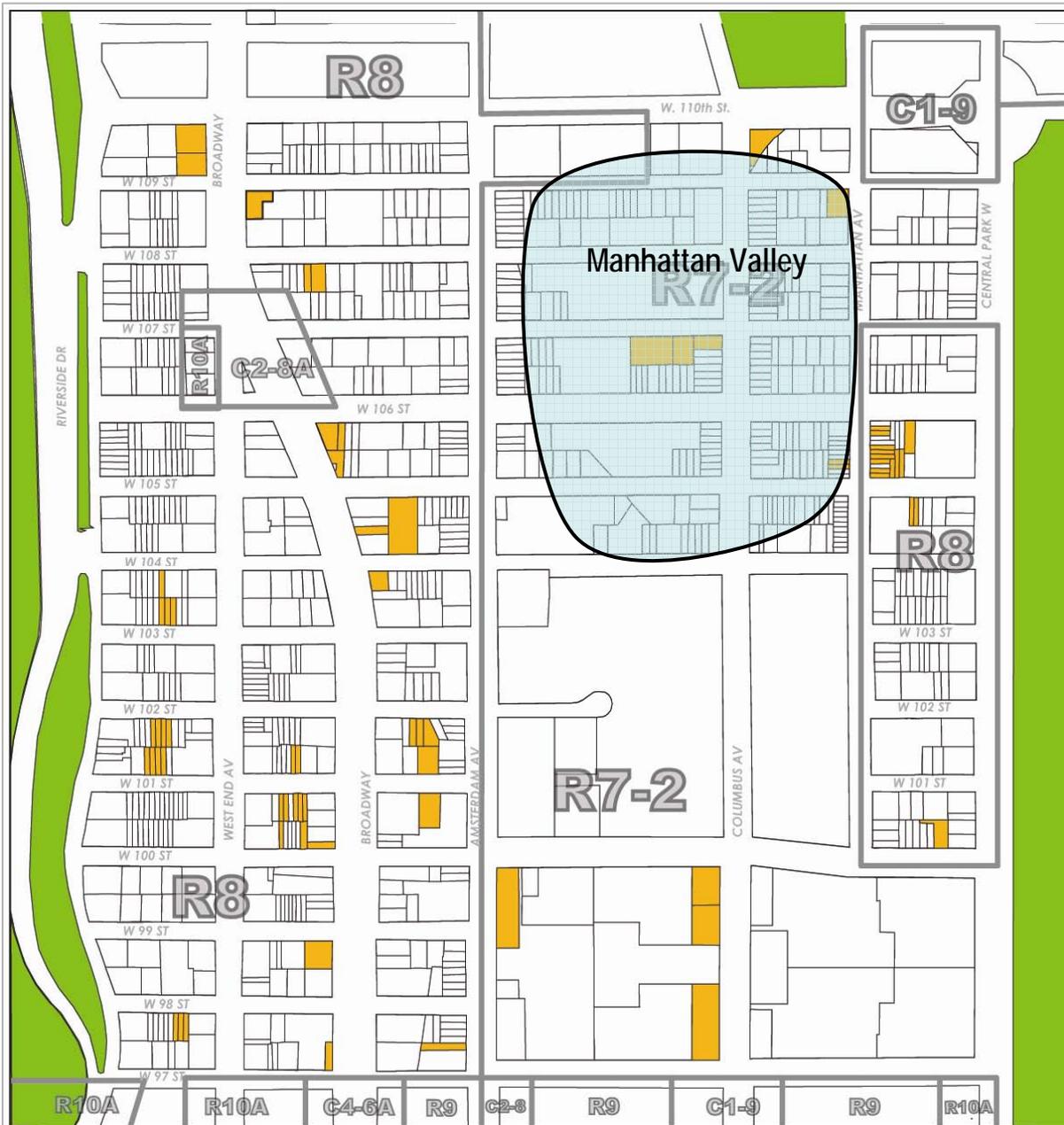


Midblock: Potential Development under R8B max. FAR: 4.0

UPPER WEST SIDE REZONING STUDY



DEVELOPMENT SITES



■ Potential Development Sites

EXISTING CHARACTER: MANHATTAN VALLEY

Typical Built Character:

Consistent streetwall of 5-6 stories on both avenues and midblocks

Difference in building forms between residential and community facilities

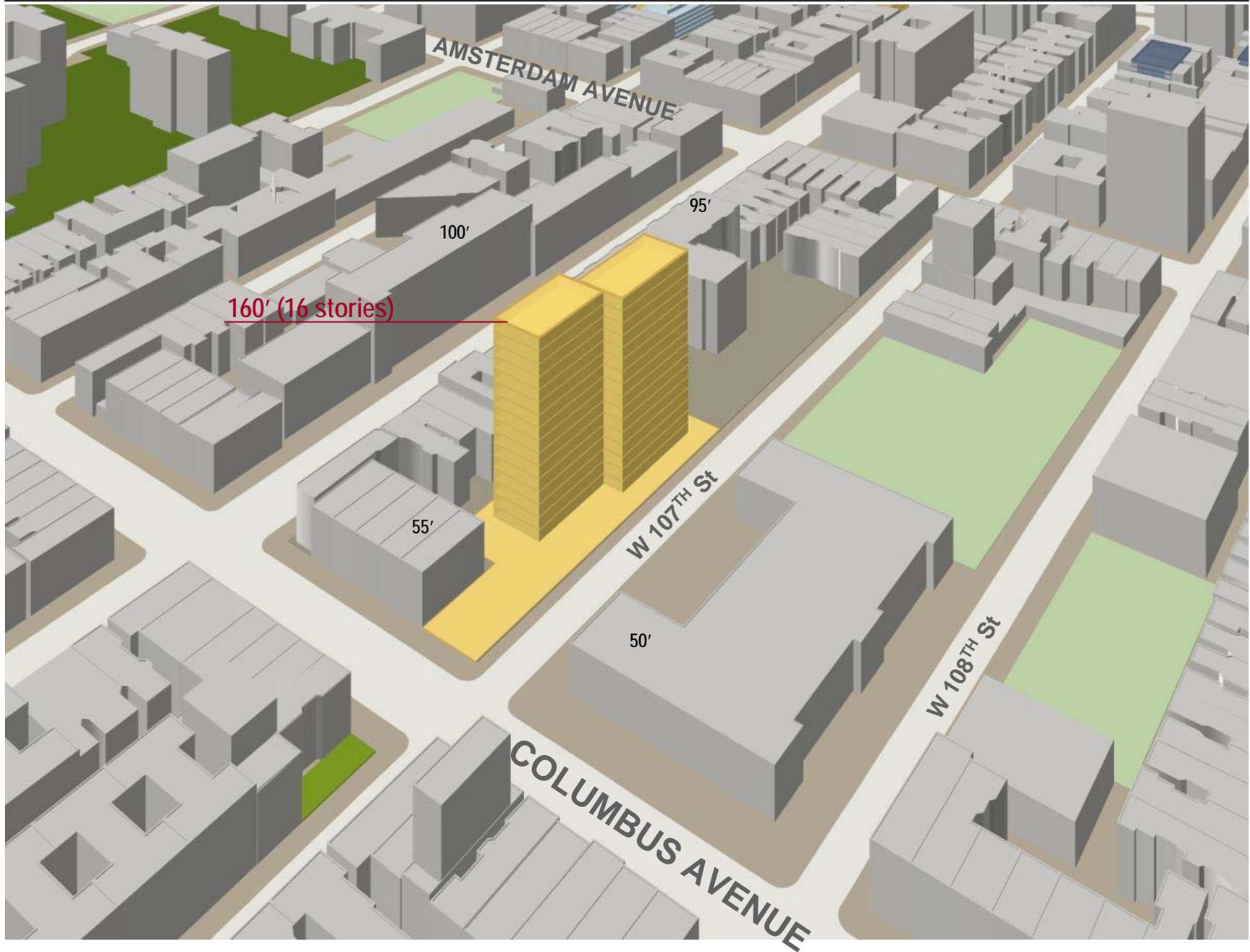


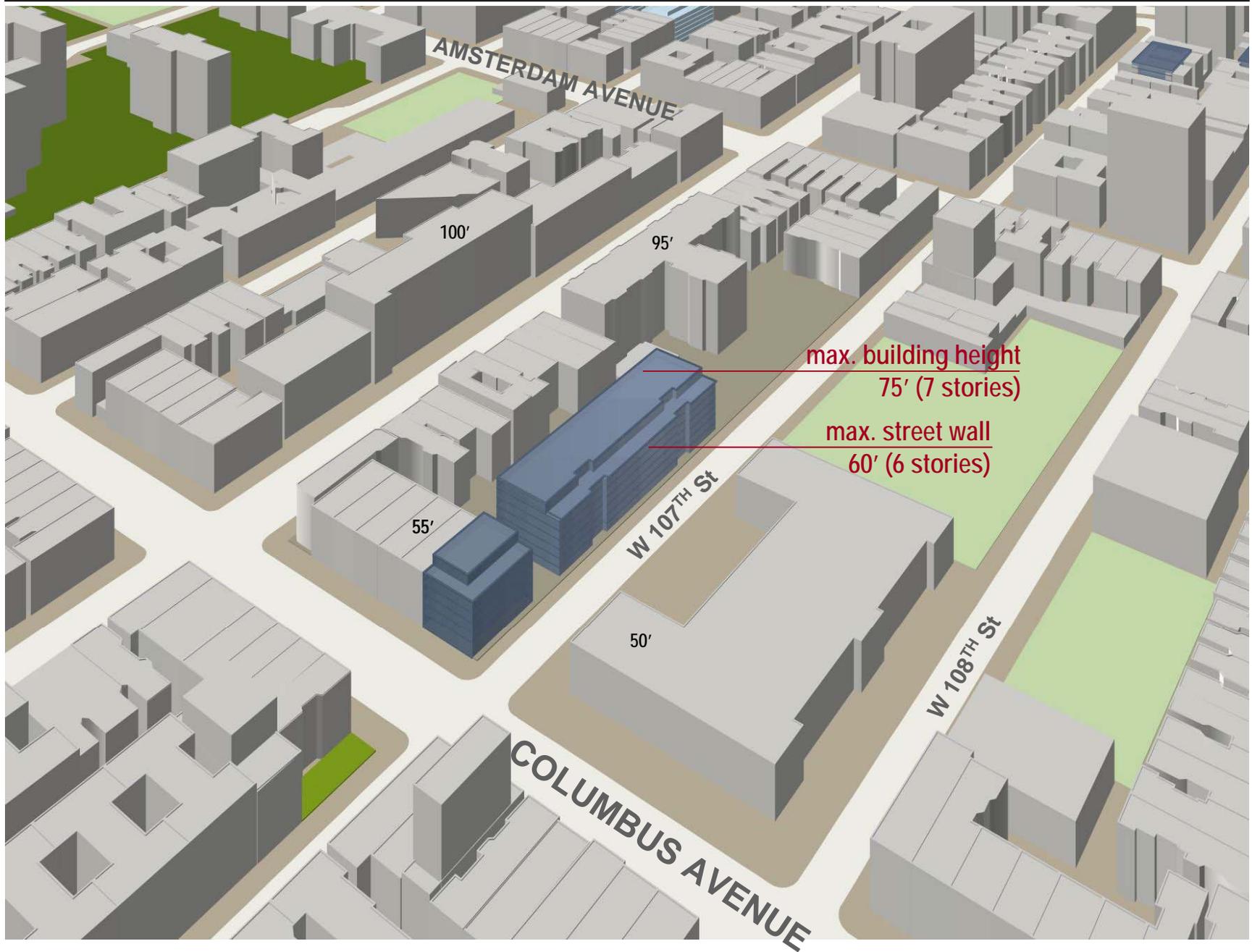
Columbus Ave. and W. 105th St. looking west.



East side of Columbus Ave. between W. 107th and W. 108th St.







DEVELOPMENT SITES



 Potential Development Sites

EXISTING CHARACTER: AMSTERDAM AND W. 106TH ST.

