

# Bowery Rezoning Study

*Community Board 3  
197 Plan Task Force*

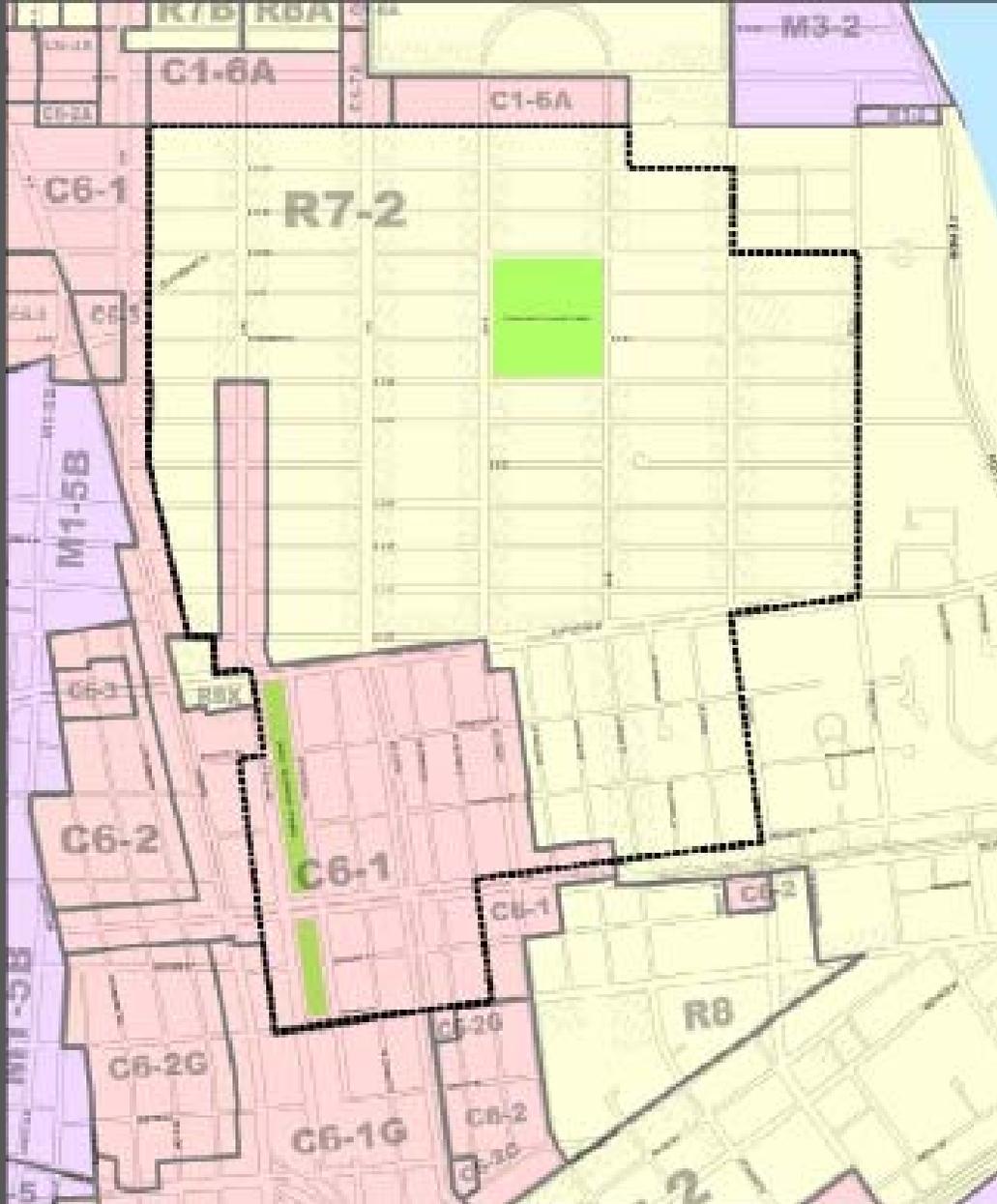


● **intro** **dcp rezoning** **existing bowery** **study area** **compliance** **proposals**

Project Mission:

*identify alternative conforming and complying zoning districts for the Bowery to avoid further new out of scale and context developments*

