

HOUSING NEW YORK: Zoning for Quality and Affordability

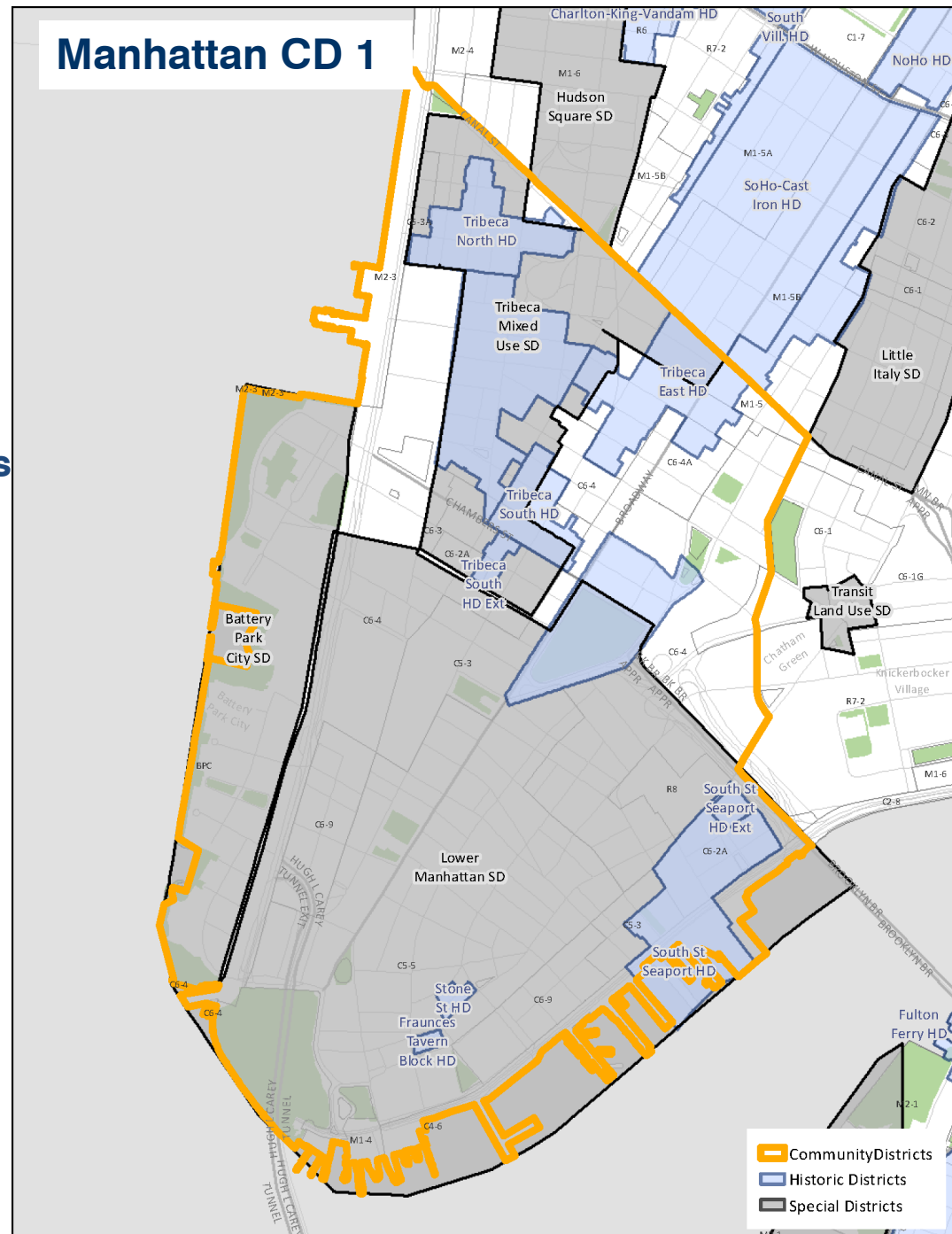
COMMUNITY DISTRICT PROFILE

Manhattan CD 1

Purpose: To promote affordable housing and foster diverse, livable neighborhoods

Applicability in Manhattan CD 1

- **Basic Residential Height Changes**
 - Contextual
 - Non-Contextual
- **Inclusionary Housing Height Changes**
- **Senior Housing Height Changes**
 - Contextual
 - Non-Contextual
- **Parking Changes**
 - No Applicability
- **Zoning Special Districts and Areas**
- **Other reference maps**



Basic Residential height changes

PURPOSE: In many instances, changing regulations and building practices have made it difficult to fit floor area already permitted today within existing building envelopes. Current regulations limit design flexibility and can result in buildings that lack the variation and texture of older apartment buildings. The proposal also provides minor increases in height to encourage housing production and increase design flexibility.

APPLICABILITY: Residential development in moderate and high density zoning districts and their commercial district equivalents.