Typical Built Character:

Predominantly 5 – 6 story apartment buildings along Amsterdam Ave.

Mix of community facilities, high street wall and 5 – 6 story apartment buildings on W. 106th St.

Wide streets – 100 feet

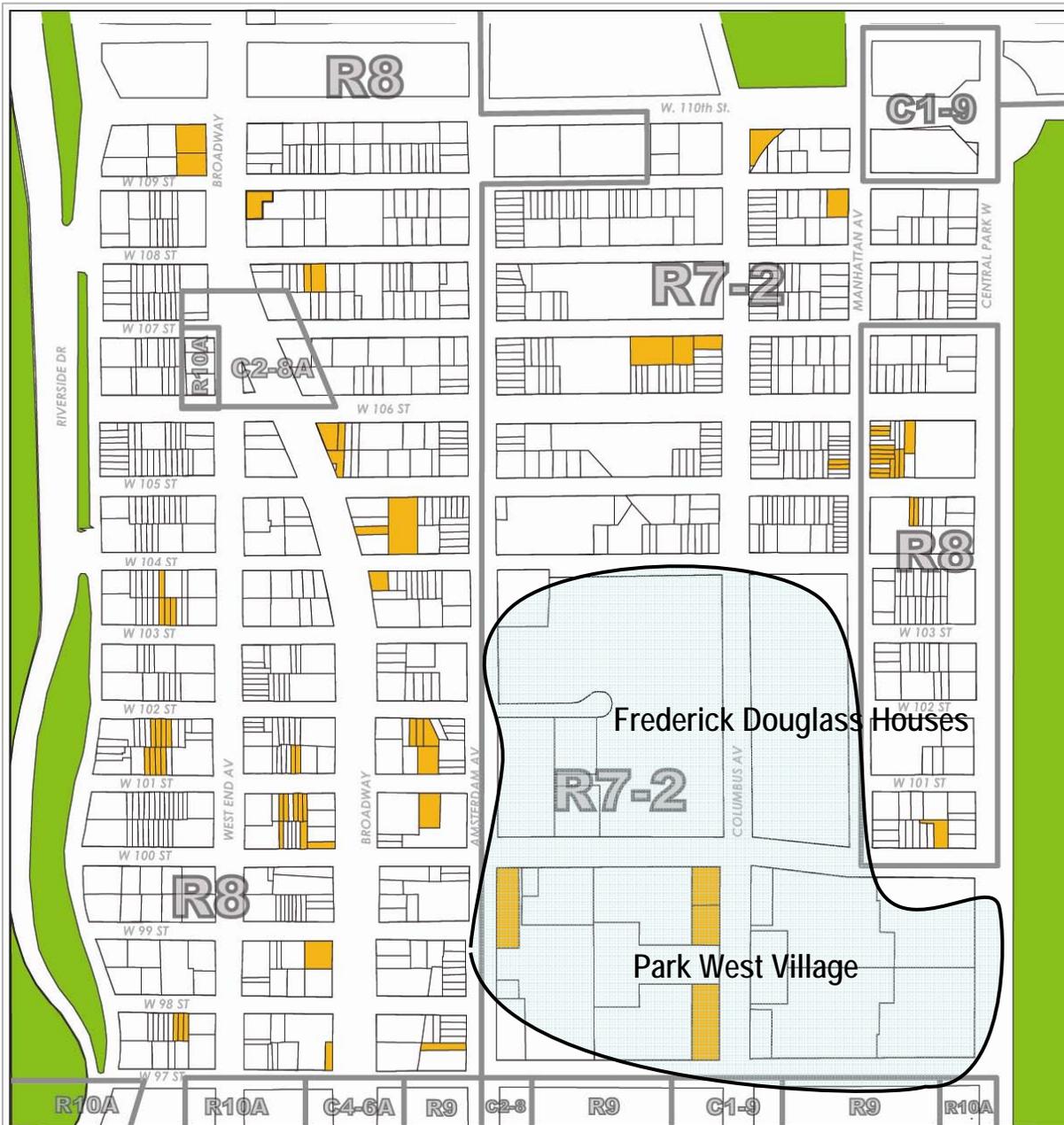


West side of Amsterdam Ave. looking south from W. 106th St.



