



Department of City Planning and Community Board 4
West Clinton Rezoning



WEST CLINTON

REZONING AREA



W 55th St

W 43rd St



WEST CLINTON

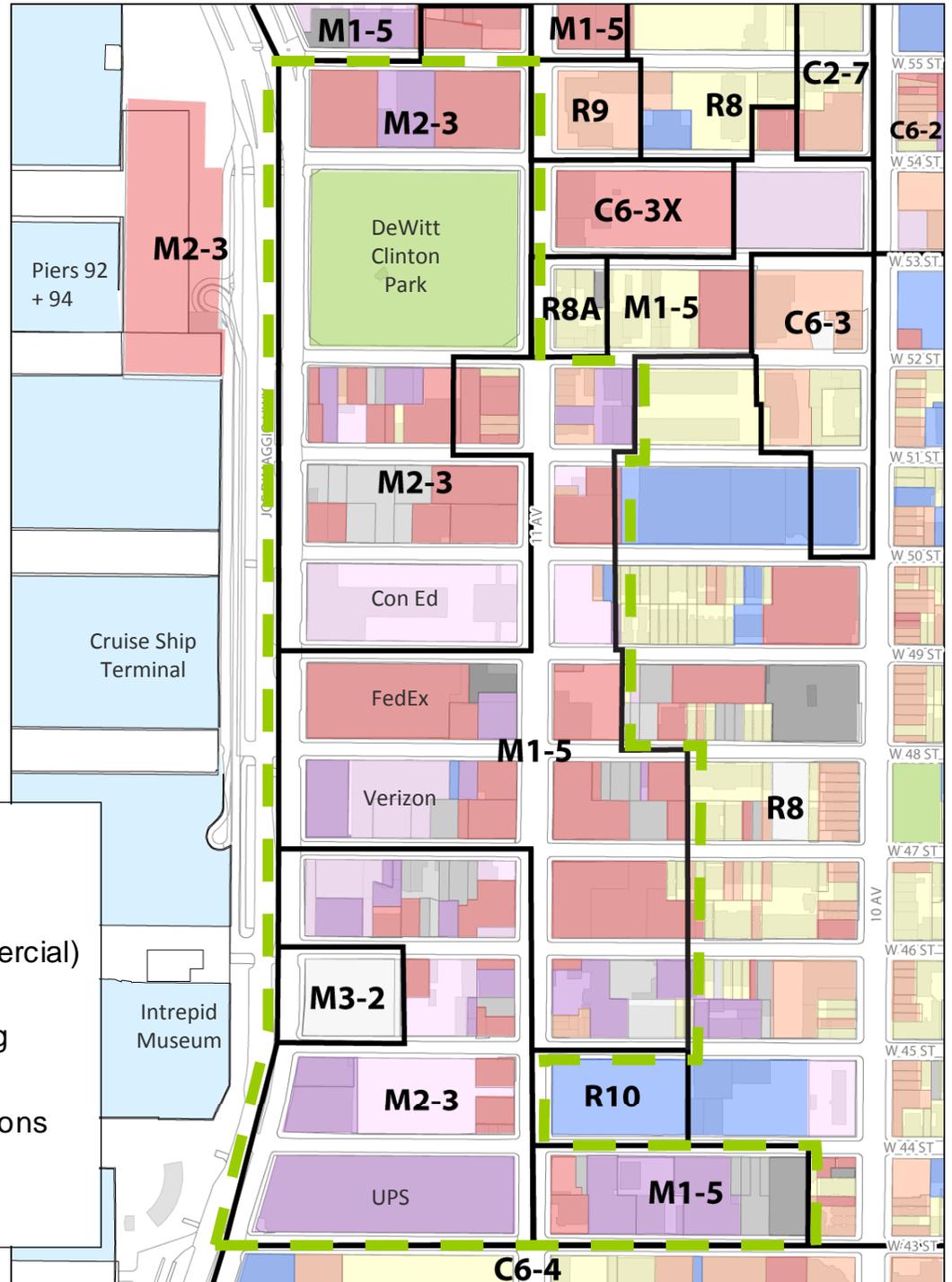
LAND USE + EXISTING ZONING

Land Use and Existing Zoning Map

 Rezoning Area

Land Use

-  Residential
-  Mixed Use (Res + Commercial)
-  Office + Commercial
-  Industrial + Manufacturing
-  Transportation + Utility
-  Public Facilities + Institutions
-  Parking Facilities
-  Vacant