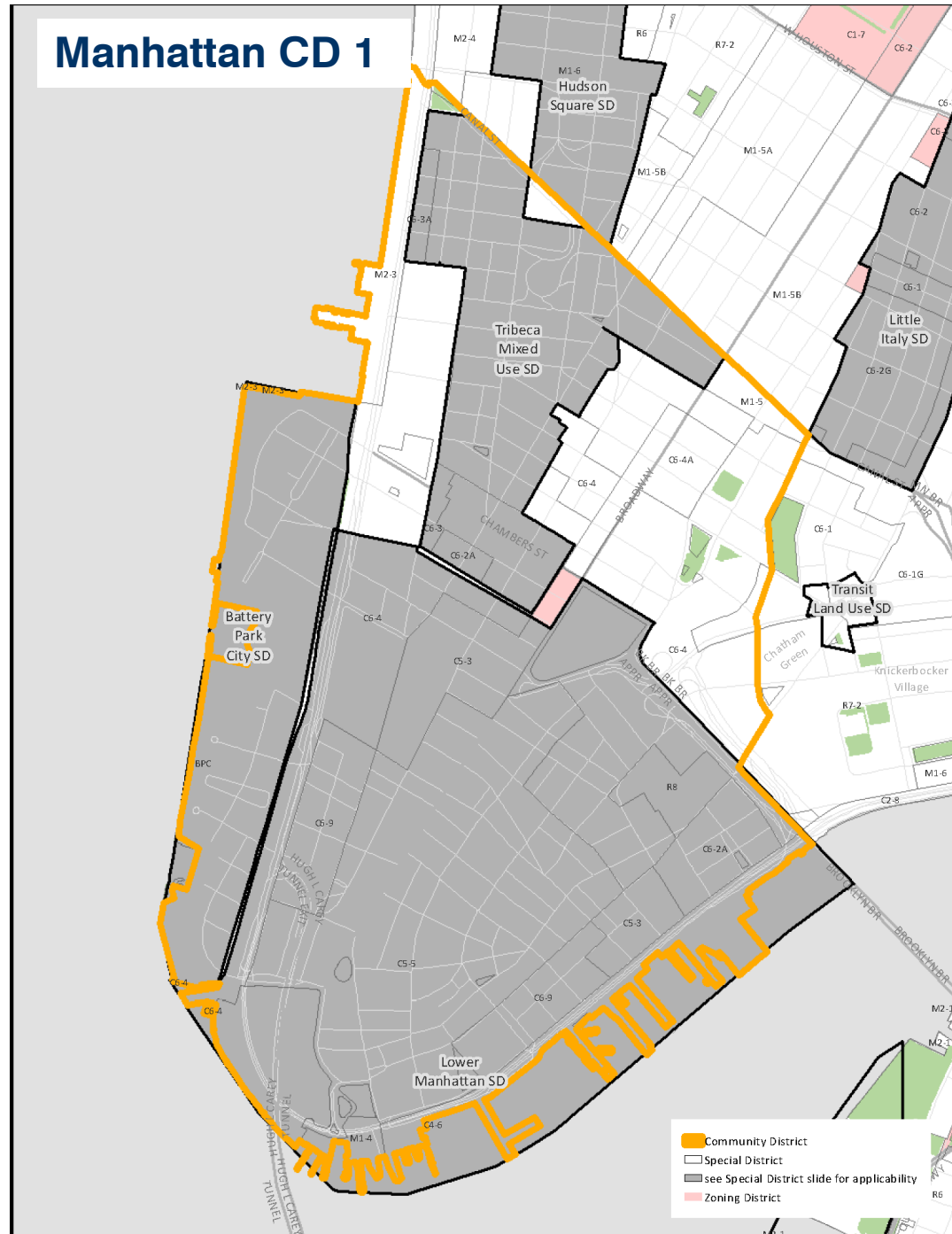
Non-Contextual Districts: Basic Residential changes

- In Non-Contextual Districts, buildings have a “Quality Housing option” similar to the Contextual envelope.
- In order to match the Contextual envelope, the Quality Housing option will be updated in the shaded districts.

Residential Equivalent	Zoning District	Existing Max Height	Basic Residential Modifications	
			Basic Proposed Stories	Basic Height Difference
R10 (narrow)	C5-3	185'	195' (19)	10'
R10 (wide)	C5-3	210'	215' (21)	5'

* In addition, developments in R6 through R10 districts could use the applicable Quality Housing option envelope.

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Inclusionary Housing height changes

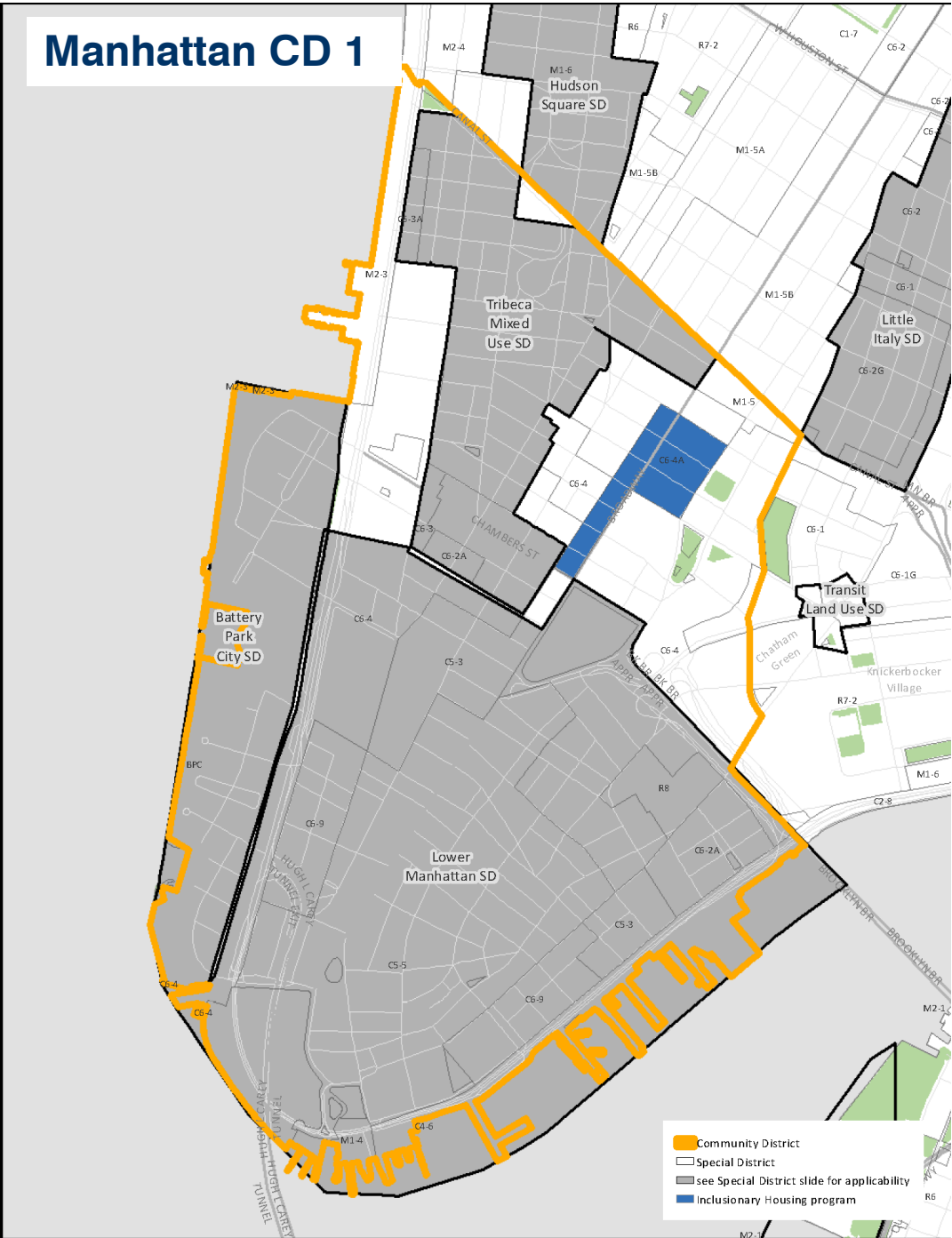
PURPOSE: Affordable and senior housing developments have found it especially difficult to fit permitted floor area in existing envelopes. Where zoning allows additional floor area for affordable or senior housing, the proposal will provide flexibility to fit all permitted floor area without compromising housing quality.