South side of W. 106th St. between Amsterdam and Columbus Aves.

DEVELOPMENT SITES



 Potential Development Sites

EXISTING CHARACTER: PWV AND FD HOUSES

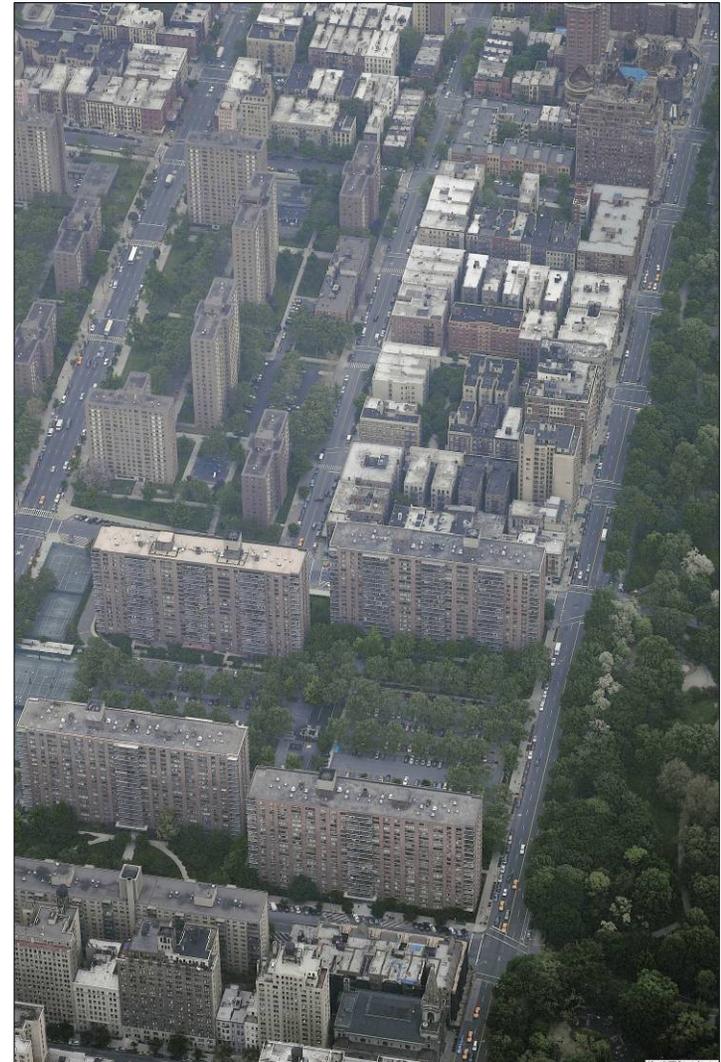
Typical Built Character:

17 – 20 story towers surrounded by large open areas

No street presence



Park West Village from Central Park West



Aerial view

RECOMMENDED ZONING: BROADWAY



-  **R9X**
- 9.00 RES; 9.00 CF
- 120' Max. streetwall height
- 170' Max. building height

RECOMMENDED ZONING: MIDBLOCKS



- R8B**
 4.00 RES; 4.00 CF
 • 60' Max. streetwall height
 • 75' Max. building height

RECOMMENDED ZONING: MANHATTAN VALLEY



-  **R8B**
- 4.00 RES; 4.00 CF
- 60' Max. streetwall height
- 75' Max. building height

RECOMMENDED ZONING: AMSTERDAM AND W. 106TH ST.



W. 106th St. between Amsterdam and Columbus Aves.



R8A

6.02 RES; 6.5 CF

- 85' Max. streetwall height
- 120' Max. building height

RECOMMENDED ZONING: W. 110th St.