WEST CLINTON

REZONING

Existing Zoning

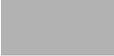


WEST CLINTON

SPECIAL CLINTON DISTRICT



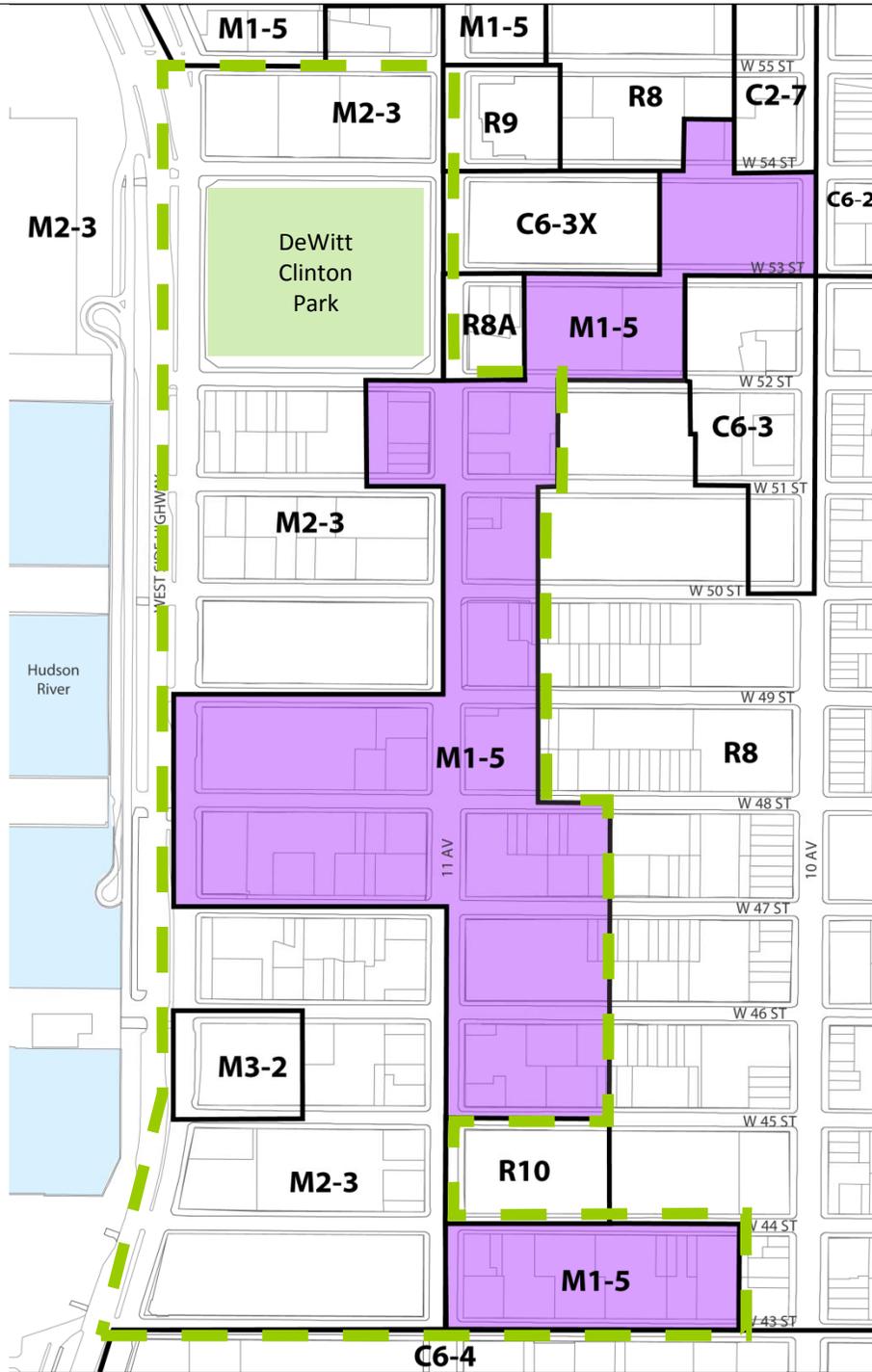
Special Clinton District Map

-  Preservation Area
-  Other Area
-  Excluded Area
-  Rezoning Area



WEST CLINTON

EXISTING ZONING



Existing Zoning District

M1-5 Zoning District

Uses

- Light Industrial
- Commercial (Offices)
- Hotels

Density

- 5.0 FAR

Maximum Height

- **No height limit**

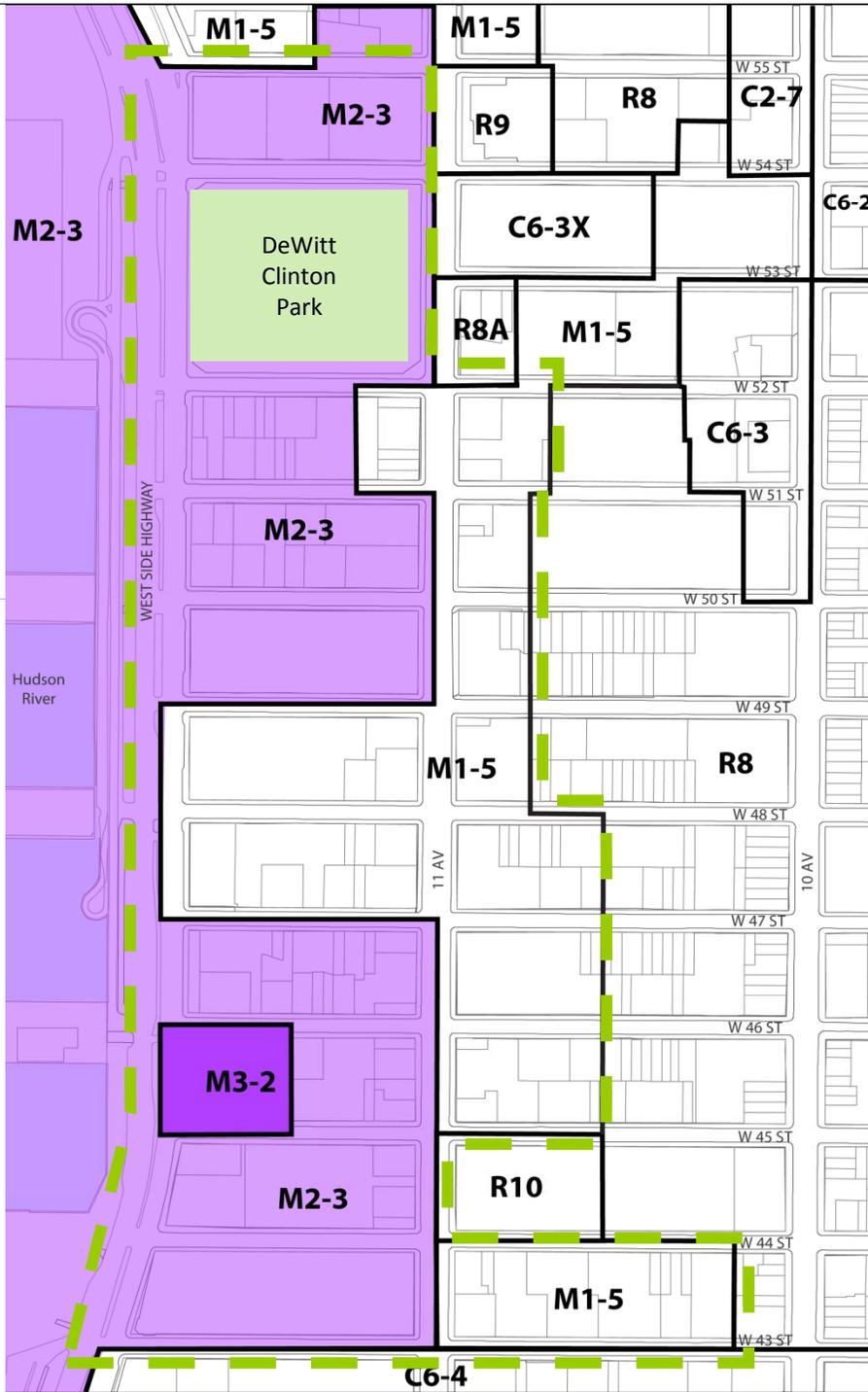


Rezoning Area



WEST CLINTON

EXISTING ZONING



Existing Zoning District

M2-3 and M3-2 Zoning Districts

Uses

- Manufacturing
- Some Commercial

Density

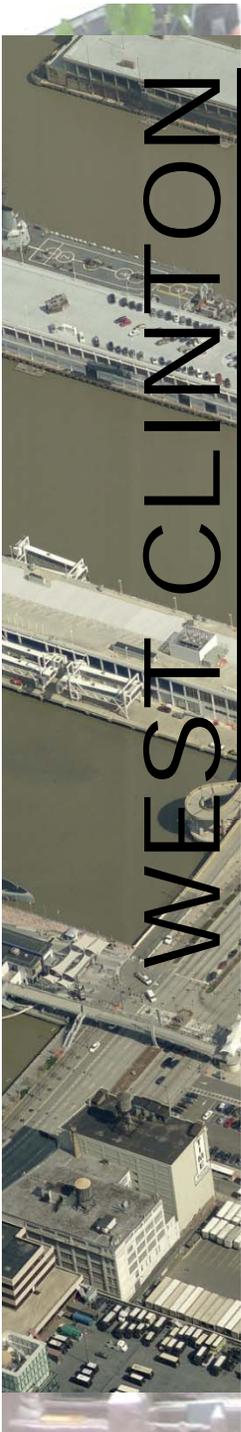
- 2.0 FAR

Maximum Height

- **No height limit**



 Rezoning Area



WEST CLINTON

NEIGHBORHOOD CONTEXT



Eleventh Avenue



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Neighborhood Context

WEST CLINTON

LOFT-STYLE BUILDINGS

653 Eleventh Avenue



636 Eleventh Avenue



Eleventh Avenue



WEST CLINTON

UTILITY/DISTRIBUTION BUILDINGS

Con Ed, West 49th Street



Fed Ex, West 48th Street



UPS, West 44th Street



Verizon, West 47th Street



WEST CLINTON

RESIDENTIAL WALK-UPS



540 West 47th Street



West 49th Street



Eleventh Avenue



522 West 47th Street