APPLICABILITY: Inclusionary housing development in designated moderate and high density zoning districts and their commercial district equivalents.

Inclusionary Housing Areas: Proposed height changes

- In order to fit permitted floor area without sacrificing quality, maximum heights would be updated in the shaded Inclusionary Housing Areas.

Residential Equivalent	Zoning District	IH Base Modification Stories	Inclusionary Modifications	
			IH Proposed Stories	IH Height Difference
R10A (wide)	C6-4A	215' (21)	235' (23)	20' (2)
R10A (narrow)	C6-4A	195' (19)	235' (23)	40' (4)



Affordable Senior Housing height and floor area changes

PURPOSE: Older New Yorkers are a diverse and rapidly growing segment of the city's population. There is an increasing need for a range of housing and long-term care options for our seniors. The proposal encourages greater housing production and a greater variety of residential options for older New Yorkers.

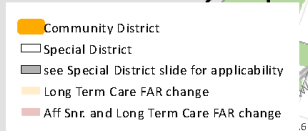
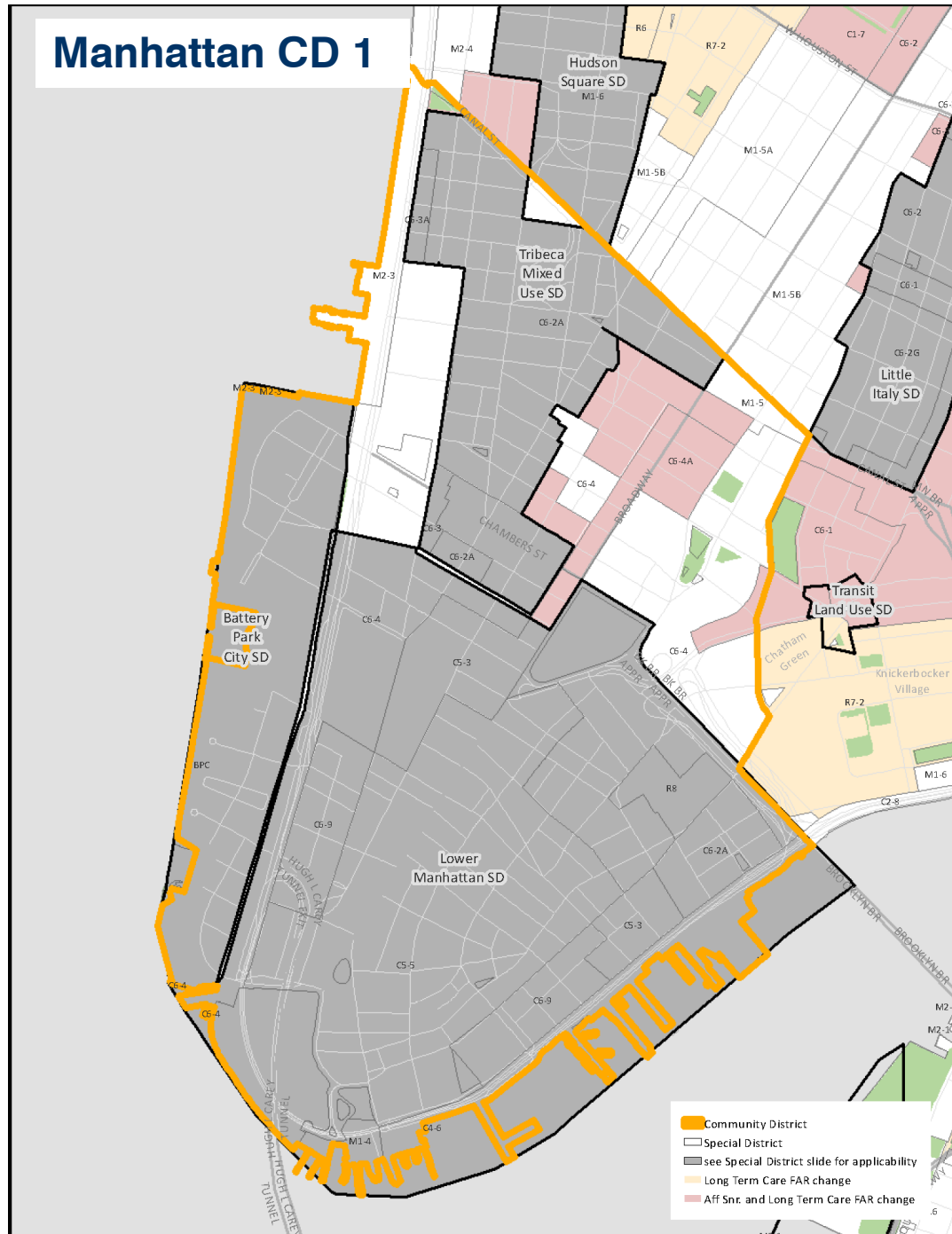
APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