Source: New York City Department of City Planning



existing  
*Zoning*  
in and around the  
*Bowery*

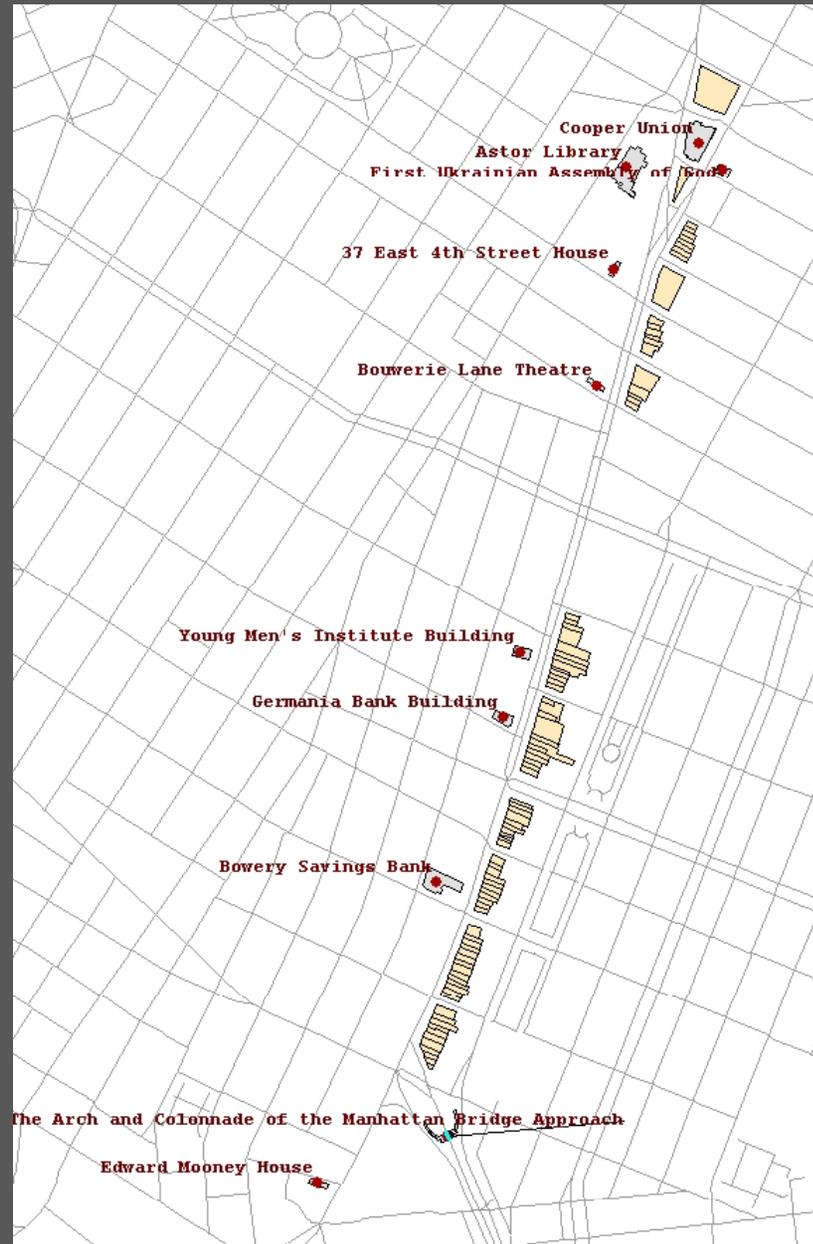
Zoning District	Max FAR	Max Height
R7-2	6.5	None
R7-A	4.0	80'
R7-B	3.0	75'
C6-1	6.5	None

**intro** dcp rezoning **existing bowery** study area **compliance proposals**



# Bowery *landmarks*

*all, except one, designated  
landmarks fall within CB2  
boundaries*



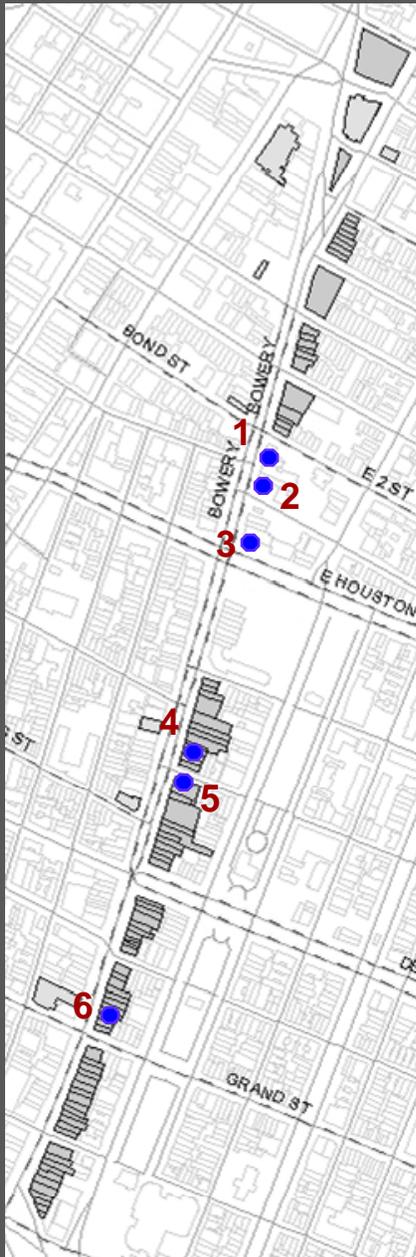
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## Landmark Standards:

- *architectural significance*
- *historic significance*
- *cultural significance*

# *potential* east Bowery landmarks

Source: "From Flophouse to Penthouse"



1. 319 Amato Opera House



2. 313-315 CBGB



3. 287 Liz Christy Community Garden

4. 227 Bowery Mission

5. 219-221 Bowery

6. 213 Bowery

135 Bowery



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New Cooper Union Building  
41 Cooper Square



Cooper Square Hotel  
29-31 Cooper Square



New Luxury High-Rise  
353 Bowery



The Bowery Hotel  
339 Bowery



*new  
developments  
between  
2<sup>nd</sup> and 9<sup>th</sup> sts*

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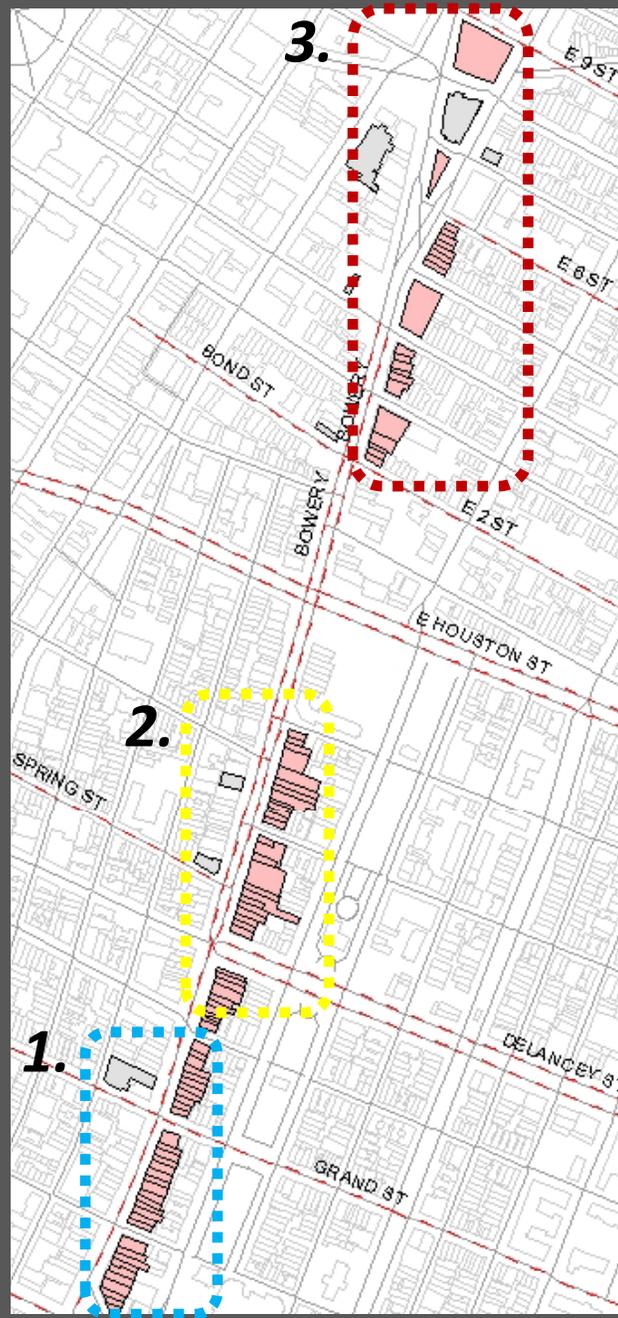
other *new developments* on the Bowery



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**section two:**  
(Blocks 424-426)  
between Broome  
and Stanton  
streets

**section one:**  
(Blocks 303, 304, 443)  
between Canal  
and Broome  
streets



**section three:**  
(Blocks 458-461)  
Between East 2<sup>nd</sup>  
and 9<sup>th</sup> streets

Soft Site:

*identifies developable land, or a property's existing FAR that is 50% or less than the Maximum allowed in its existing zoning district*



## *Soft Site Analysis*

Blocks 303, 304, 443 (*Section 1*)

8/37 Lots Under 50% Allowable FAR

Blocks 424-426 (*Section 2*)

9/37 Lots Under 50% Allowable FAR

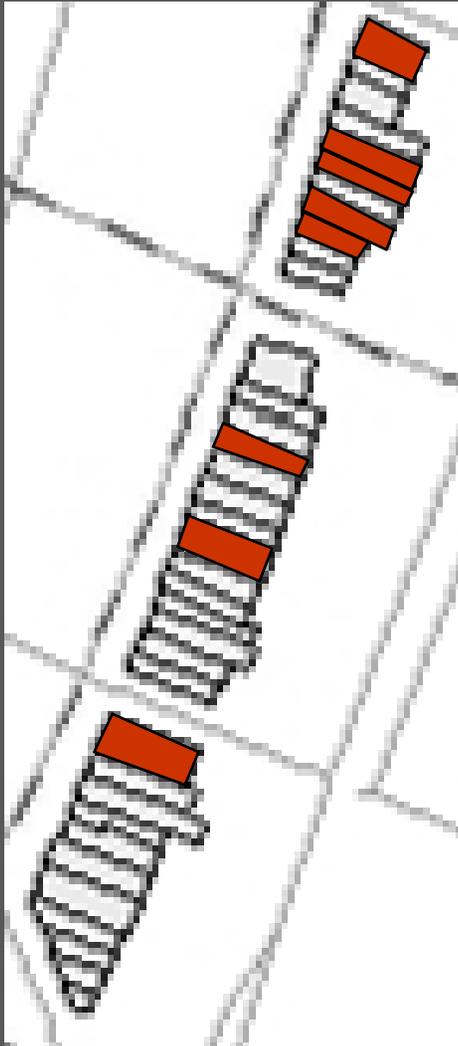
Blocks 458-461 (*Section 3*)

11/25 Lots Under 50% Allowable FAR

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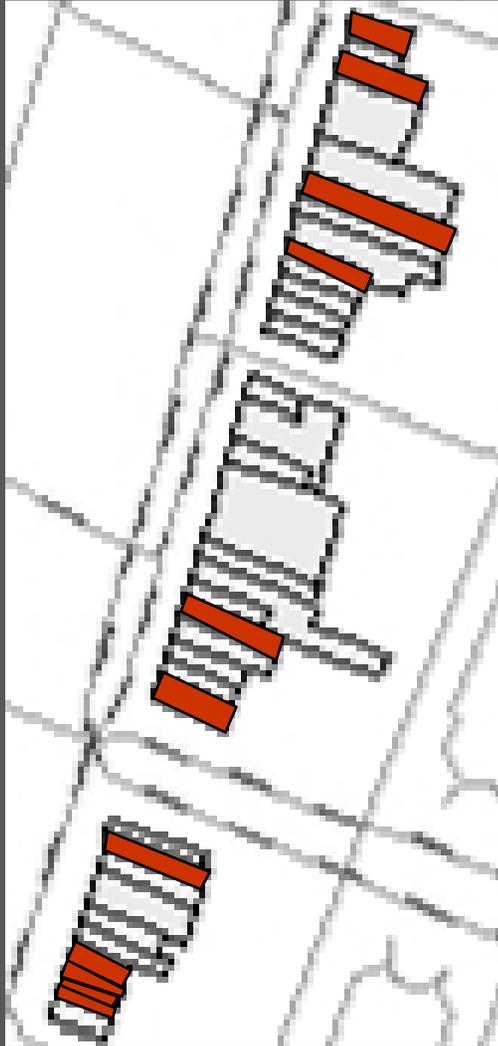
## Soft Site Analysis