WEST CLINTON

SINGLE-STORY BUILDINGS

West 47th Street



West 43rd Street



Twelfth Avenue



Eleventh Avenue



Eleventh Avenue

WEST CLINTON

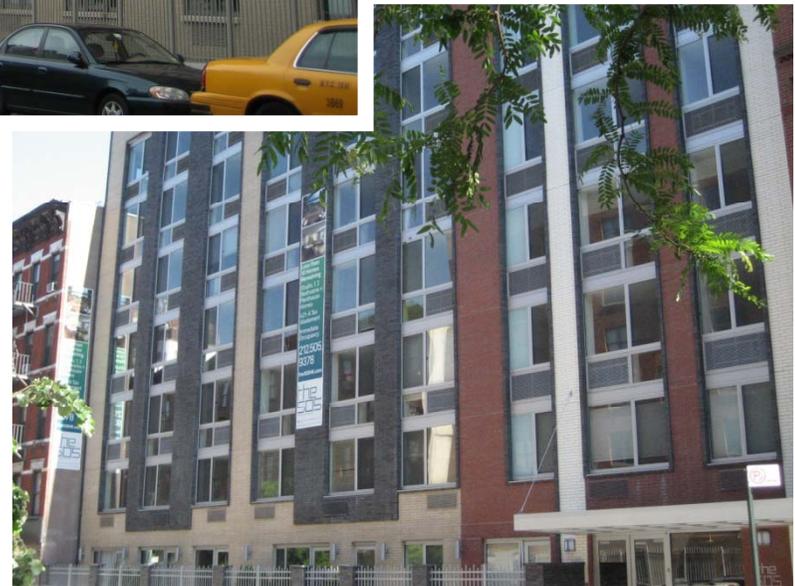
Development Trends in West Clinton



WEST CLINTON

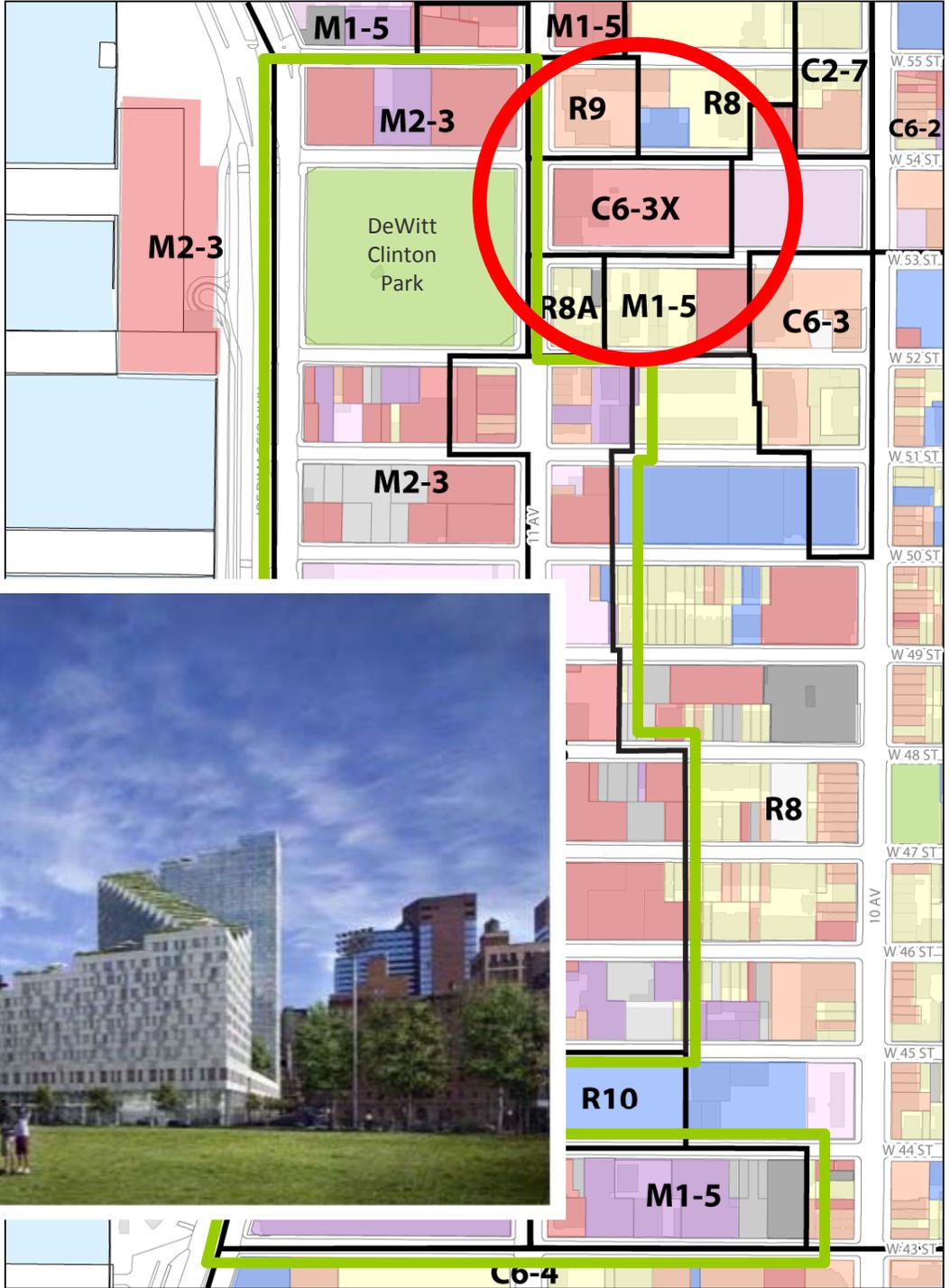
DEVELOPMENT TRENDS

New Residential Development Between Tenth and Eleventh Avenues



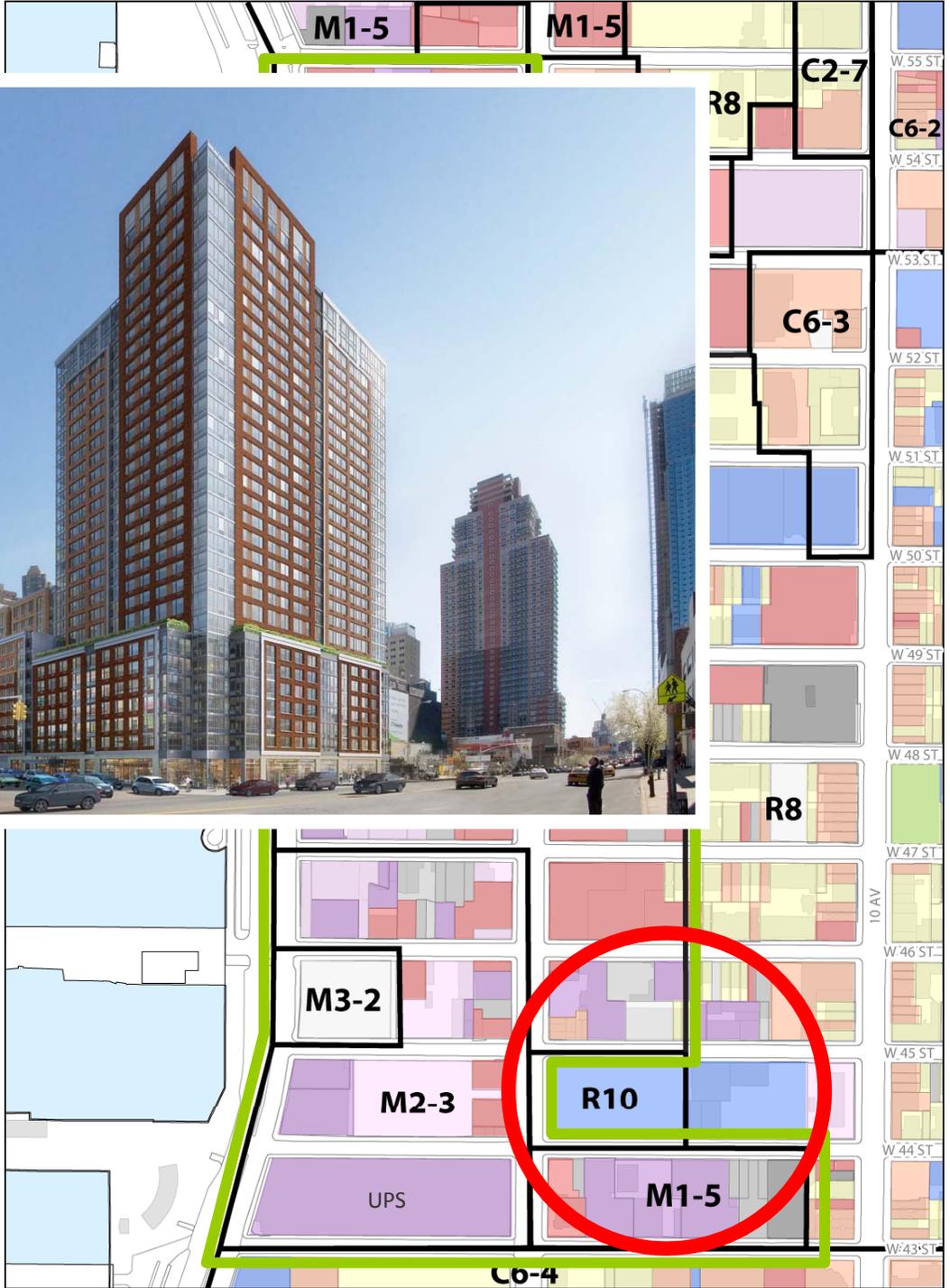
WEST CLINTON

DEVELOPMENT TRENDS



WEST CLINTON

DEVELOPMENT TRENDS



WEST CLINTON

DEVELOPMENT TRENDS



New Commercial Development





WEST CLINTON

GOALS

West Clinton Rezoning Land Use Goals

- Provide new opportunities for residential development, including new affordable housing, in the West Clinton neighborhood;
- Encourage new manufacturing compatible uses between Eleventh Avenue and Twelfth Avenue; and
- Ensure that the form of new buildings relates to and enhances the neighborhood character.



WEST CLINTON

REZONING

Proposed Actions:

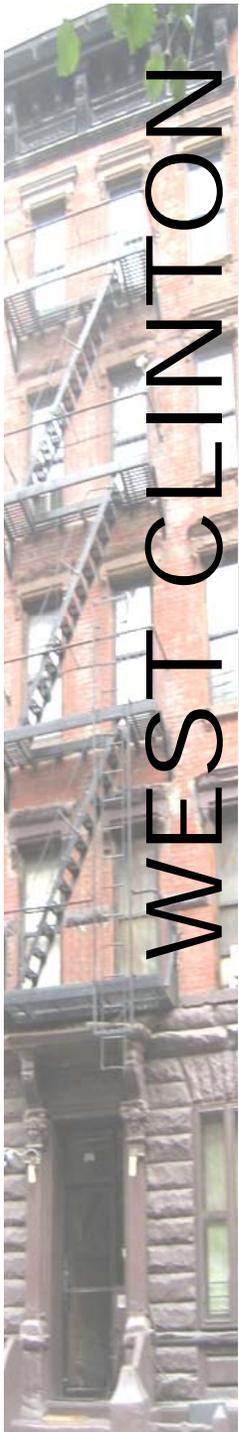
1. Zoning Map Amendment
2. Zoning Text Amendment



WEST CLINTON

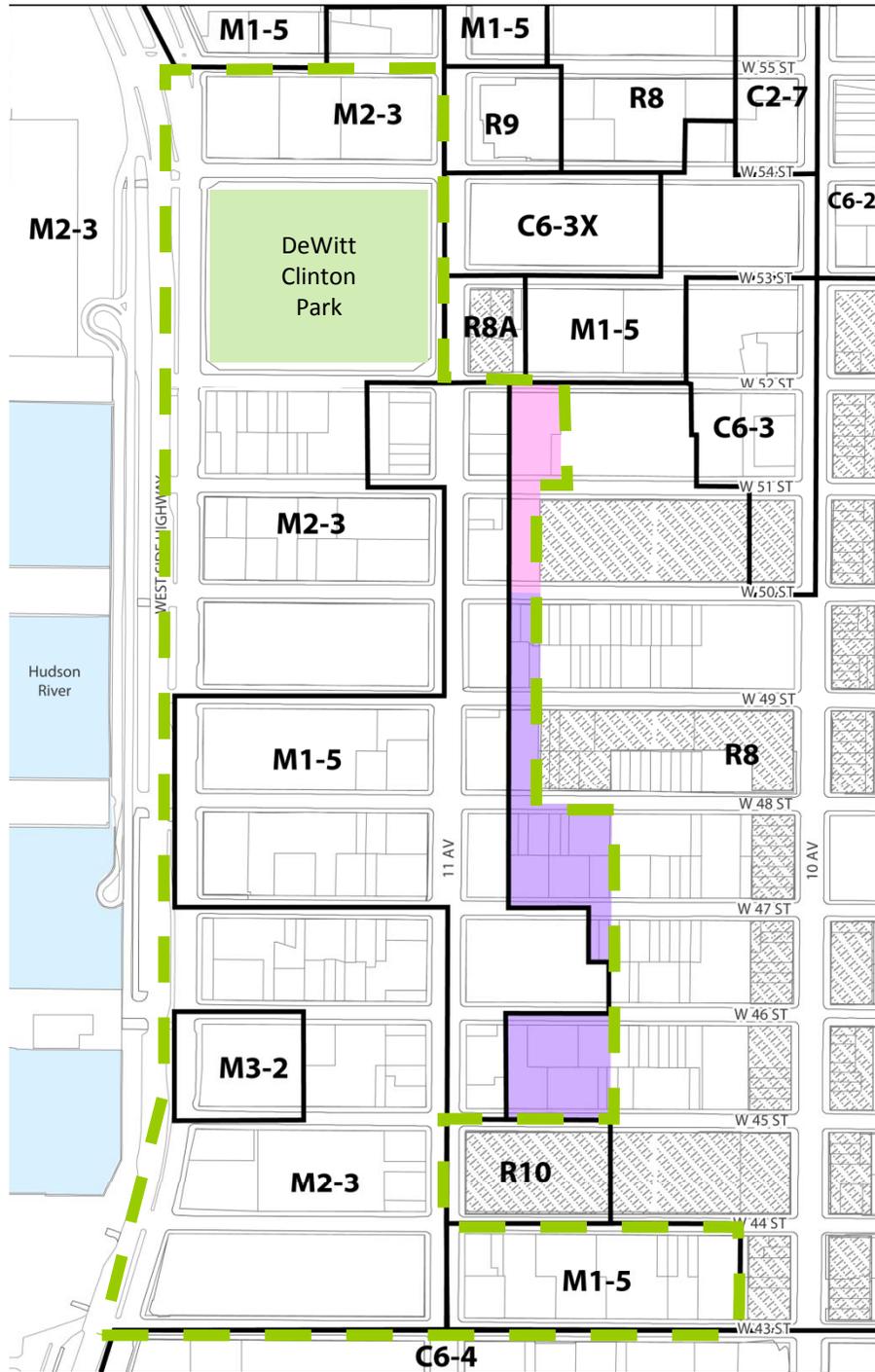
REZONING

Zoning Map Amendment



WEST CLINTON

REZONING



Extend R8 Zoning District and Preservation Area and Other Area to Within 100 feet of Eleventh Avenue

