

UPPER WEST SIDE REZONING STUDY



Presentation to the
Upper West Side
Rezoning Task Force

NYC Department of
City Planning
Manhattan Office
MAY 17, 2006

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



- 2 out of 3 buildings (66%) are less than 60 ft. high



- 2 out of 3 buildings (66%) are less than 60 ft. high OR
- **75% of this block is 160 feet high**



- 2 out of 4 buildings (50%) are less than 60 feet high OR
- **69% of this block is 150 feet or higher**



- 100% of this block is less than 60 feet high

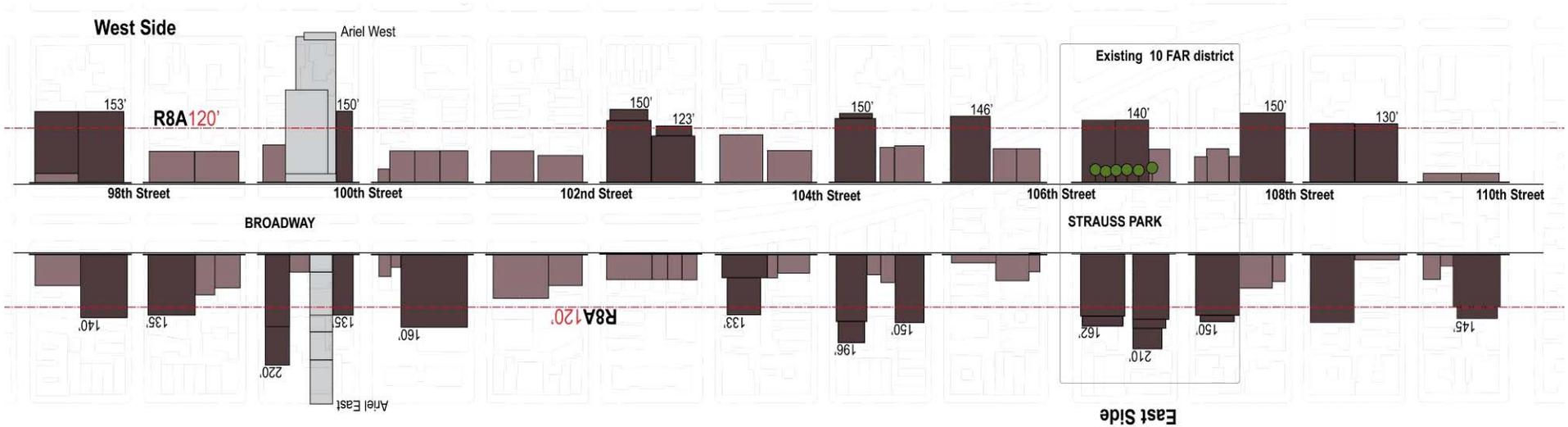
BROADWAY COMPLIANCE ANALYSIS - HEIGHT

TOTAL FRONTAGE ALONG BROADWAY: **4,572 FT.**

(EXCLUDES EXTELL SITES AND LOTS IN STRAUSS PARK REZONING AREA)