broome street



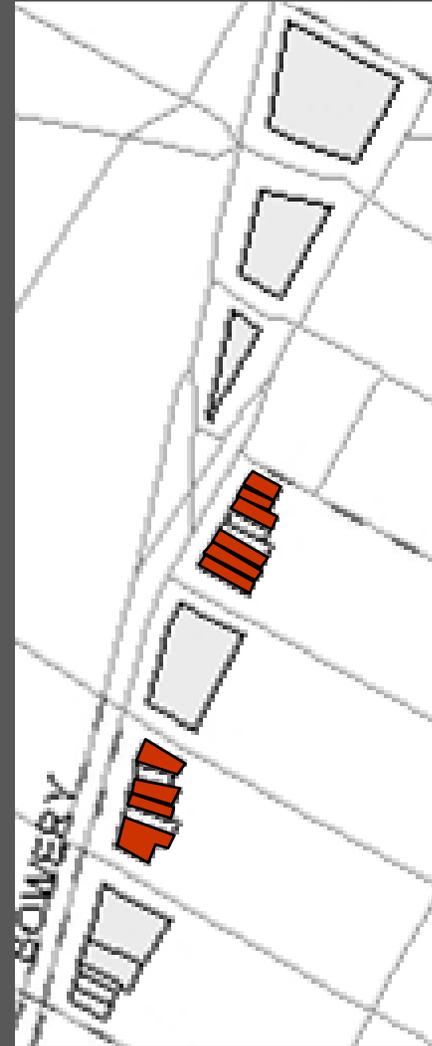
canal street

stanton street



broome street

east 9<sup>th</sup> street



east 2<sup>nd</sup> street

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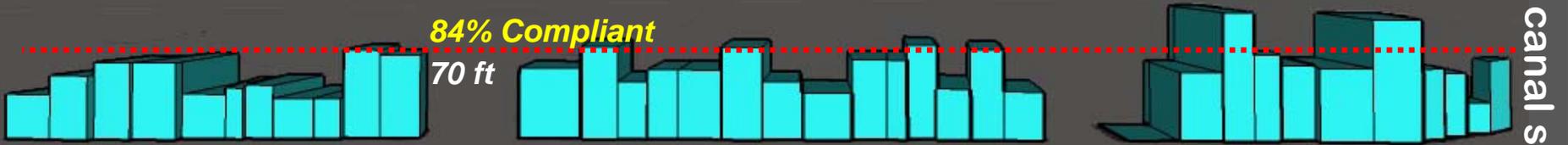


## Conformance Data

	Blocks 303, 304, 443 (Section 1)	Blocks 424-426 (Section 2)	Blocks 458-461 (Section 3)	Combined Blocks
<b>Residential and Commercial</b>	38%	22%	32%	20%
<b>Residential</b>	0%	3%	12%	4%
<b>Commercial</b>	59%	59%	16%	48%
<b>Community Facility</b>	0%	16%	16%	10%