Affordable Senior Housing and Long Term Care Floor Area

- Floor area ratio maximums would be updated for certain types of affordable senior housing and long term care facilities in the districts shaded on the map.

Res. Equiv.	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	PROPOSED Proposed Affordable Independent Residences for Seniors and Long Term Care (FAR)
R8A	C6-2A	6.02	6.02	7.2
R10A	C6-4A	10.00	10	12
R10	C5-3	10.00	10	12

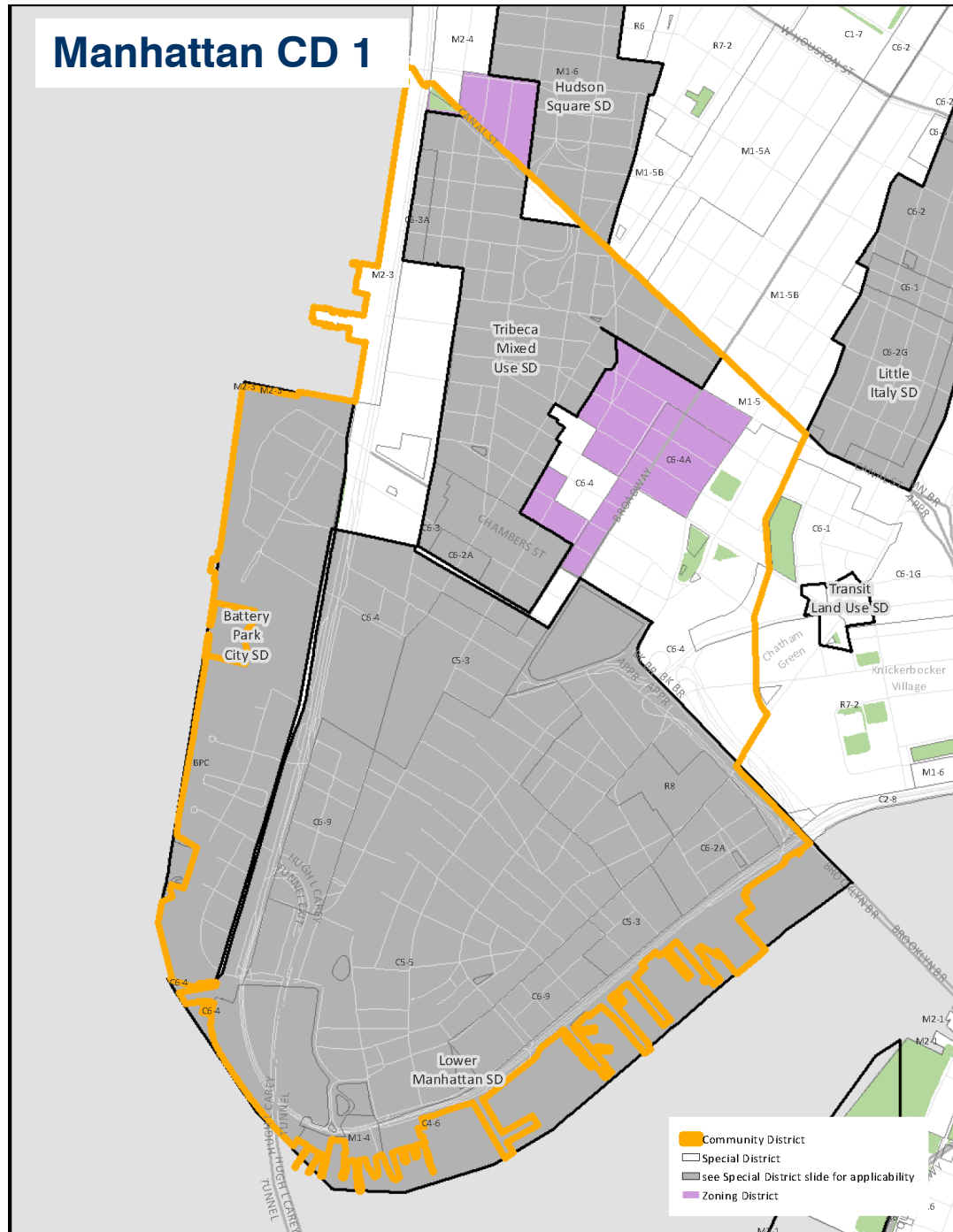
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Affordable Senior Housing and Long Term Care: Contextual districts

- To fit permitted floor area, maximum heights would be updated in the contextual districts shaded on the map.

			Senior Modifications	
Res. Equiv.	Zoning District	Existing Height (stories)	AIRS and LTCF Proposed (stories)	AIRS and LTCF Height Difference
R8A	C6-2A	125' (12)	145' (14)	20' (2)
R10A (narrow)	C6-4A	195' (19)	235' (23)	40' (4)
R10A (wide)	C6-4A	215' (21)	235' (23)	20' (2)



Transit Zone parking changes

PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range of affordable and senior housing units.

