



North Tribeca Rezoning - Approved!

Overview

Update October 13, 2010:

On October 13, 2010, the City Council adopted the North Tribeca Rezoning. View the [adopted text amendment](#). The zoning map and text changes are now in effect.

The New York City Department of City Planning (DCP) is proposing zoning changes for all or portions of approximately 25 blocks in the Northern Tribeca neighborhood in Manhattan, Community District 1. The proposed rezoning area is generally bounded by Canal Street to the north, West Street to the west, N. Moore, Beach, and Walker streets to the south, and Broadway to the east. The Department's rezoning presents a planning framework that responds to community concerns that the existing manufacturing zoning does not reflect the increasingly residential character of the neighborhood. Furthermore, while many developments have been modestly scaled, the existing zoning does not have any bulk envelope restrictions, and new developments could threaten to erode the established built character. Through zoning text and zoning map amendments, the Department's proposal would:



[View the slideshow presentation](#)

- **Encourage new development to reflect existing neighborhood character and scale** by establishing [contextual zoning districts](#) with unique floor area ratios and bulk envelopes;
- **Provide opportunities for housing** through residential conversions, in-fill residential development, and incentives for affordable housing; and to
- **Provide for a diversity of uses** in the area by allowing specific light manufacturing uses and restricting the size of retail establishments.

To achieve these goals, the Department proposes the following actions:

- **A Zoning Map Amendment** to replace the existing M1-5 zoning district with a contextual C6-2A zoning district.
- **A Zoning Text Amendment** to establish new subareas in the Special Tribeca Mixed Use District each with distinct bulk envelopes and floor area ratios, to allow the use of the [Inclusionary Housing](#) bonus in a subarea which provides opportunities for the development of affordable housing, to restrict retail and hotel sizes, and to clarify regulations on residential conversions of existing non-residential buildings.

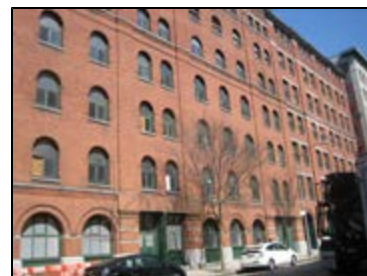
The proposal is the result of a collaborative process with Community Board 1 and local officials and fosters Mayor Bloomberg's sustainable planning goals by promoting the preservation of neighborhoods character while also providing opportunities for modest growth and affordable housing along wide corridors well served by mass transit.



North side of Beach Street



Residential Conversions on the north side of Laight Street



Large former warehouse building on east side of Greenwich Street

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Existing Context & Zoning

The rezoning area is located in Community District 1 and directly south of Community District 2. It is directly south of the Hudson Square neighborhood, to the west of Chinatown, and adjacent to Hudson River Park. Because Canal and West streets form the northern and western boundaries of the neighborhood, Northern Tribeca feels separate from these neighborhoods. Buildings in the rezoning area range from four to five story loft buildings with narrow street frontages to eight to ten story buildings with full lot coverages. Historically, these buildings were attractive to working artists who valued the large floor plates of the warehouse buildings and the floor-through character of the loft buildings. Today, many of the four to five story buildings have been converted to residential use from the third floor and above under as-of-right zoning.

Existing Zoning

The rezoning area lies completely within the existing Special Tribeca Mixed Use District. The Special Tribeca Mixed Use (TMU) District is roughly bounded by Murray Street to the south, Greenwich and West Streets to the West, Canal Street to the North, and Broadway and West Broadway on the east. The Special TMU is divided into six subareas, A1, A2, A3, A4, B1, and B2. The North Tribeca rezoning area includes Area B1, B2, and A4.

Area A4 (four blocks between West and Washington Streets and Hubert and Watts Streets) was created and rezoned in 2006 from an M1-5 to C6-3A and C6-2A districts. This rezoning reflects the neighborhood's transformation from manufacturing uses to residential uses. The C6-3A and C6-2A allows residential use and ground floor retail as-of-right and permits a 6.5 *floor area ratio* (FAR) in the C6-3A and a 5.5 FAR in the C6-2A. The C6-3A and C6-2A districts in the Special TMU have unique bulk envelopes. Both districts have a street wall requirement of 60 to 70 feet. The maximum building height in the C6-3A is 150 feet and 110 feet in the C6-2A. These building heights and street walls do not apply to properties in designated LPC Historic Districts.



