



Washington & Greenwich Streets Rezoning - **Approved!**

Overview

Update October 27, 2010:

On October 27, 2010 the City Council adopted the Washington & Greenwich Streets Rezoning. The zoning map and text changes are now in effect.

The New York City Department of City Planning (DCP) is proposing a zoning change for all or portions of six blocks in the far western part of the West Village in Manhattan, Community District 2. The proposed rezoning area is generally located on the east side of Washington Street approximately between West 10th and West 12th streets, extending eastward to include the west side of Greenwich Street approximately between West 10th and West 11th streets. With the exception of a single lot located at the southeast corner of the intersection of Washington and Charles streets, the entirety of the proposed rezoning area is located within the boundaries of either the Greenwich Village Historic District or the Greenwich Village Historic District Extension. The Department's rezoning addresses concerns raised by the community relating to recently constructed and potential future out-of-scale and out-of-character development.

The Department's proposal would encourage new development to reflect existing residential use and scale by mapping a [*contextual zoning district*](#) that would provide a predictable set of development controls and tailor the zoning to the existing built character of the neighborhood. Such controls would include mandatory streetwalls, setbacks, and building height limits.

As a whole, the proposed rezoning is intended to help preserve the character of the neighborhood within the rezoning area.



Intersection of Washington and Banks Streets, Existing Context



Greenwich Street, Existing Context (view to the north)

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Existing Context & Zoning

The rezoning area is located in the Far West Village neighborhood in Community District 2. It extends west of Greenwich Street, roughly from Barrow Street on the south to Horatio Street on the north. The neighborhood is characterized by lower-scale, streetwall buildings with a predominant building height of 80 feet or less. Washington and Greenwich streets generally contain three- to five-story apartment buildings. The side streets are similarly developed and also contain rows of townhouses, some of which date to the Federal period. A number of large structures originally built for warehouse use are interspersed throughout the rezoning area. Even with these variations, the majority of the buildings is predominantly residential, and has bulk characteristics more in line with lower density districts. Washington and Greenwich streets have ground floor retail uses which are typically small-scale, eating and drinking establishments and local retail.

The predominant land use is residential or mixed-use residential with ground floor retail spaces. Approximately 80% of all lots have residential use, and the majority of those are low- and mid-rise structures. Approximately 25% of all lots in the area are occupied by a mix of uses, typically residential on the upper floors and ground-floor retail along the avenues. Twelve percent of all lots contain commercial/office uses and parking facilities occupy the remaining lots.

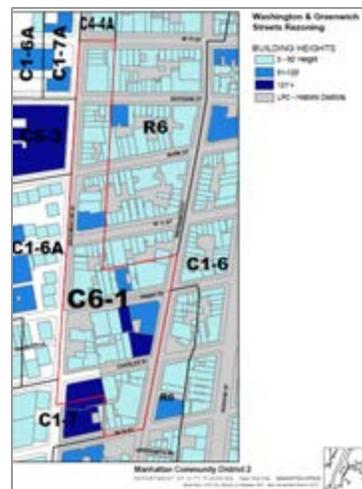
Existing Zoning

The subject portion of Washington and Greenwich Streets is mapped as a C6-1 zoning district, which allows medium-density residential and commercial development. This non-contextual district was established in 1981 and is not consistent with the built character of the rezoning area. In particular, it allows height-factor buildings, which are not subject to streetwall or maximum building height limits.

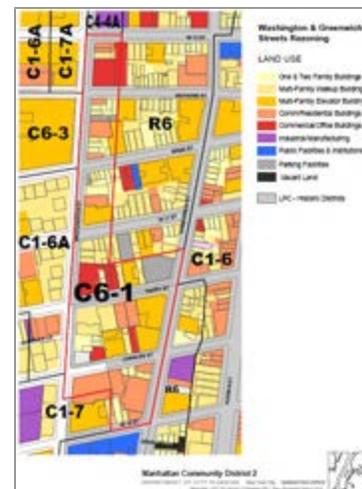
The C6-1 zoning district designation permits a wide range of commercial uses. Residential uses are permitted up to a maximum 3.44 Floor Area Ratio (FAR), commercial uses up to a maximum 6.0 FAR and community facility uses up to a maximum 6.5 FAR. Streetwall and overall building heights are not strictly limited, except as governed by the sky exposure plane, and new development is not required to line up at the street line. While the significantly higher commercial FAR may have been appropriate at a time when the objective was to facilitate the development of commercial uses in the area, it also allows medium density hotels and office buildings in what has developed into a predominantly residential neighborhood. The higher commercial FAR allowed under the C6-1 district regulations has been of particular concern to community residents.



Existing Zoning Map
[View a larger image.](#)



Buildings Height Map
[View a larger image.](#)



Land Use Map
[View a larger image.](#)

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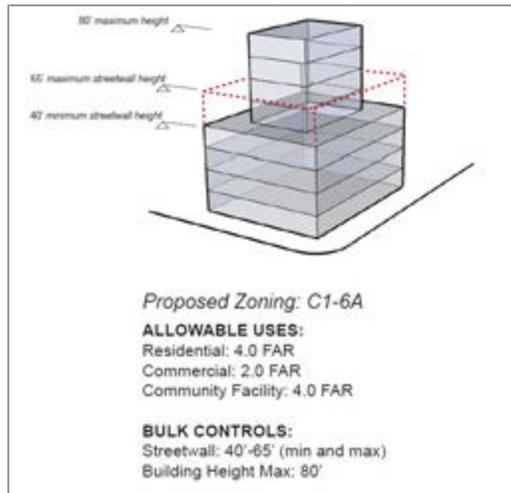
Proposed Zoning

Contextual zoning districts 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. As described in this proposal, these controls would help ensure that new development throughout the rezoning area reflect the existing scale and character found in the surrounding context.

The rezoning is comprised of a Zoning Map change from C6-1 to a contextual C6-1A designation. This action would establish new FAR limits as well as introduce new height and setback controls, setting minimum and maximum base heights, and maximum overall building heights. The use, density and building forms controls permitted by the C6-1A would reflect the subtle variation found in the area's built character.



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



Schematic Bulk Diagram, Proposed C1-6A
[View a larger image.](#)

A C1-6A district permits residential uses at an FAR of 4.0 and commercial and community facility uses at an FAR of 2.0. Buildings would be required to have a streetwall between 40 and 65 feet high and overall building heights would be limited to 80 feet. Above streetwalls, contextual zoning requires that buildings set back (10 feet on wide streets, 15 feet on narrow streets) to reduce their visual impact from the street level. New construction within the proposed C1-6A district would be required to line up with adjacent structures to maintain the existing street wall.

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Public Review

The Washington & Greenwich Streets 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 (100437 ZMM).

Milestones	Target Dates
Department of City Planning Certification	June 7, 2010
Community Board 2 Approval	July 29, 2010
Manhattan Borough President Approval	August 30, 2010
City Planning Commission Hearing	September 15, 2010
City Planning Commission Approval ( Read the CPC Report)	September 29, 2010
City Council Approval	October 27, 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.