APPLICABILITY: Affordable and affordable senior housing in moderate and high density zoning districts where car-ownership is low.

Zoning Special Districts and Areas

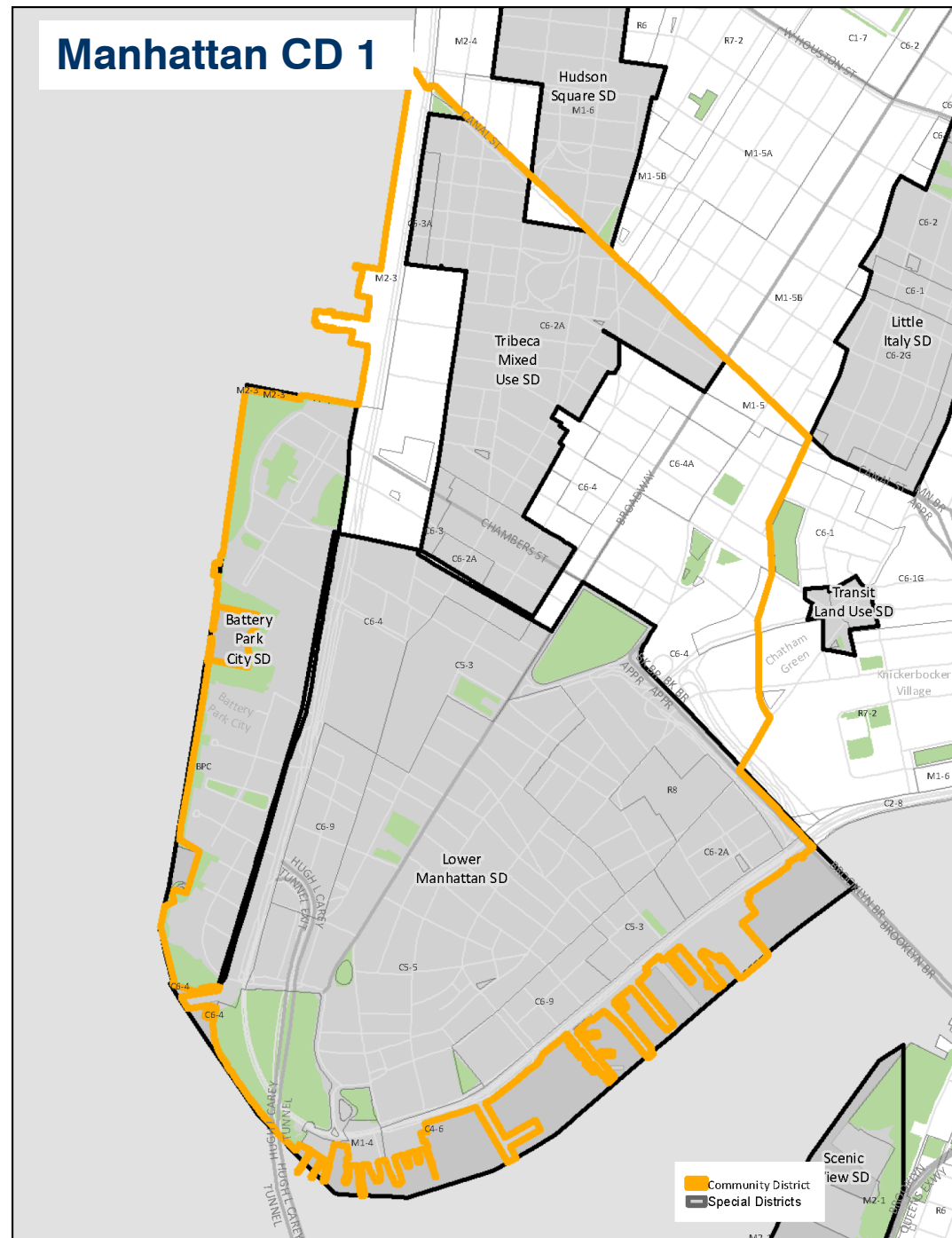
PURPOSE: Where appropriate, the proposal will modify regulations in special zoning areas to promote the overall goals of the Zoning for Quality and Affordability text amendment. The proposal will not modify regulations that are essential to the character and purpose of the special areas.

APPLICABILITY: Special Districts, Waterfront Areas

Zoning Special Districts

The **Lower Manhattan Special District** is intended to guide the development of the high-density central business district. The district includes special regulations for use, bulk requirements and urban design requirements. ZQA proposes the following change:

- ZR 91-661 – updates the street wall and maximum heights to reflect the proposal for C6-2A districts. The maximum height would increase from 120 to 125 feet.
- All other regulations in the special district would be unchanged.
- ZQA's general changes to the underlying regulations are not modified by the Special District and would be applicable. These include:
 - Provisions for design flexibility (such as court and density factor regulations)
 - Provisions for constrained lots (such as shallow lot regulations)