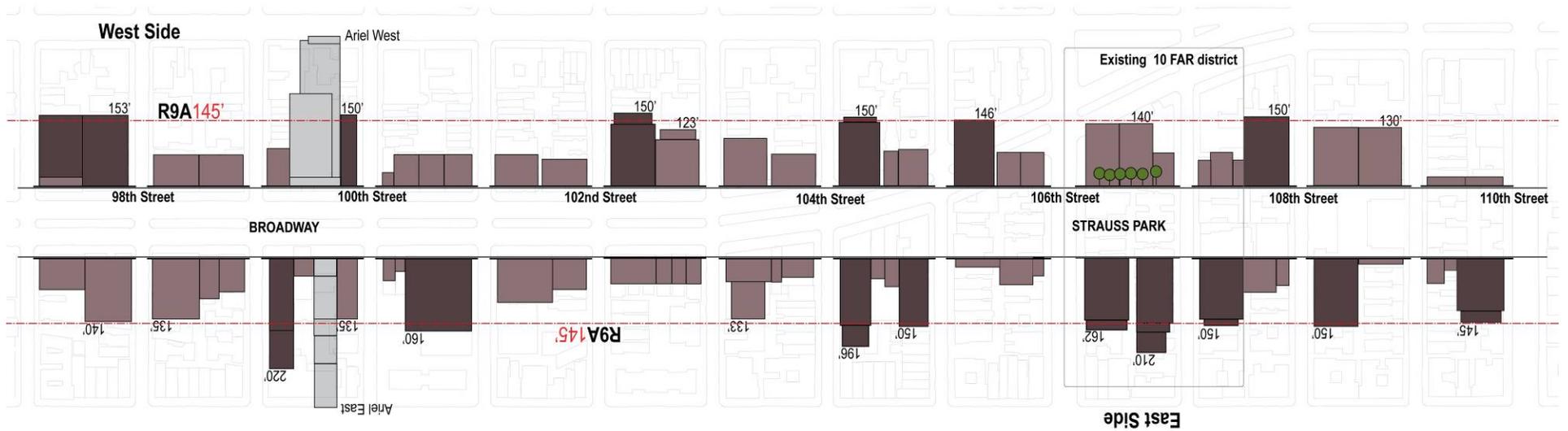
ZONING DISTRICT	MAX. BUILDING HEIGHT	FRONTAGE IN COMPLIANCE
R8A	120'	2,553 ft. (56%)
R9A	145'	3,469' ft. (76%)
R9X	170'	4,347 ft. (95%)

Building Heights on Broadway



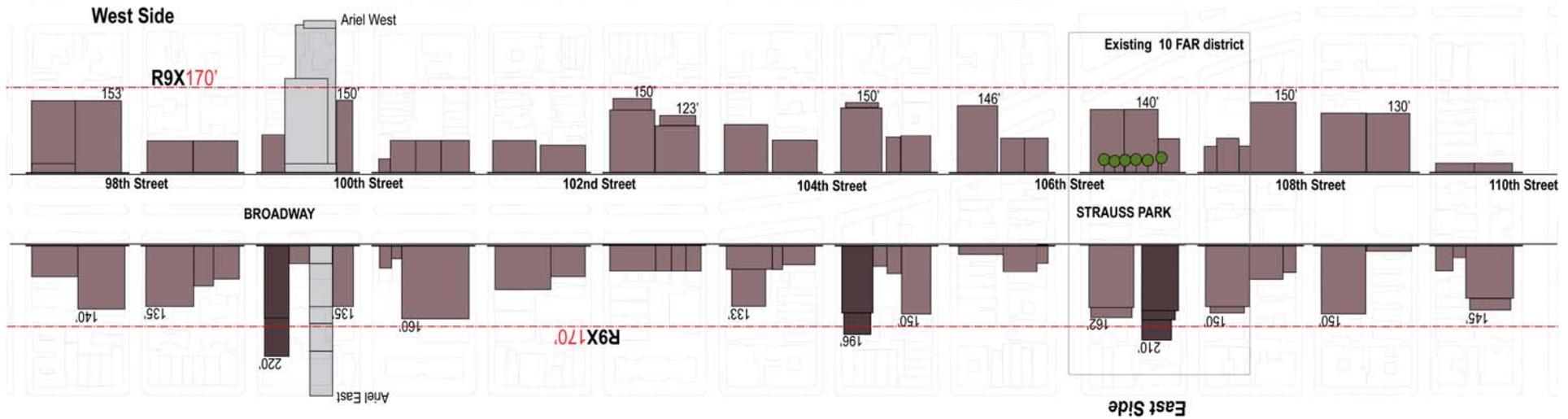
- Only 56% of the linear frontage complies with R8A

Building Heights on Broadway



- 76% of the linear frontage complies with R9A

Building Heights on Broadway



- 95% of the linear frontage complies with R9X



- Density of buildings do not necessarily correspond to building heights

FAR ANALYSIS



TOTAL NUMBER OF BUILDINGS WITHIN BROADWAY CORRIDOR: 62
 (EXCLUDES EXTELL SITES AND LOTS IN STRAUSS PARK REZONING AREA)

ZONING DISTRICT	RESIDENTIAL FAR	BUILDINGS IN COMPLIANCE
R8A	6.02	38 (61.3%)
R9A	7.52	43 (69.4%)
R9X	9.00	45 (72.6%)

STREETWALL ANALYSIS

street wall: 135'