South side of W. 110th St. between Columbus and Manhattan Avenues



R8

6.02 RES; 6.5 CF

RECOMMENDED ZONING:



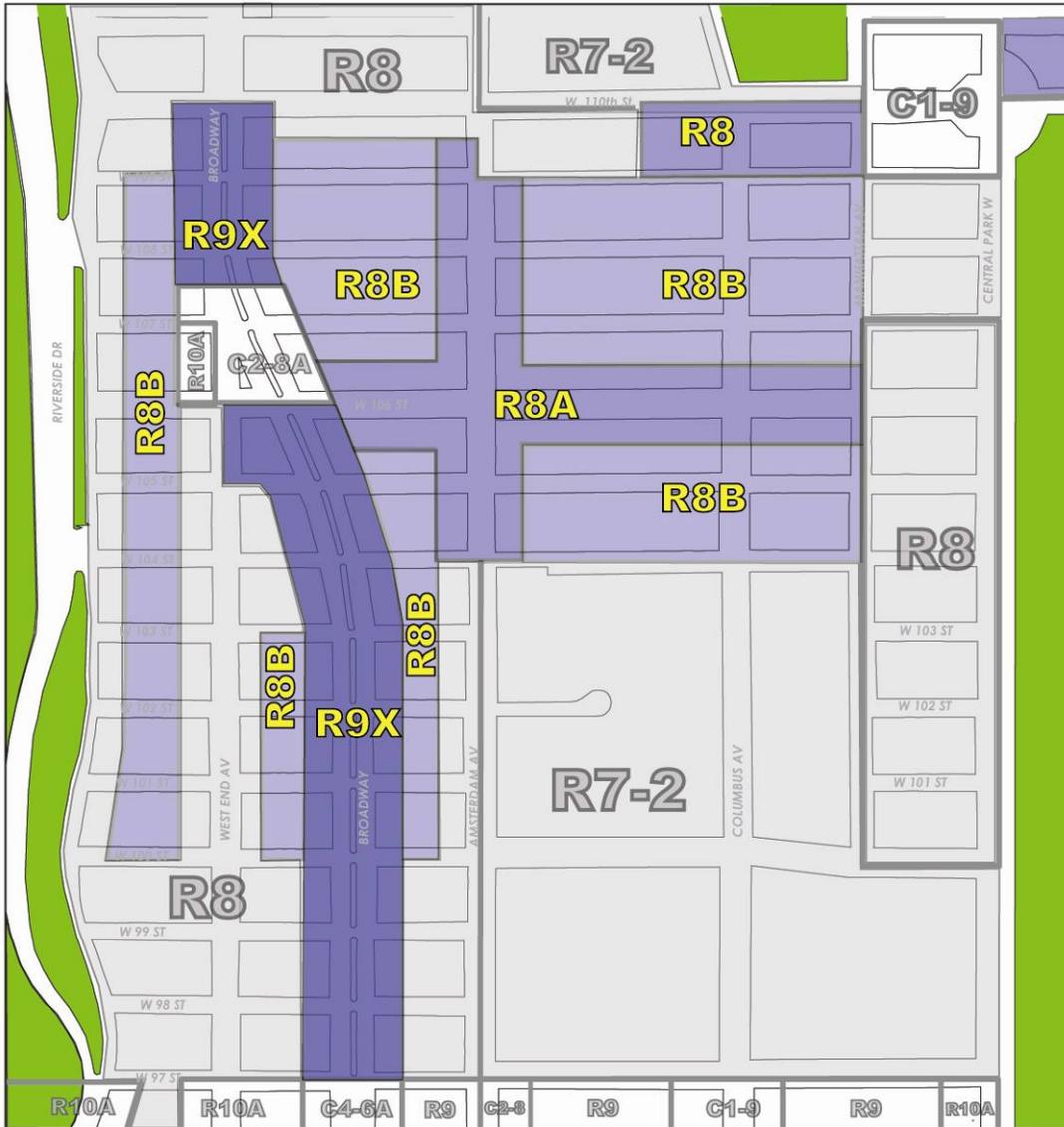
AREAS TO REMAIN R8



West End Ave. looking south from W. 99th St.