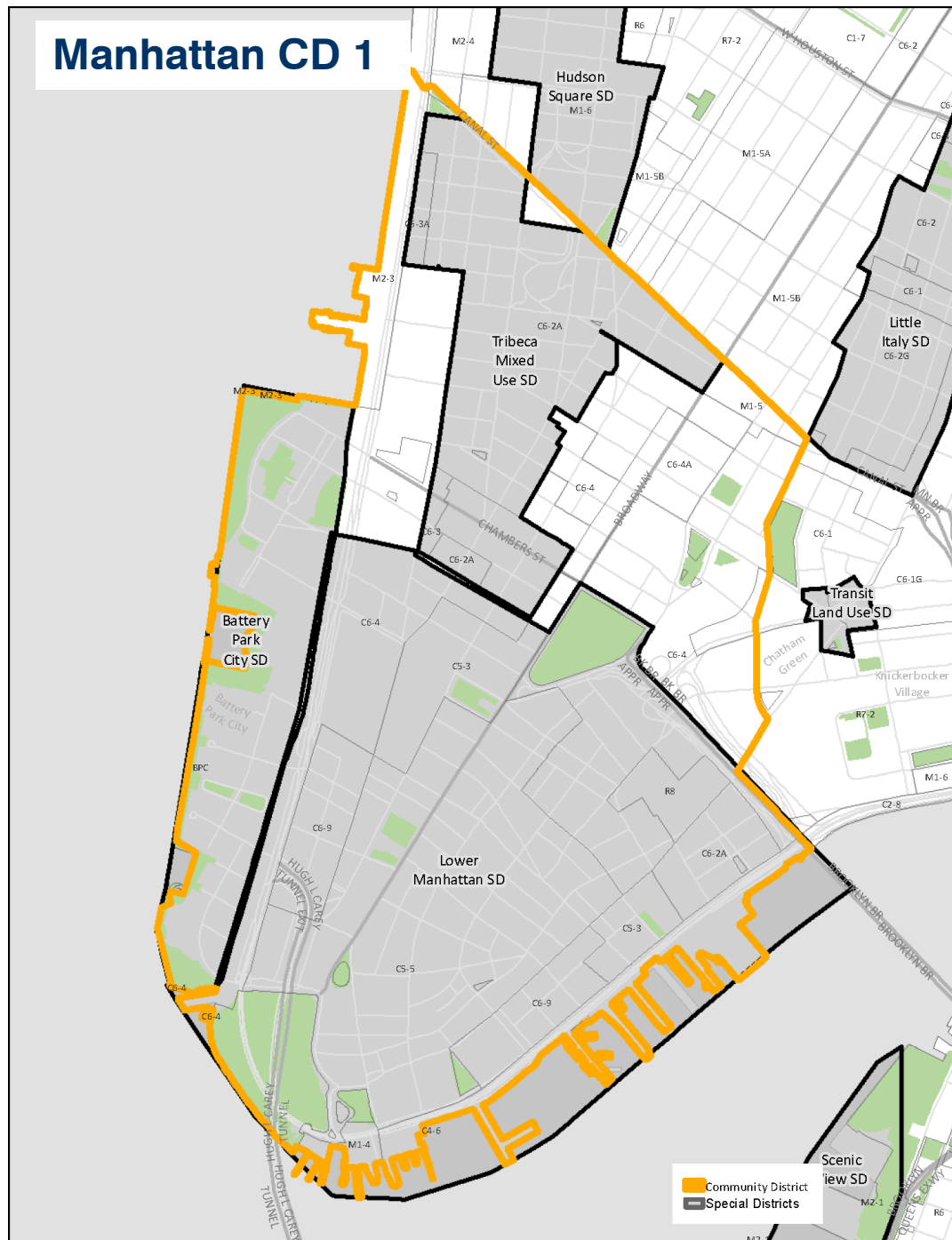


Zoning Special Districts

The **Battery Park City Special District** has facilitated the development of the mixed-use neighborhood and is fully built out. ZQA proposes no changes to the special district's regulations which include special use and bulk requirements.

ZQA's general changes to the underlying regulations are not modified by the Special District and would be applicable. These include:

- Provisions for design flexibility (such as courts and density factor regulations)
- Provisions for constrained lots (such as shallow lot regulations)



Zoning Special Districts

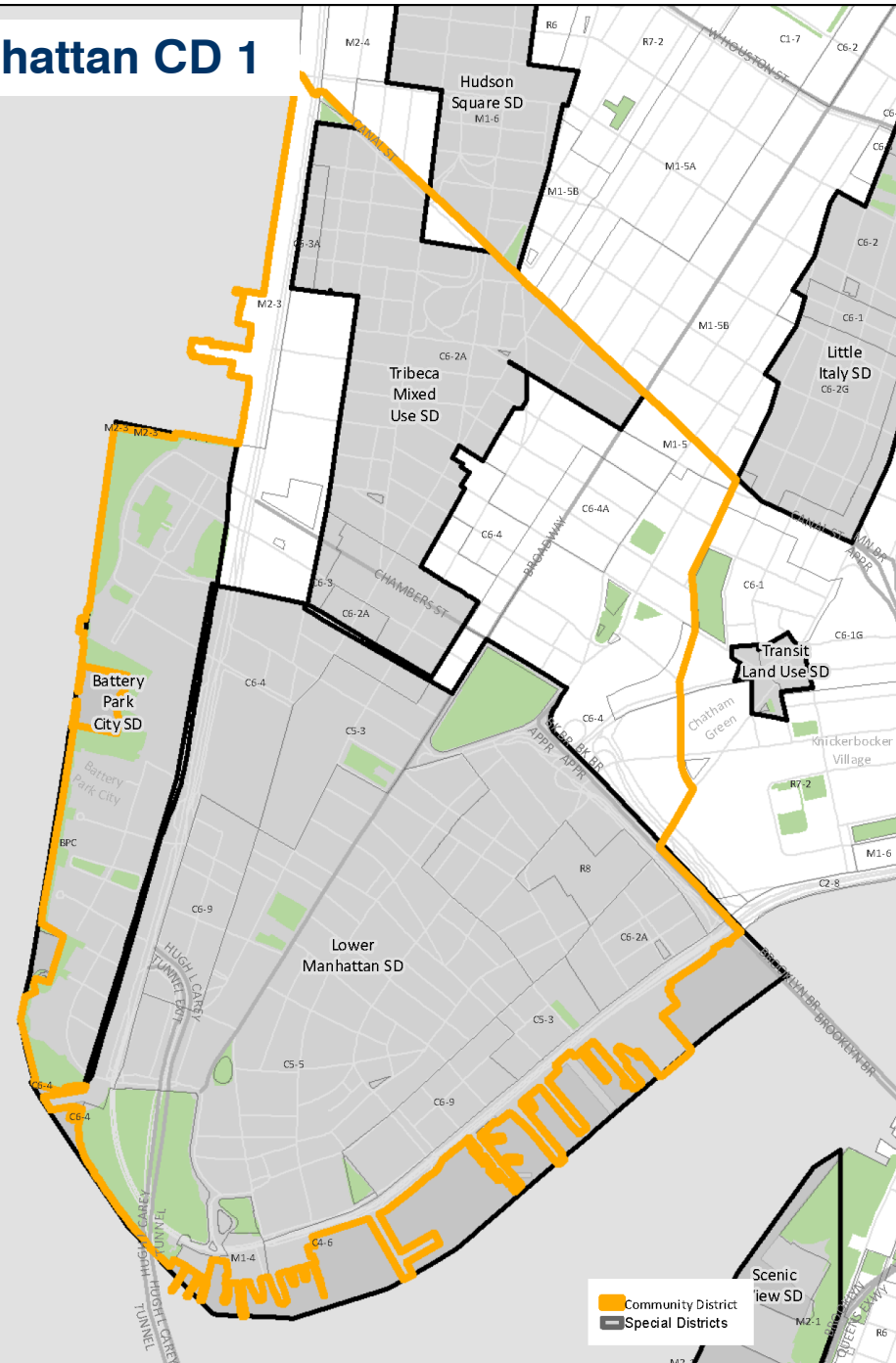
The **Tribeca Mixed Use District** is intended to guide the development of this varied, mixed-use neighborhood. The district includes special regulations for use and bulk. ZQA proposes the following changes:

- ZR 111-13(e) – updates the requirement for noise attenuation in area A2 to bring it in line with updated requirements for MX districts.
- ZR 111-20(b) – removes the corner lot coverage rules in Area A2 for residential buildings to bring in line with rules Citywide.
- ZR 111-20(c) – updates the street wall and maximum heights for Area A3, where C6-3A narrow street height and setback rules apply. The maximum height would increase from 135 to 145 feet .

All other regulations in the special district would be unchanged. ZQA's general changes to the underlying regulations are not modified by the Special District and would be applicable. These include:

- Modifications to street wall and maximum heights in the C6-2A district mapped in the Special District's Area A1
- Provisions for design flexibility (such as court and density factor regulations)
- Provisions for constrained lots (such as shallow lot regulations)

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Special Areas

Waterfront Area

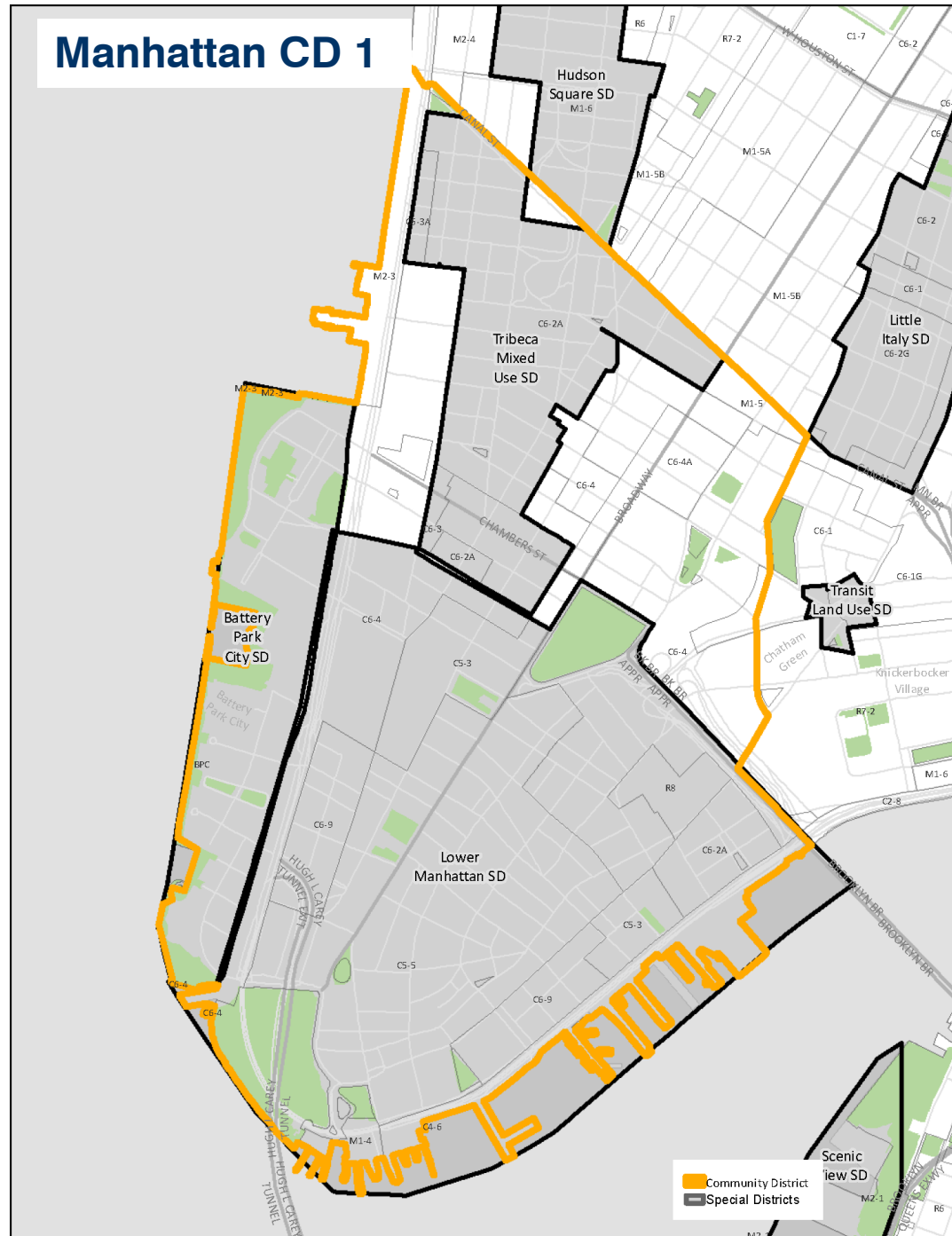
Waterfront zoning is intended to maximize the public's access to the city's waterfront resources while enabling appropriate redevelopment along the shoreline. The district includes special regulations for use, bulk and urban design. ZQA proposes the following changes:

- ZR 62-323 – updates regulations for non-profit residences for the elderly to bring in line with rules Citywide for affordable senior housing and care facilities.
- ZR 62-341(d) – updates the base and maximum heights to reflect proposed changes to underlying contextual districts.
- ZR 62-354(f) – updates to the ground floor transparency and use requirements within Waterfront Access Plan to be consistent with rules Citywide.

ZQA's general changes to the underlying regulations which are not modified by Waterfront zoning would be applicable. These include:

- Provisions for design flexibility applicable in R6+ districts (such as court and density factor regulations)
- Provisions for constrained lots applicable in R6+ districts (such as shallow lot regulations)

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Other Reference Maps

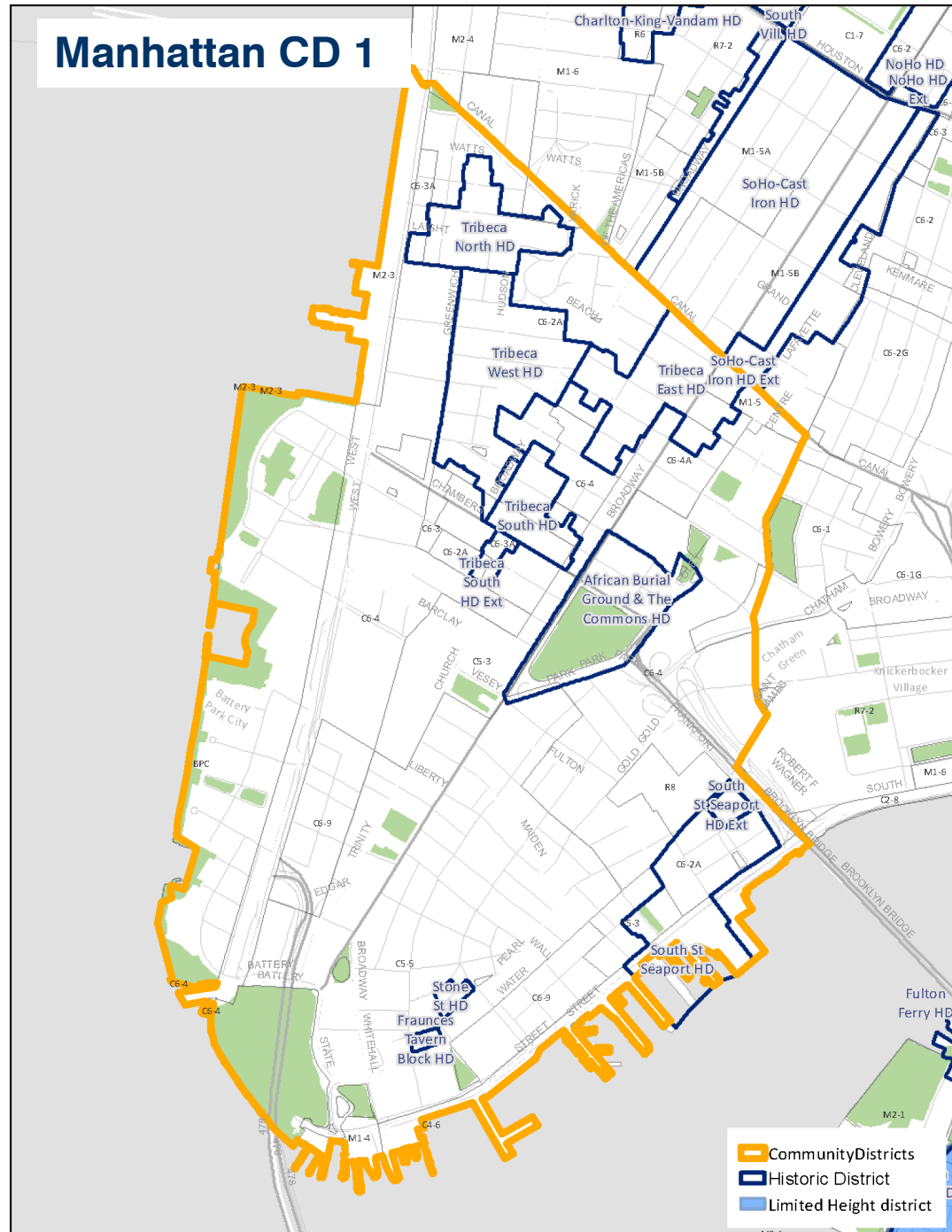
For informational purposes we are providing reference maps for other areas in this Community District.

Special Areas

Historic Districts

- The proposal will not alter Landmark Preservation Commission (LPC) review of all modifications and new buildings in historic districts. No additional height would be permitted without public input and LPC approval.

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Special Areas

FEMA Flood Zone

- Maximum heights will increase with underlying districts and continue to be measured from the Flood Resistant Construction Elevation (FRCE).