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broome st



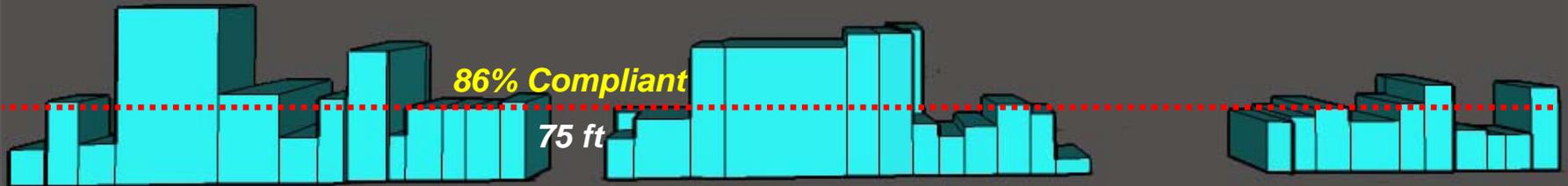
canal st

Section 1



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stanton st



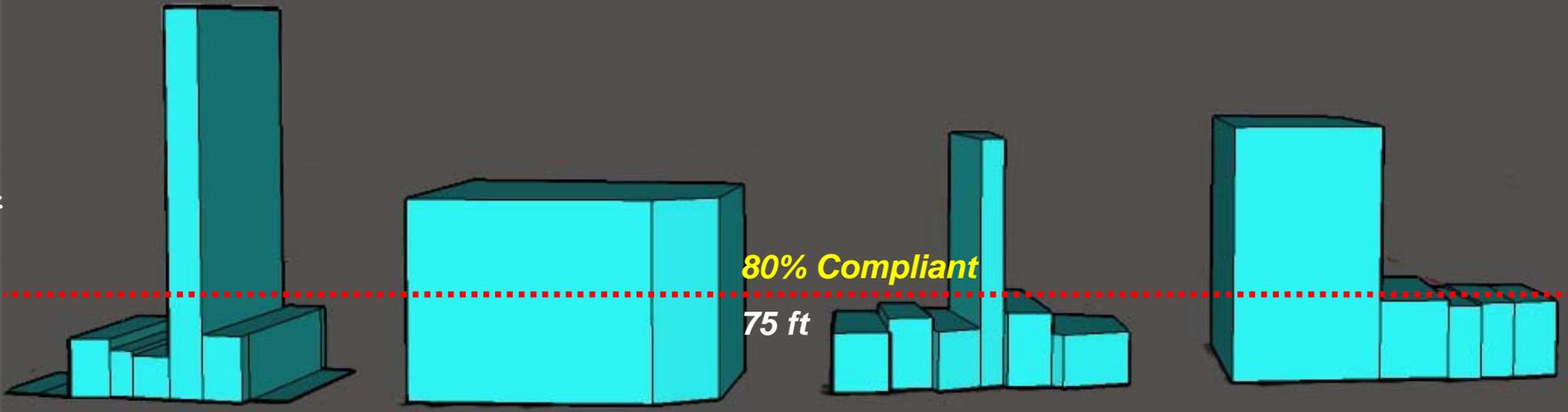
browme st

### Section 2



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east 9<sup>th</sup> st



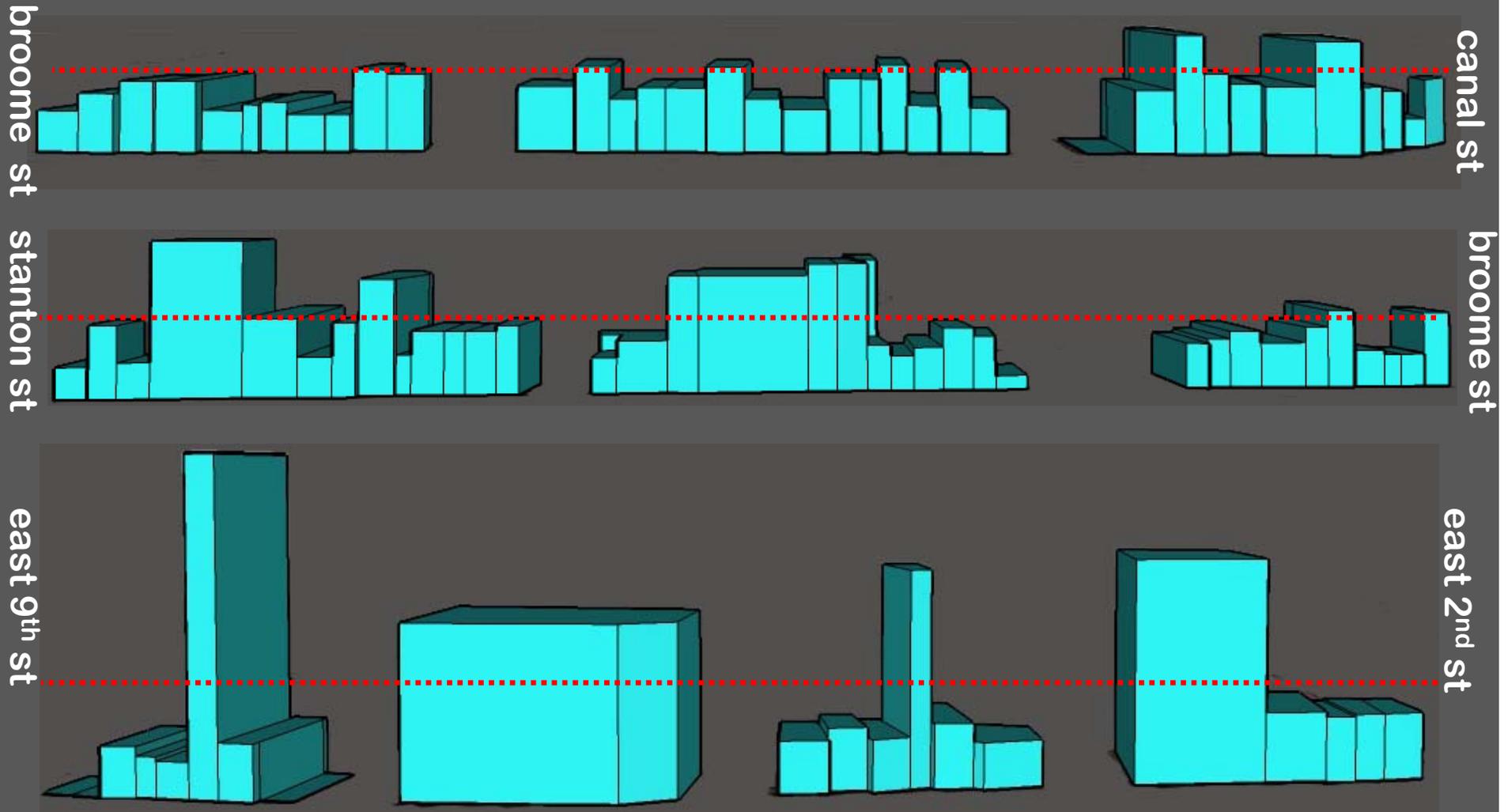
east 2<sup>nd</sup> st

**Section 3**



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**3 Sections Combined: 80% Compliant at 70 ft**



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# Compliance Study

(with 75% cap and max 5 FAR)

	60'	65'	70'	75'	3 FAR	4 FAR	5 FAR	6 FAR
All Sections	70%	<b>75%</b>	80%	88%	29%	56%	<b>77%</b>	85%
Section 1	65%	<b>76%</b>	84%	95%	22%	46%	<b>78%</b>	86%
Section 2	70%	73%	<b>78%</b>	86%	30%	62%	<b>78%</b>	86%
Section 3	<b>76%</b>	76%	76%	80%	40%	60%	<b>72%</b>	80%



# Compliance Study

*(with 80% cap and max 6 FAR)*

	60'	65'	70'	75'	3 FAR	4 FAR	5 FAR	6 FAR