Existing Zoning Map

[View a larger image](#)



Building Heights Map

[View a larger image](#)



Land Use Map

[View a larger image](#)

Areas B1 and B2 in northern Tribeca are currently zoned M1-5, which permits manufacturing or commercial uses with a maximum 5.0 FAR. Community facilities are permitted up to a maximum 6.5 FAR. Residential use is restricted, which goes against the recent development trends in the neighborhood. The existing M1-5 zoning district is a non-contextual district which was established in 1961. It does not require a consistent street wall and does not have height restrictions, which does not reflect much of the built fabric in northern Tribeca. Instead, the height is governed by the sky exposure plane which begins at a front wall height of 60 feet.

The existing Special TMU does not permit dwelling use in enlargements and ground floor retail is limited throughout the area. There are also unique requirements on dwelling size in residential conversions such as a minimum unit size of 2,000 square feet. In addition, for Areas A1 and A3, there are existing use group restrictions limiting retail establishment size and only permitting some light manufacturing uses. Table 1 summarizes the existing zoning. [View the zoning comparison chart.](#)

Table 1. Summary of Existing Allowed Density and Building Form

EXISTING ZONING						
Allowed Density (FAR)					Building Form	
TMU Sub Area	Zoning District	Residential	Commercial	Community Facility	Street wall	Building Height
A4**	C6-3A / C6-2A	6.5 / 5.5	6.5 / 5.5		60' – 70'	160' / 110'
B1	M1-5	---	5.0	6.5		
B2	M1-5	---	5.0	6.5	---	---

**except for properties in historic districts as designated by the Landmarks Preservation Commission, to remain unchanged

North Tribeca Rezoning - **Approved!** Proposed Zoning

The Department of City Planning is proposing to map contextual zoning districts to place strictly defined building envelope requirements on new residential developments, establishing maximum building heights and mandating continuous street walls with setbacks above specified base heights. These controls would help ensure that new development throughout the rezoning area relates to the existing scale and character found throughout northern Tribeca.

In conjunction with the proposed Zoning Map changes, the Department is proposing a Zoning Text Amendment to eliminate the existing subareas B1 and B2 and creates three new subareas each with their own specific FARs, minimum and maximum base heights, and maximum building heights. The different densities and building forms permitted by the C6-2A – and its corresponding bulk controls as applicable to the new subareas -- would reflect the subtle variation found in the area's built character. [View the zoning comparison chart.](#)



Proposed Zoning Map
[View a larger image](#)

Area A4

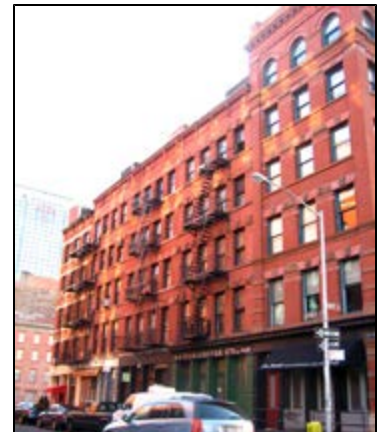
Area A4 is bounded by West Street to the west, Watts Street to the north, a line drawn 100 feet to the west of Washington Street on the east, and Hubert Street to the south. Under the proposed zoning, the existing Area A4 would be narrowed and be limited to the existing C6-3A zoning district. The 60 to 70 foot street wall requirement and the building height limit of 150 feet would remain unchanged.



East side of West Street

Washington and Greenwich Streets Area (Area A5)

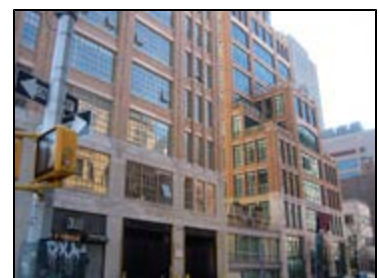
The existing C6-2A bulk envelopes in Area A4 will be expanded to the north and the west with Canal Street as the northern boundary, Collister Street and its northerly extension as the western boundary, and Beach and Hubert Streets to the south. The existing bulk envelope of 5.5 FAR, within a 60 to 70 feet street wall and a maximum building height of 110 feet would be unchanged.



West side of Greenwich Street,
near Desbrosses Street

Holland Rotary Area (Area A6)

As part of the proposal (and as described in more detail below; see "[Inclusionary Housing](#)"), the proposed C6-2A districts would permit a maximum 7.2 FAR for new residential development, provided that 20% of residential floor area is used for affordable housing units. Sites not providing affordable housing would be permitted a maximum FAR of 5.4. The overall building heights would be limited to 120 feet and street wall heights limited to 85 feet; base heights would be required to be a minimum of 60 feet. New development within the proposed C6-2A districts would be required to line up with adjacent structures to maintain existing street wall characteristics.