Uses

- Residential
- Community Facilities

Density

- 4.2 FAR

Maximum Height

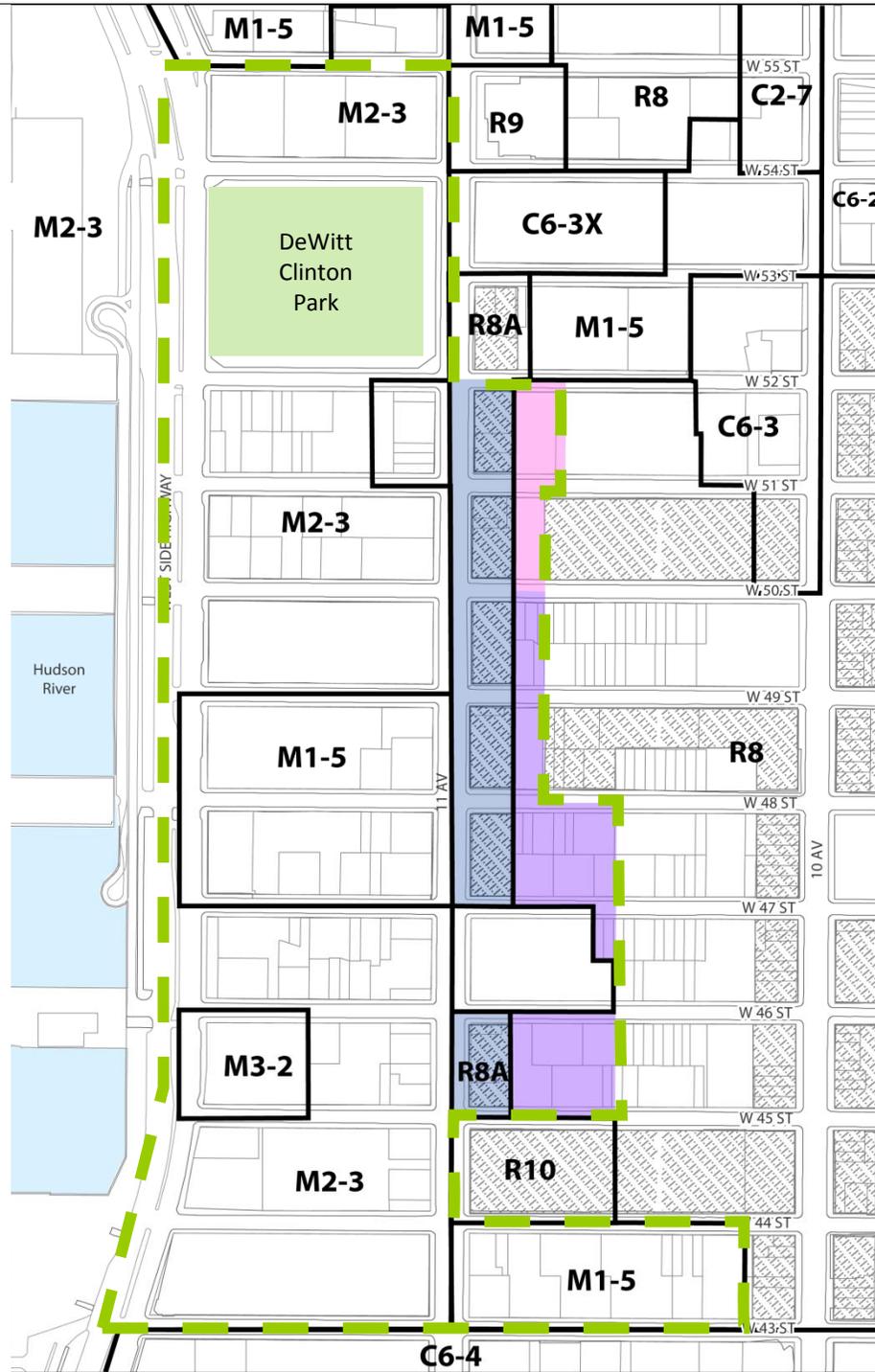
- 66 feet, or 7 stories

-  R8 and Preservation Area
-  R8 and Other Area
-  Rezoning Area



WEST CLINTON

REZONING



Extend R8A Zoning District with Commercial Overlay Within 100 feet of Eleventh Avenue

Uses

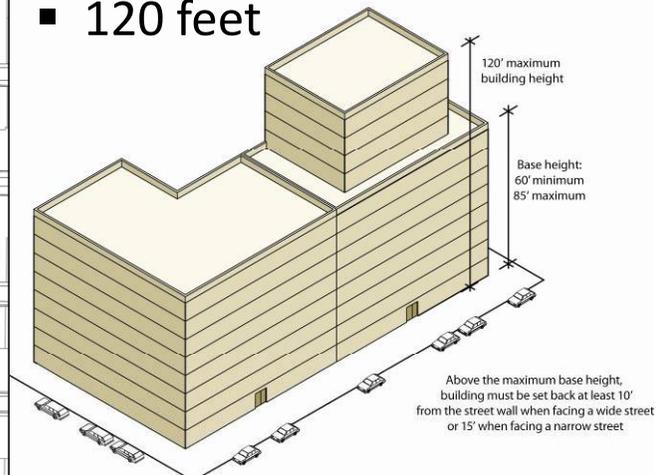
- Residential
- Community Facilities
- Local Retail