All Sections	70%	75%	<b>80%</b>	88%	29%	56%	77%	<b>85%</b>
Section 1	65%	76%	<b>84%</b>	95%	22%	46%	78%	<b>86%</b>
Section 2	70%	73%	78%	<b>86%</b>	30%	62%	78%	<b>86%</b>
Section 3	76%	76%	76%	<b>80%</b>	40%	60%	72%	<b>80%</b>

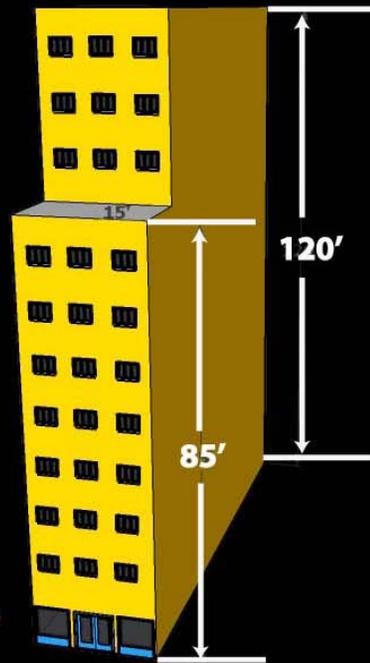
# proposed zoning districts for the Bowery

Proposed Zoning Districts		MAX Values	MAX FAR Inclusionary Designated Area ♦	Section 1	Section 2	Section 3	All Sections Combined
<b>C1-7A</b> (R8A)	<b>FAR</b>	6.02*	<b>7.2</b>	86%	86%	80%	85%
	<b>Height</b>	120'		100%	95%	84%	94%
<b>C4-4D</b> (R8A)	<b>FAR</b>	6.02*	<b>7.2</b>	86%	86%	80%	85%
	<b>Height</b>	120'		100%	95%	84%	94%
<b>C4-5X</b> (R7X)	<b>FAR</b>	5*	<b>5.0</b>	78%	78%	72%	77%
	<b>Height</b>	125'		100%	97%	84%	95%
<b>C6-2A</b> (R8A)	<b>FAR</b>	6.02*	<b>7.2</b>	86%	86%	80%	85%
	<b>Height</b>	120'		100%	95%	84%	94%

\*Compliance Follows MAX Residential FAR

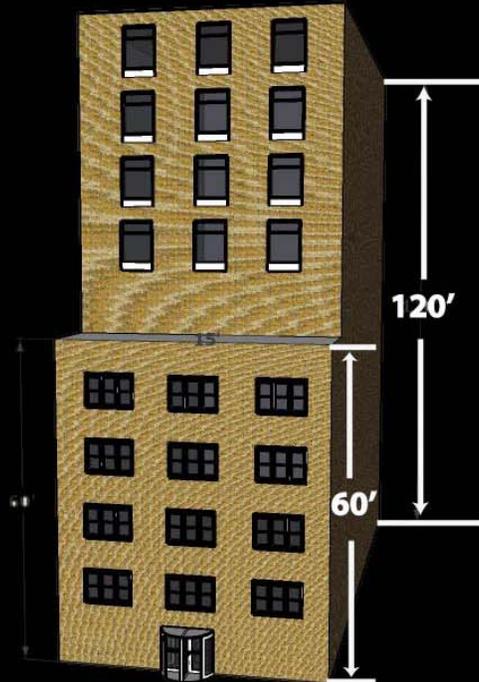
♦Inclusionary Designated Areas require additional Floor Area Ratio if new developments include low income housing units