South side of Hubert Street, near
Canal Street

Lispenard Street Area (Area A7)

The Lispenard Street Area would be bounded by Canal Street to the north, Broadway on the east, Walker Street to the south, and 6th Avenue on the east. The Lispenard Street Area would have a maximum FAR of 5.0, and the street wall would be between 60 and 85 feet and have a maximum building height of 120 feet.



Mid-block of South side of Canal Street

Other Proposed Zoning Text Amendment

Use Groups

In order to encourage and preserve a mix of uses, which have historically been a part of Tribeca, the Department proposes a series of text amendments to modify the Special TMU District. The Department of City Planning worked closely with Community Board 1 to determine a set of uses and size restrictions that would be appropriate for the area. The text amendment would:

1. Restrict the combining of ground floor spaces in separate buildings for some uses on narrow streets,
2. Limit the size of ground floor retail establishments to 5,000 square feet on buildings fronting on narrow streets and 10,000 square feet per establishment for buildings fronting on wide streets,
3. Restrict transient hotels to 100 rooms except by special permit, and
4. Permit a mix of light manufacturing uses which would otherwise be restricted under C6-2A regulations.

These modifications would help preserve northern Tribeca's unique mix of working artists spaces, office space, and residences. The existing mixed use character would be enhanced by the proposed restrictions on ground floor retail size and hotel size. The text amendment would also include special permits to waive the retail and hotel size restrictions.

Residential Conversion Requirements

The proposed text amendment would eliminate loft dwelling requirements on size and window area. Instead, the conversion of existing buildings would be governed by the underlying zoning district and regulations on conversions to residential use which are used throughout the City. For example, existing zoning regulates unit size by requiring a minimum of 2,000 square feet or by meeting a certain window to floor area ratio. In the proposed text, units will be governed by density requirements which allow for greater range of housing from studios to family size apartments.

The proposed text would also remove any language related to City Planning Commission approvals for the conversion or enlargement of existing buildings to dwelling use. Under the proposed map amendment, residential use would be as-of-right, removing the need for these approvals.

Inclusionary Housing Program

Finally, the North Tribeca rezoning proposal would apply the [Inclusionary Housing Program](#) to Area A6 and establish incentives for the creation and preservation of affordable housing in conjunction with development of new housing.

Under the Inclusionary Housing Program, for residential development without an affordable housing component, the maximum FAR would be limited to a base FAR of 5.4. Developments providing affordable housing are eligible for a floor area bonus, within contextual height and bulk regulations tailored to this area. Developments could qualify for a maximum FAR of 7.2 (within the 60'-85' street wall limit and the 120-foot overall building height limit) by providing 20 percent of the residential floor area in the development as permanently affordable housing for low- and moderate-income households, or by constructing or preserving off-site affordable units for low-income households. Off-site units must be located within Community District 1, or within one half-mile of the bonused development if outside of Community District 1. Other city, state and federal housing finance programs may be used to provide further assistance in creating affordable units.

"A" APPLICATION


On July 16, 2010, City Planning filed a modified application (N 100370(A) ZRM) for the Special Tribeca Mixed Use District text. The Special text is largely identical to the proposal as referred on June 7, 2010. The purpose of the modified application is to clarify that previously approved developments would be able to proceed as approved and would not be subject to the new proposed regulations.

View the  [adopted text amendment](#).

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Public Review

The North Tribeca rezoning proposal began formal public review on June 7, 2010 with the Department of City Planning's Certification of the [Uniform Land Use Review \(ULURP\)](#) application (100369 ZMM and text amendment N 100370 ZRM).

<i>Milestones</i>	<i>Target Dates</i>
Department of City Planning certification	June 7, 2010  view the presentation
Community Board 1 Approval	July 7, 2010
Manhattan Borough President Approval	August 6, 2010
City Planning Commission Public Hearing	August 11, 2010
City Planning Commission Approval (Read the CPC Reports)	September 15, 2010
City Council Approval	October 13, 2010

For more information about this proposal please contact the Manhattan Office of the Department of City Planning at (212) 720-3480.

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).
- Brief explanations of terms in *green italics* can be viewed by [visiting glossary page](#). Words and phrases followed by an asterisk (*) are defined terms in the Zoning Resolution, primarily in Section 12-10. Consult the Zoning Resolution for the official and legally binding definitions of these words and phrases.

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