Density

- 5.4; max 7.2 FAR with IHB

Maximum Height

- 120 feet

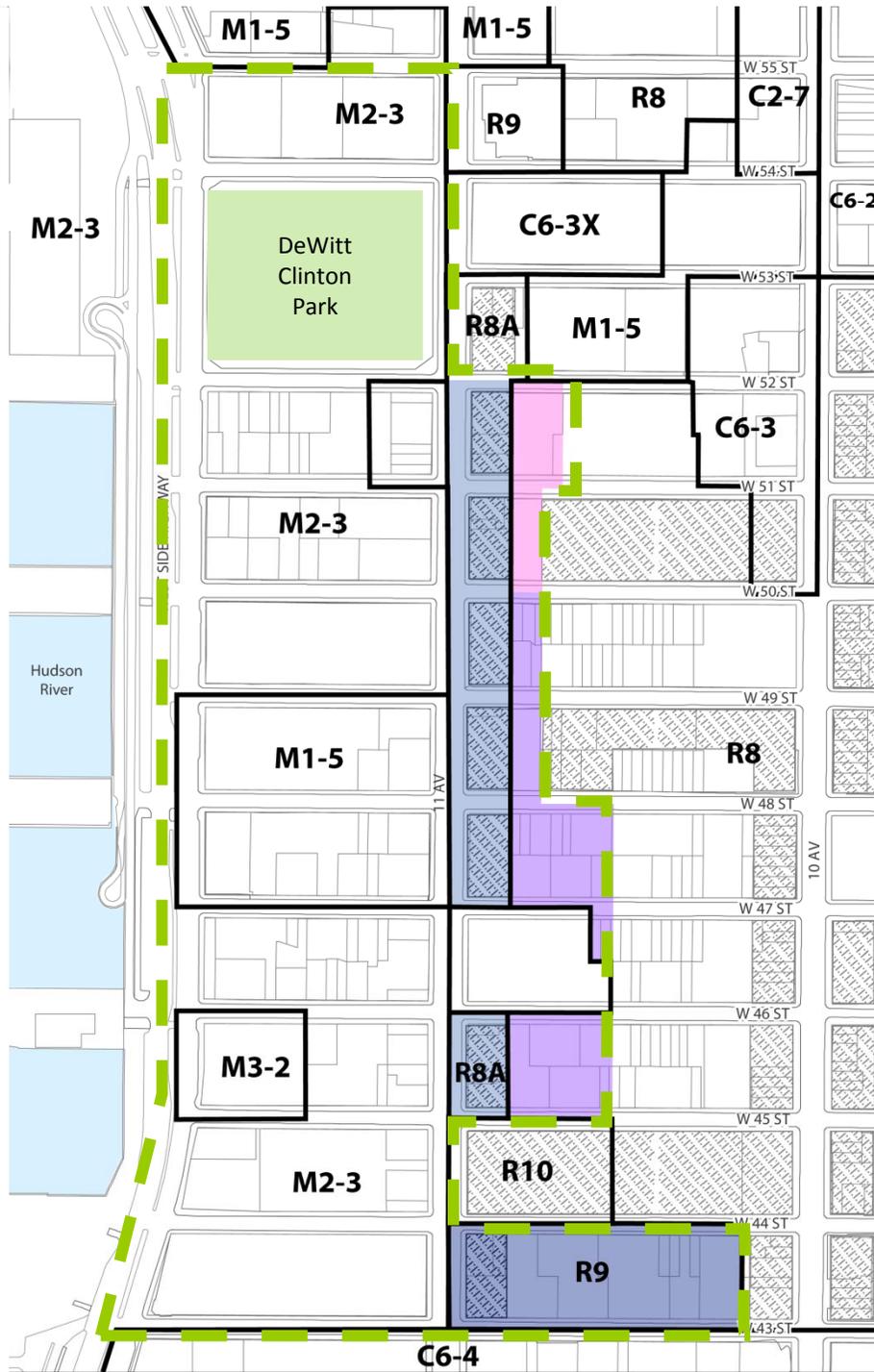


 Rezoning Area



WEST CLINTON

REZONING



New R9 District with Commercial Overlay and Height Controls

Uses

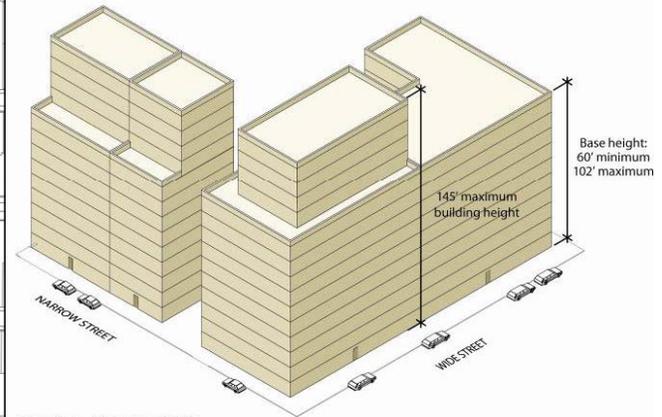
- Residential
- Community Facility

Density

- 6.0; max 8.0 FAR With IHB

Maximum Height

- 135 feet on narrow streets
- 145 feet on wide streets



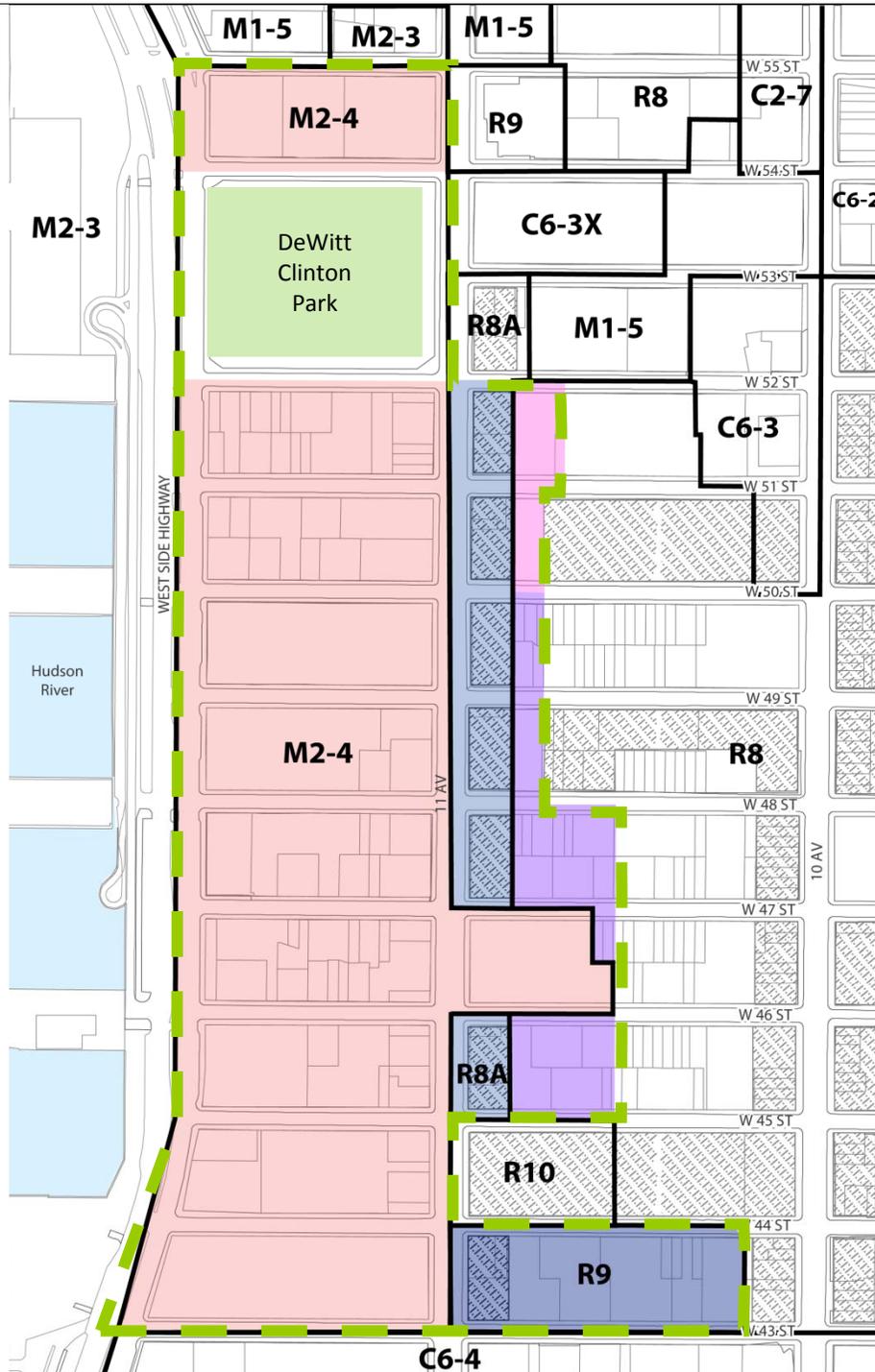
Above the maximum base height, building must be set back at least 10' from the street wall when facing a wide street or 15' when facing a narrow street





WEST CLINTON

REZONING



M2-4 district replaces M2-3, M3-2 and M1-5 districts. Special bulk regulations would limit the height of new development.

Uses

- Commercial
- Manufacturing
- Industrial

Density

- 5.0 FAR

Maximum Height

- 135 feet

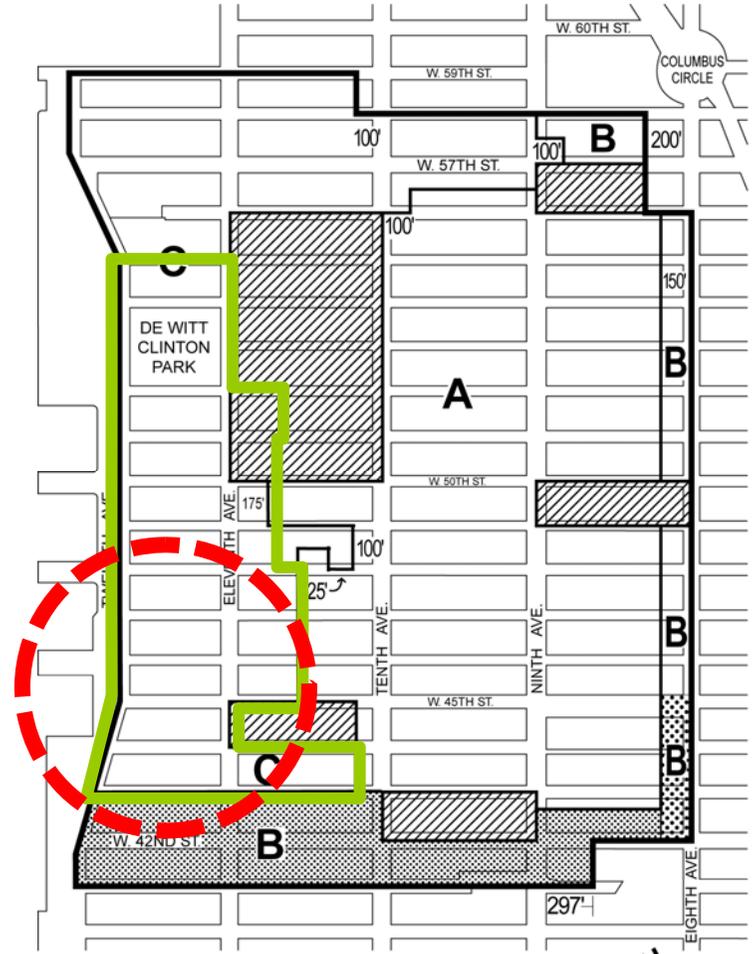
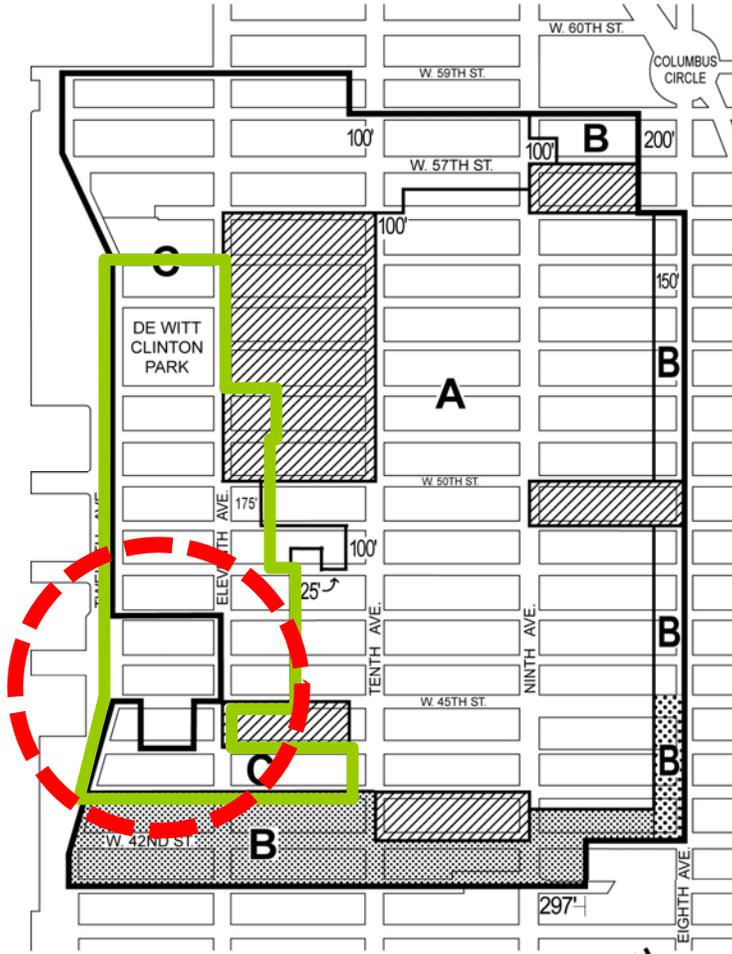
 Rezoning Area



WEST CLINTON

REZONING

Extend the existing Special Clinton District to two full blocks and a portion of one block west of Eleventh Avenue between West 44th and West 47th streets



 Rezoning Area



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TEXT AMENDMENTS

Zoning Text Amendment



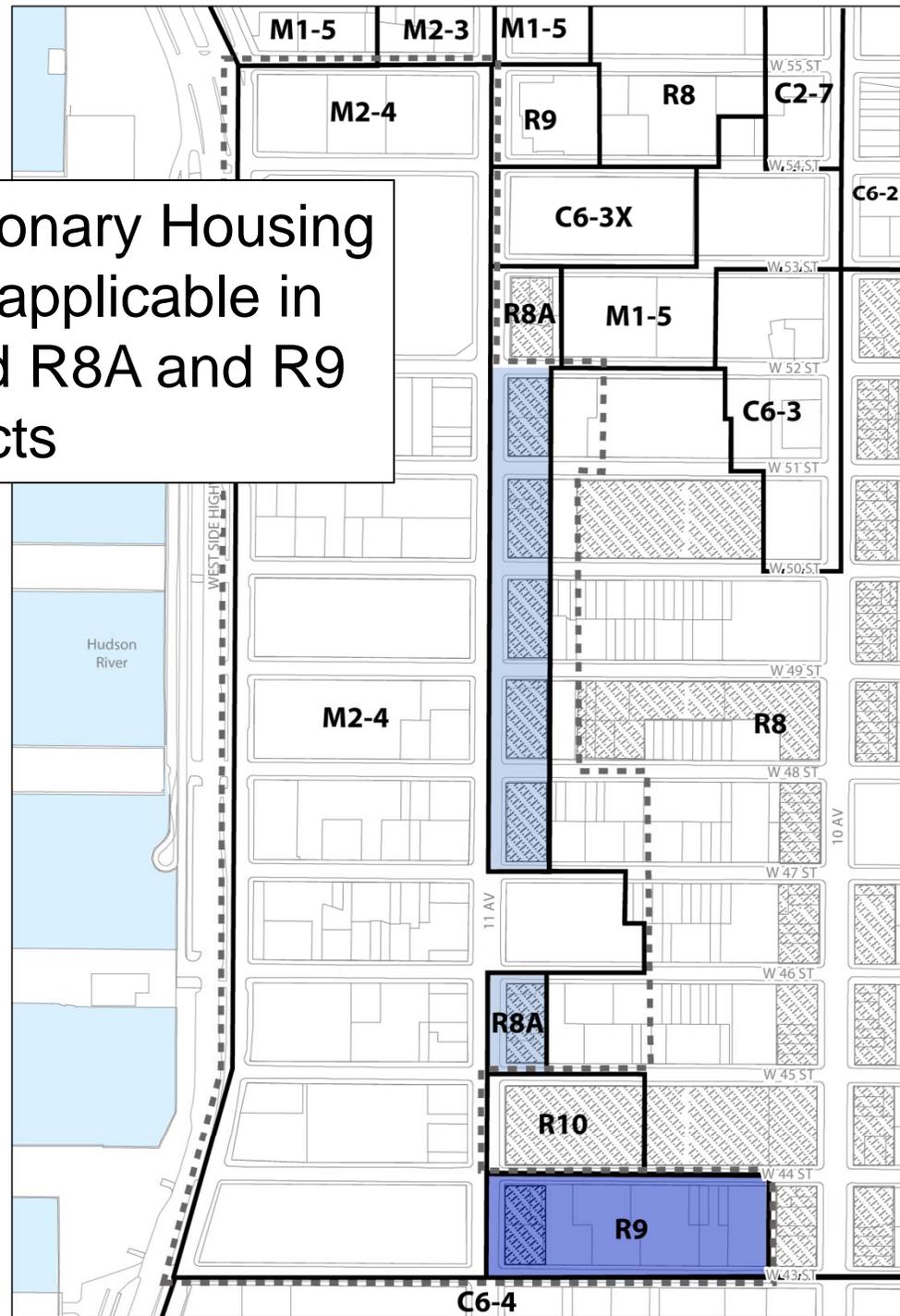
WEST CLINTON

TEXT AMENDMENTS

1. Make Inclusionary Housing Regulations applicable in the proposed R8A and R9 zoning districts

 R8A: 5.4 Base FAR
7.2 Max FAR

 R9: 6.0 Base FAR
8.0 Max FAR





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INCLUSIONARY HOUSING PROGRAM

Inclusionary Housing Zoning Bonus

In areas where the Inclusionary Housing Program is applicable, a zoning bonus allows increased floor area for residential developments in exchange for the provision of permanently affordable housing.