R8
 6.02 RES; 6.5 CF

AREAS TO REMAIN R7-2

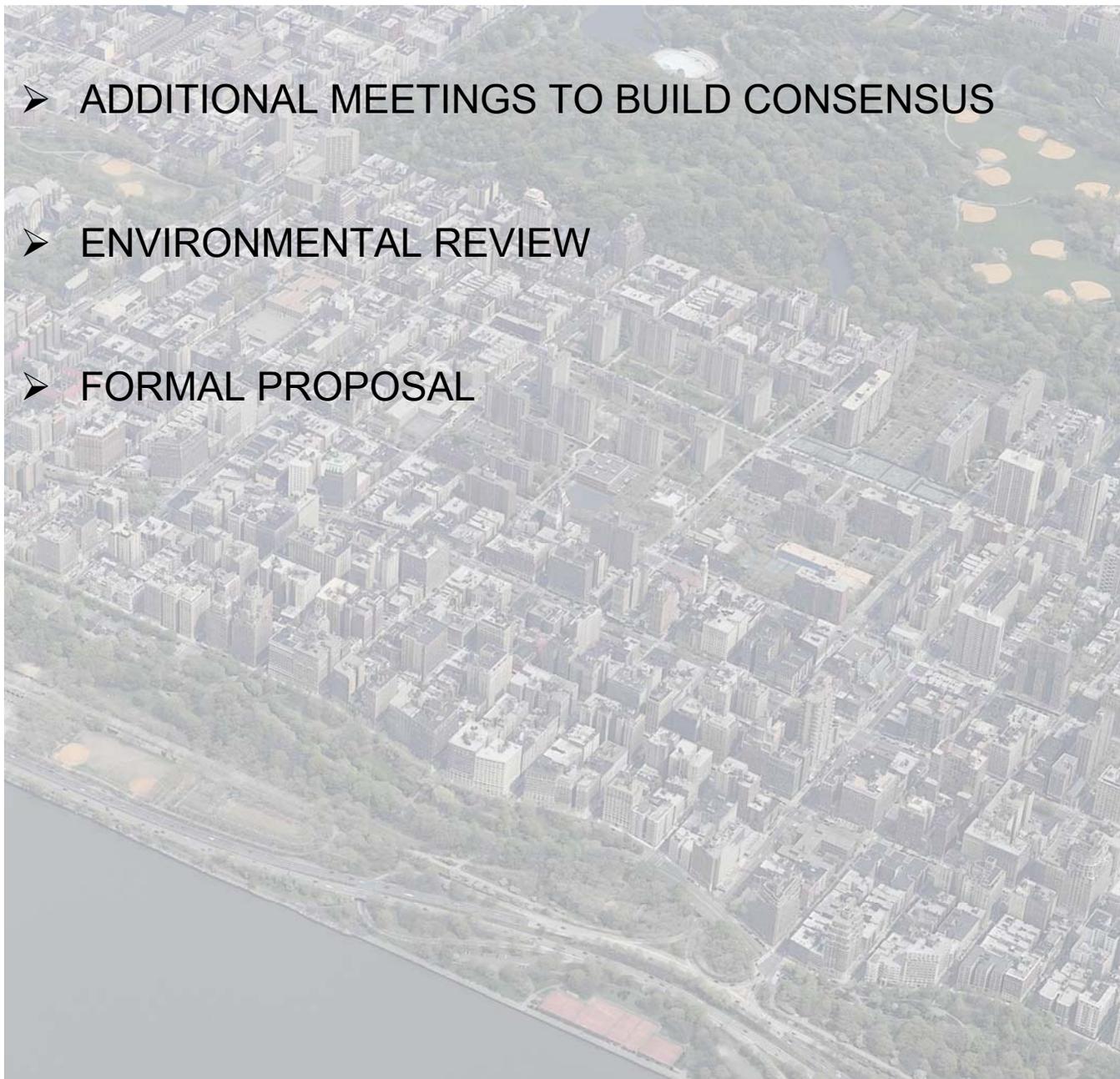


Park West Village from Central Park West

 **R7-2**
 3.44 RES; 6.5 CF

NEXT STEPS

- ADDITIONAL MEETINGS TO BUILD CONSENSUS
- ENVIRONMENTAL REVIEW
- FORMAL PROPOSAL



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