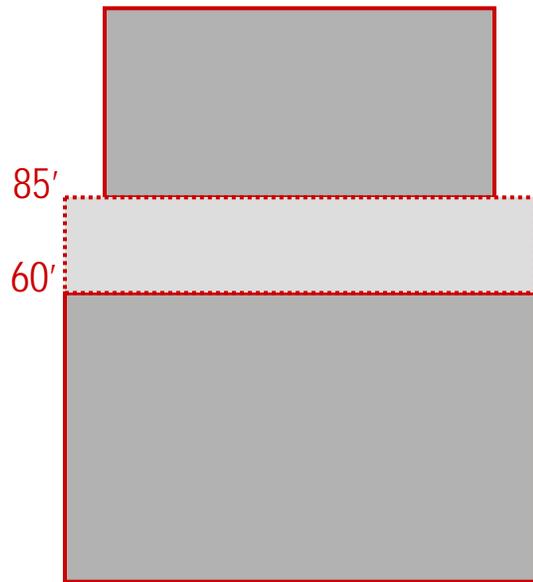
street wall: 160'

street wall: 90'

street wall: 75'

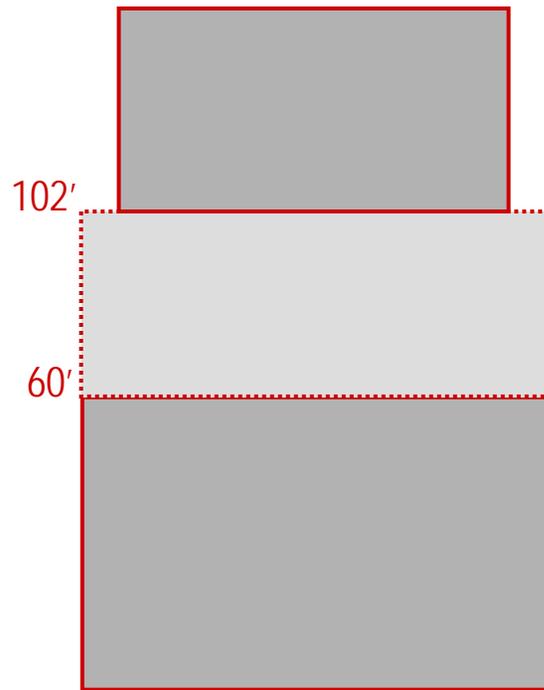


R8A



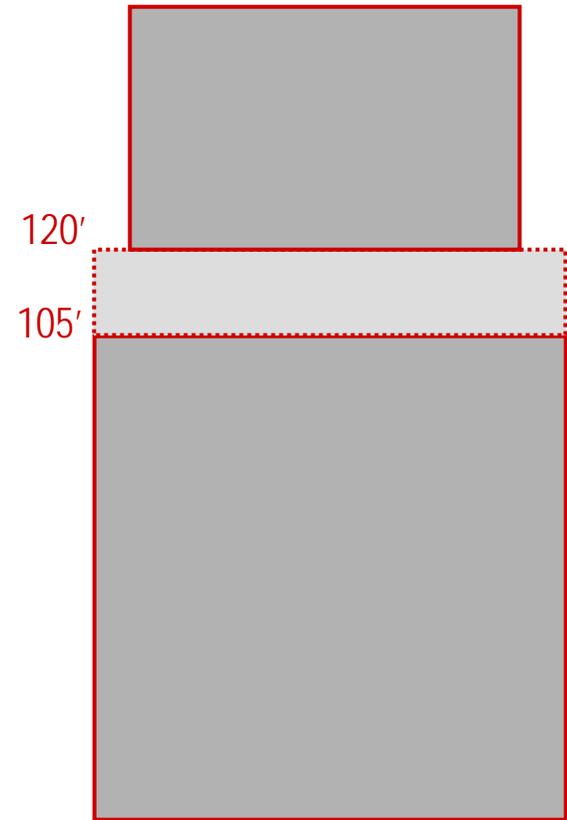
max. street wall: 85' (8 stories)
min. street wall: 60' (6 stories)

R9A



max. street wall: 102' (10 stories)
min. street wall: 60' (6 stories)

R9X



max. street wall: 120' (12 stories)
min. street wall: 105' (10 stories)

ENLARGEMENT ANALYSIS



Potential Enlargement Under R9A

125'

105'

85'

75'