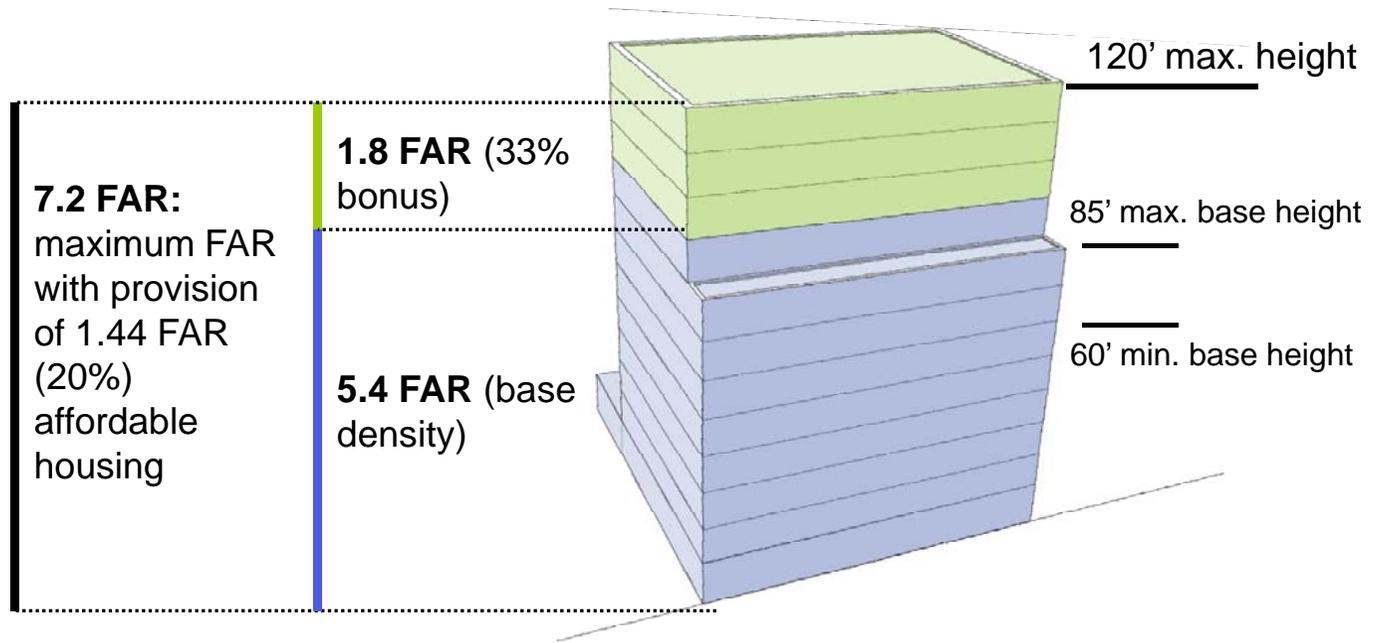


Illustration of R8A Inclusionary Housing Program bulk envelope



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INCLUSIONARY HOUSING PROGRAM

Inclusionary Housing Zoning Bonus

In areas where the Inclusionary Housing Program is applicable, a zoning bonus allows increased floor area for residential developments in exchange for the provision of permanently affordable housing.

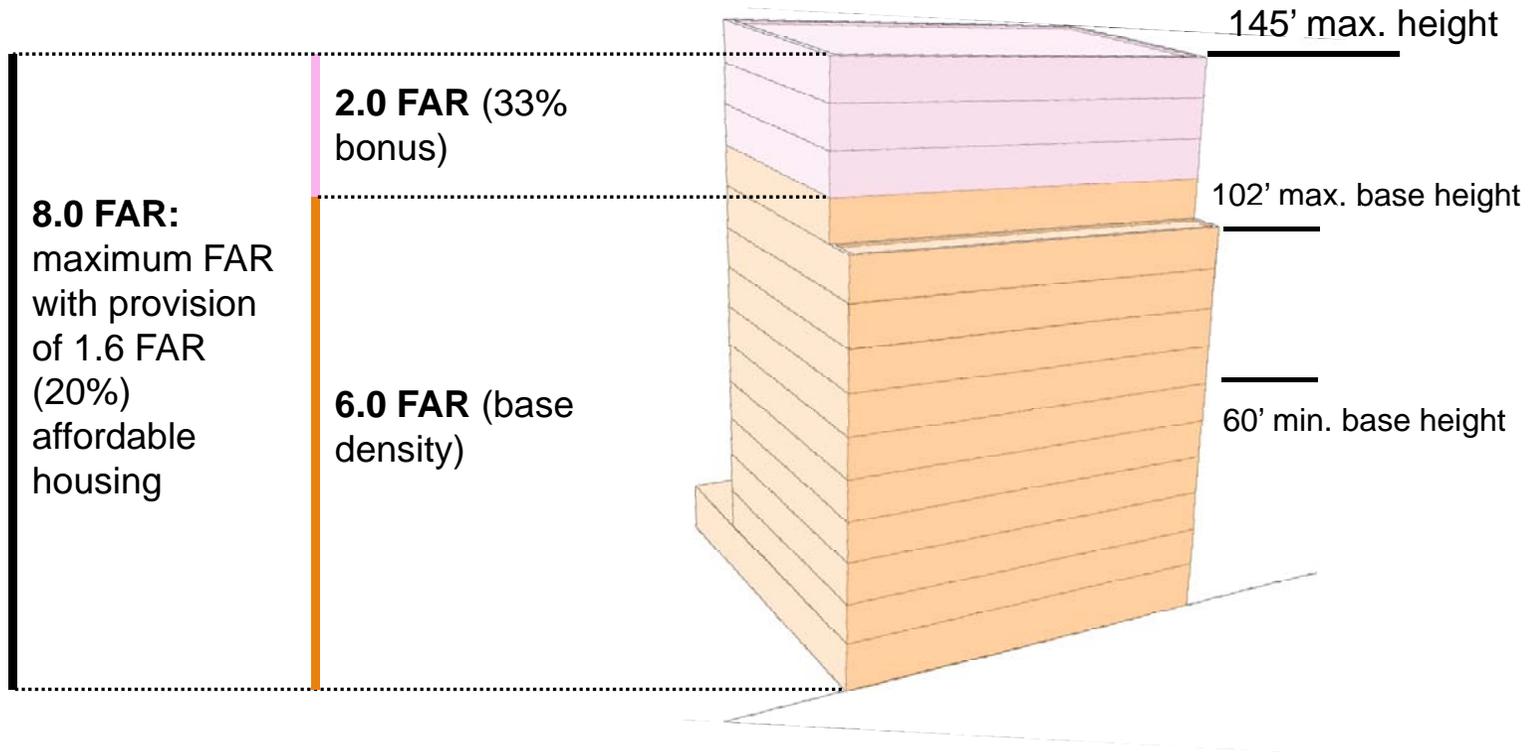


Illustration of R9 Inclusionary Housing Program bulk envelope, with proposed text amendment to make R9A bulk regulations applicable in the Other Area of the Special Clinton District

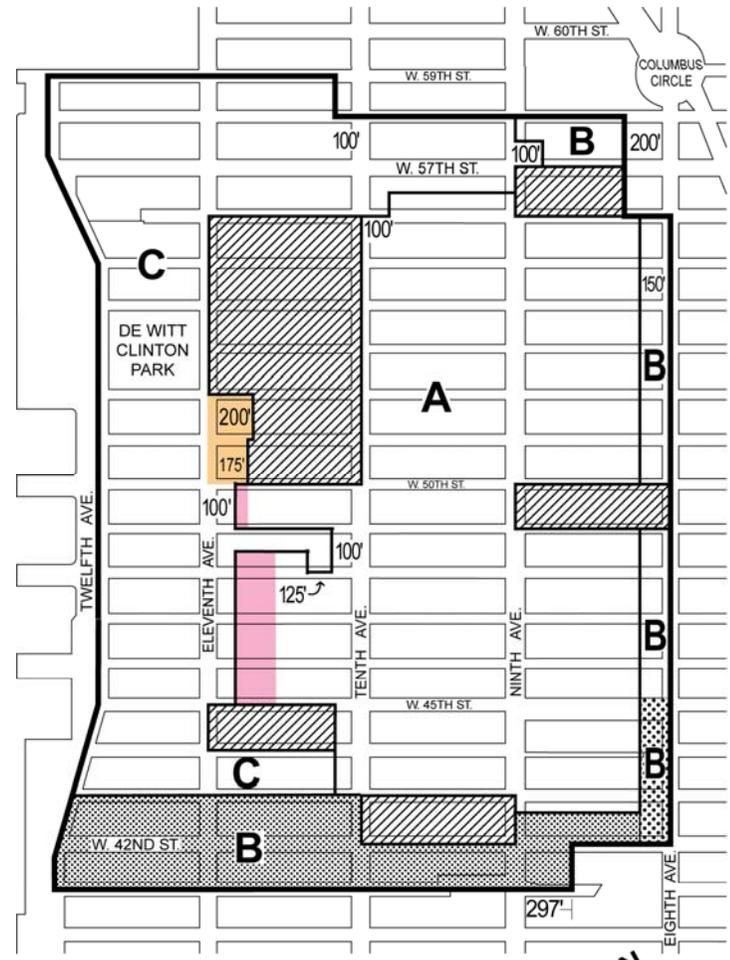
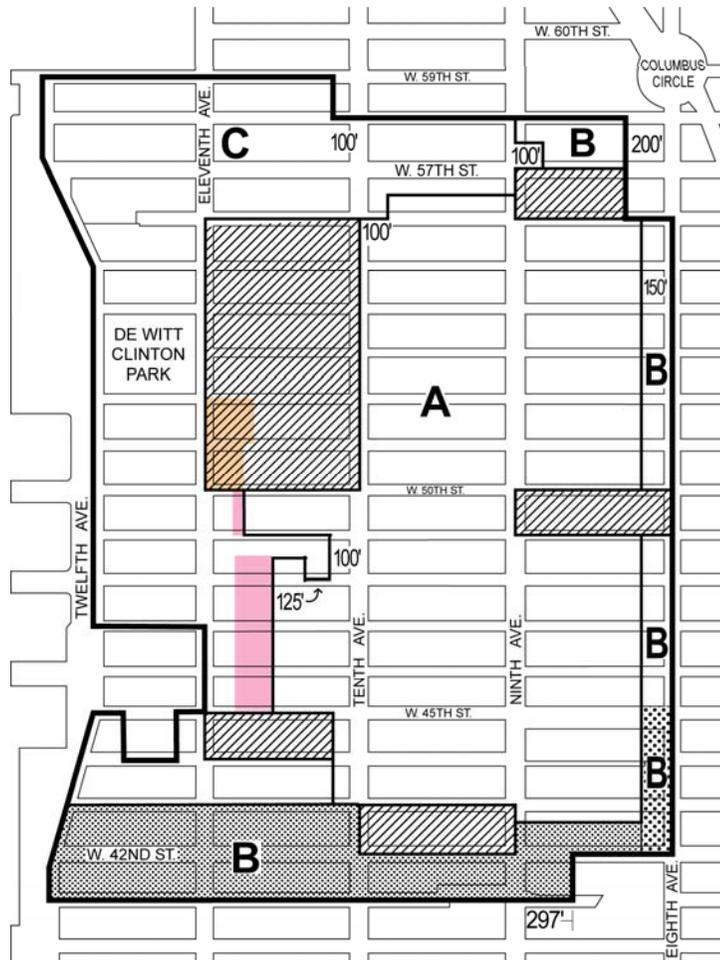


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TEXT AMENDMENTS

2. Extend the Preservation Area and Other Area of the Special Clinton District

-  Preservation Area
-  Other Area



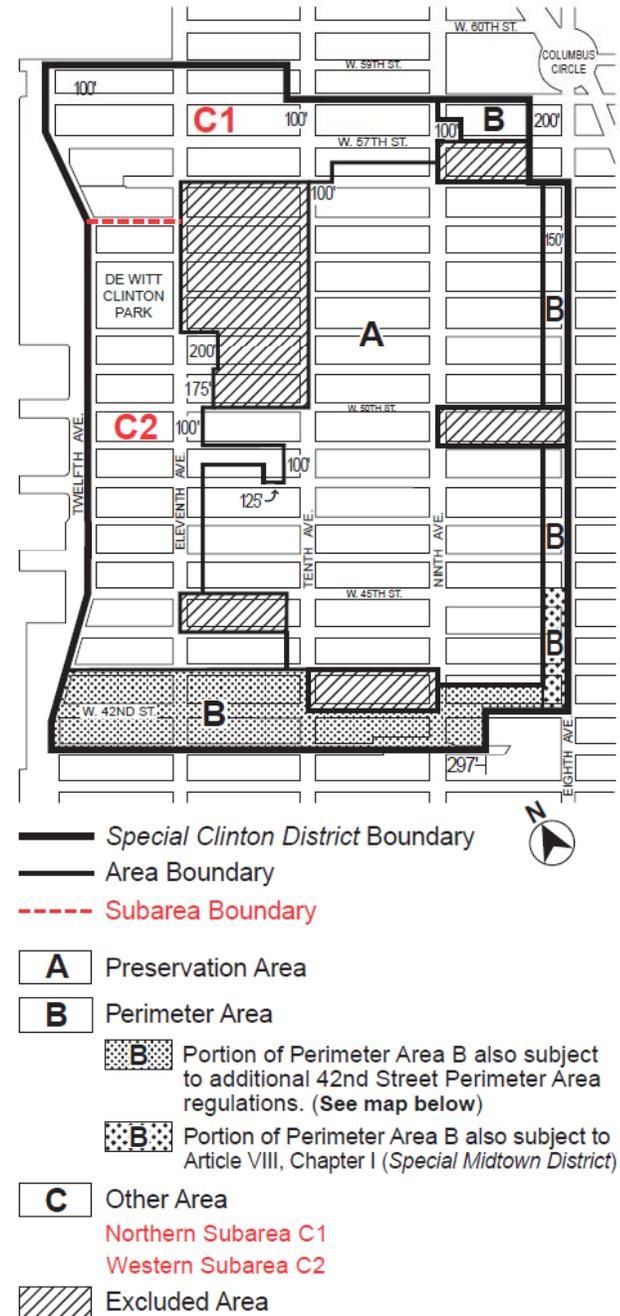


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TEXT AMENDMENTS

3. Make a change to the nomenclature of the Other Area of the Special Clinton District by creating two new subareas: the Northern Subarea (C1) and the Western Subarea (C2)

New additions to map in red

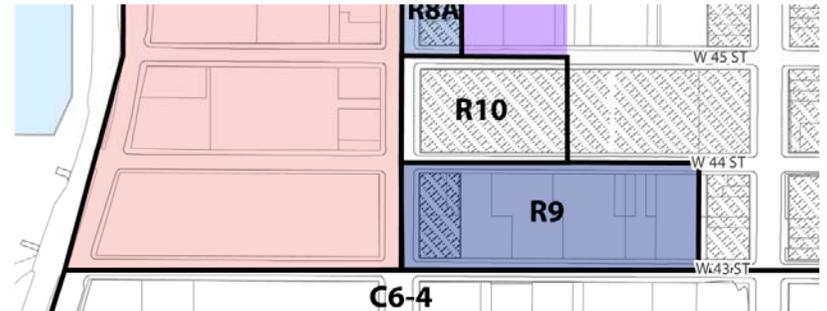
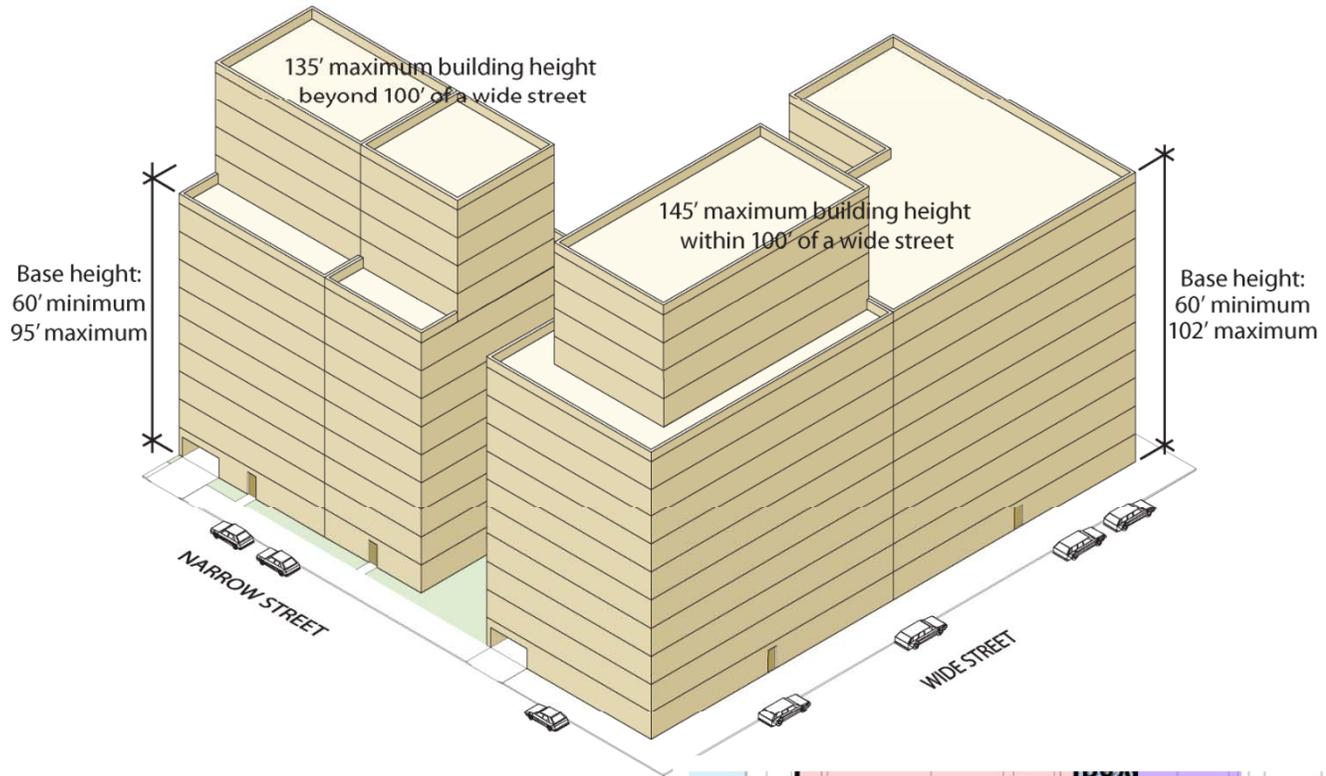




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TEXT AMENDMENTS

- Place R9A contextual building envelope restrictions on developments within the proposed R9 district

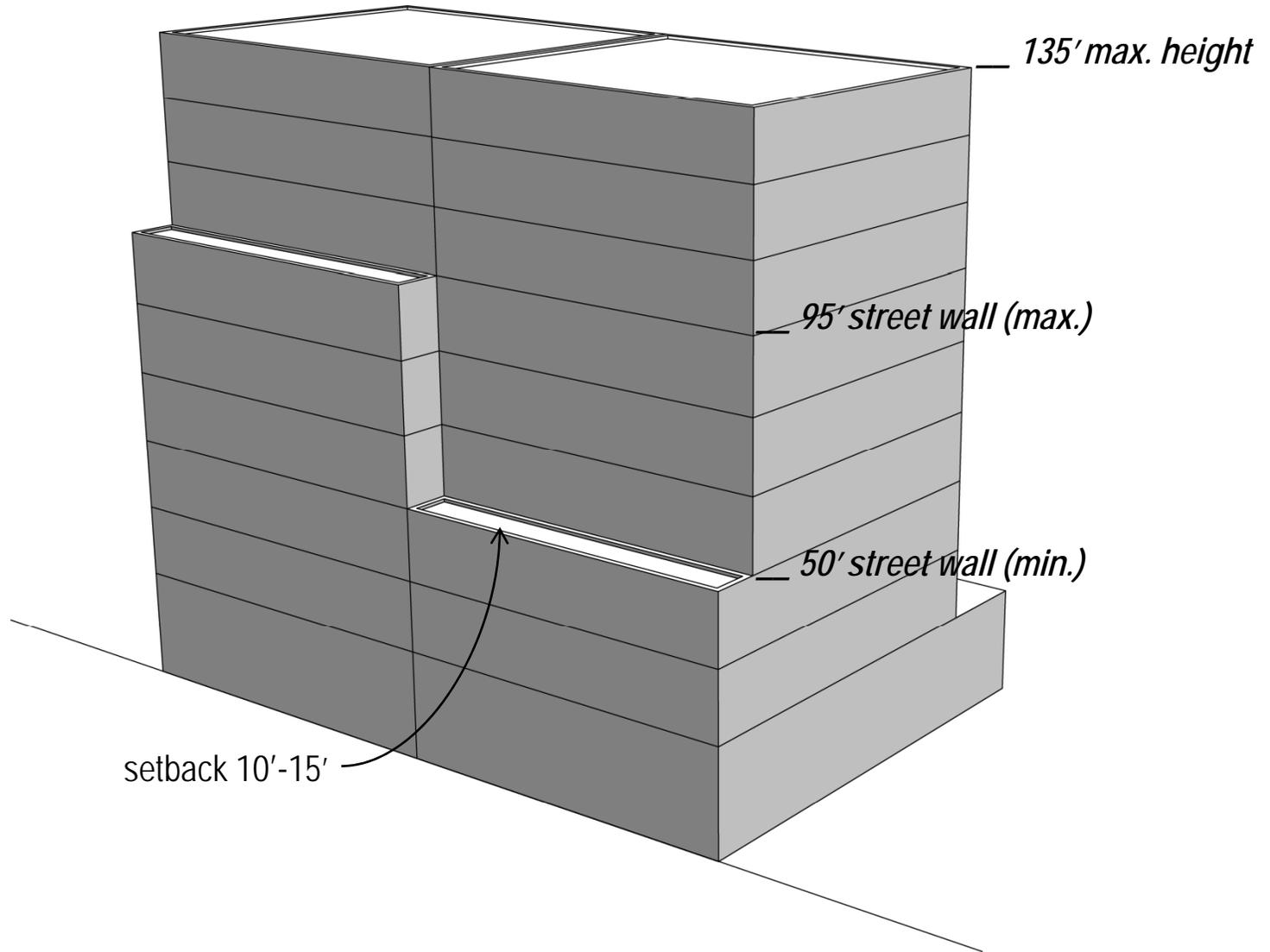




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TEXT AMENDMENTS

5. Establish a maximum height and street wall requirements in the proposed M2-4 district



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TEXT AMENDMENTS

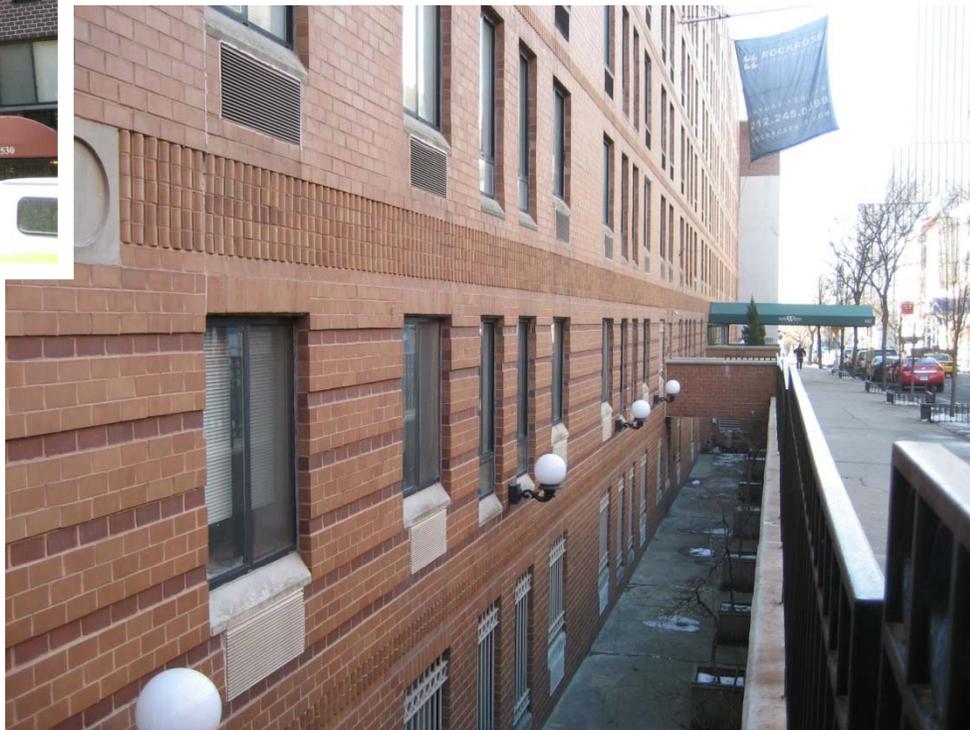
6. Require street walls in the Preservation Area



WEST CLINTON

TEXT AMENDMENTS

6. Require street walls in the Preservation Area

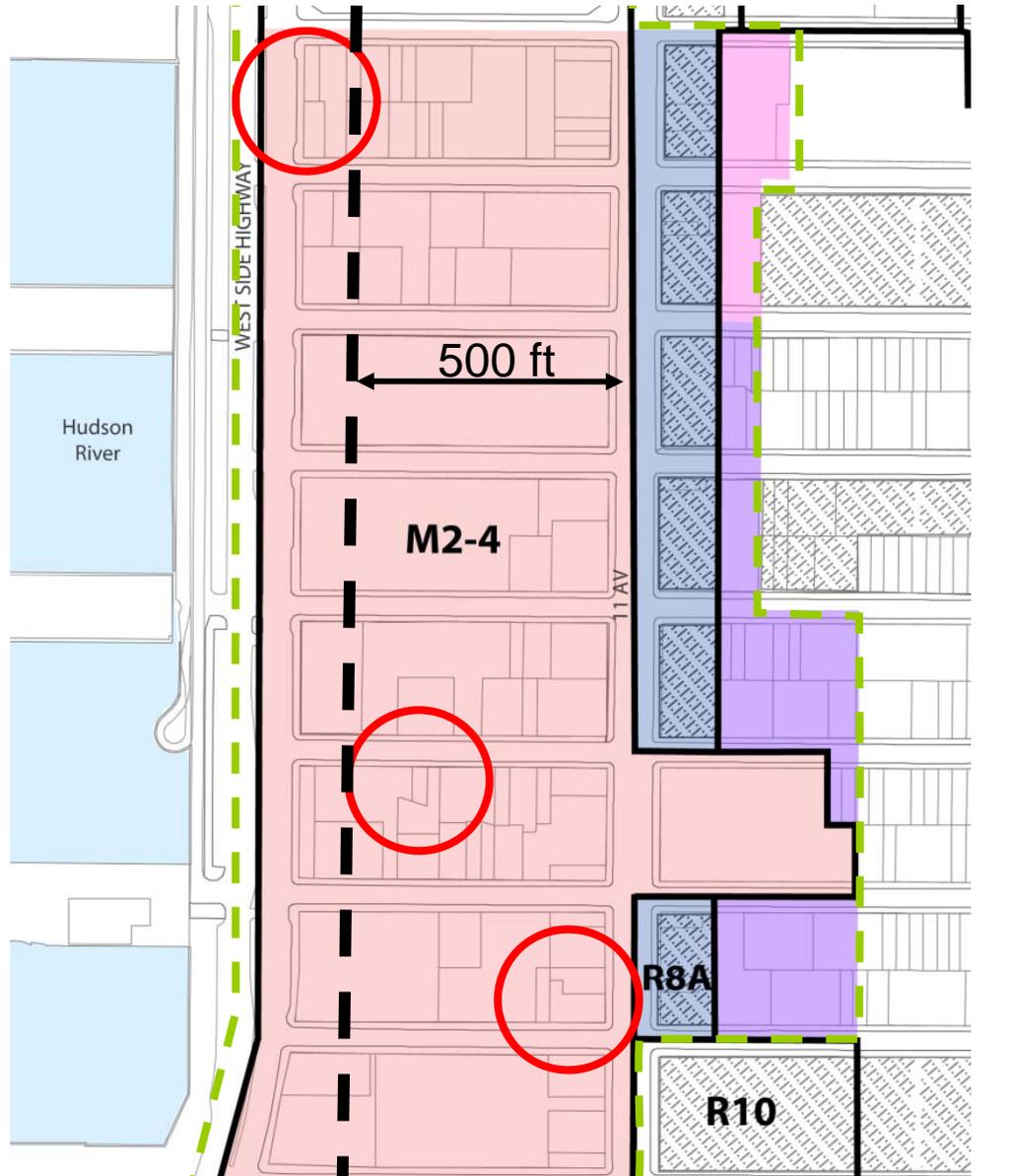




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TEXT AMENDMENTS

7. Allow existing legal adult uses to remain in the Other Area of the Special Clinton District





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TEXT AMENDMENTS

8. Permit only Unenclosed Sidewalk Cafes in the Special Clinton District

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
125 th Street District	Yes	Yes
Battery Park City District	Yes	Yes
Clinton District	Yes <u>No</u>	Yes
Limited Commercial District	No	No*
Lincoln Square District	No	Yes
Little Italy District	No	Yes
Lower Manhattan District	No	Yes**
Manhattanville Mixed Use District	No***	Yes
Transit Land Use District	Yes	Yes
Tribeca Mixed Use District	Yes	Yes
United Nations Development District	No	Yes



WEST CLINTON