## C1-7A



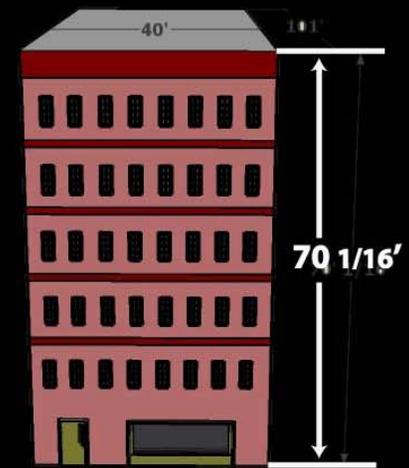
Maximum:  
Residential FAR: 6.02  
**Commercial FAR: 2**  
Community FAR: 6.5  
Base Height: 60-85 ft  
Building Height: 120 ft

## C4-4D



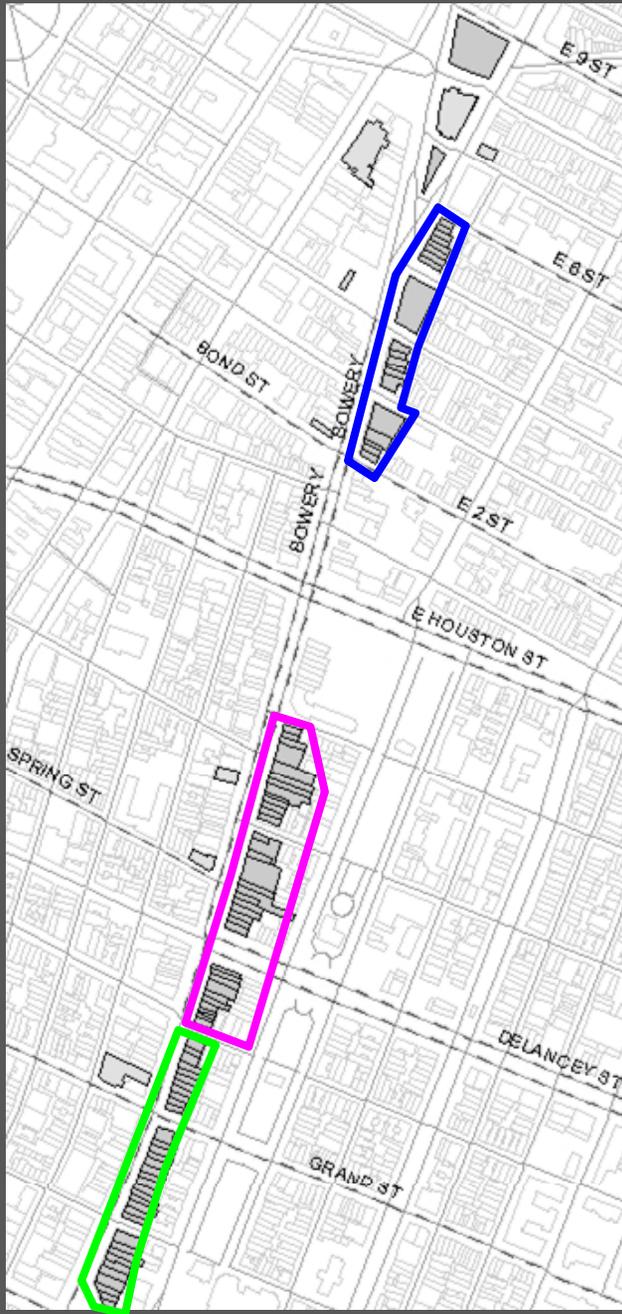
Maximum:  
Residential FAR: 6.02  
**Commercial FAR: 3.4**  
Community FAR: 6.5  
Base Height: 60-85 ft  
Building Height: 120 ft

## C6-2A



Maximum:  
Residential FAR: 6.02  
**Commercial FAR: 6**  
Community FAR: 6.5  
Base Height: 60-85 ft  
Building Height: 120 ft

# proposed zoning for the Bowery

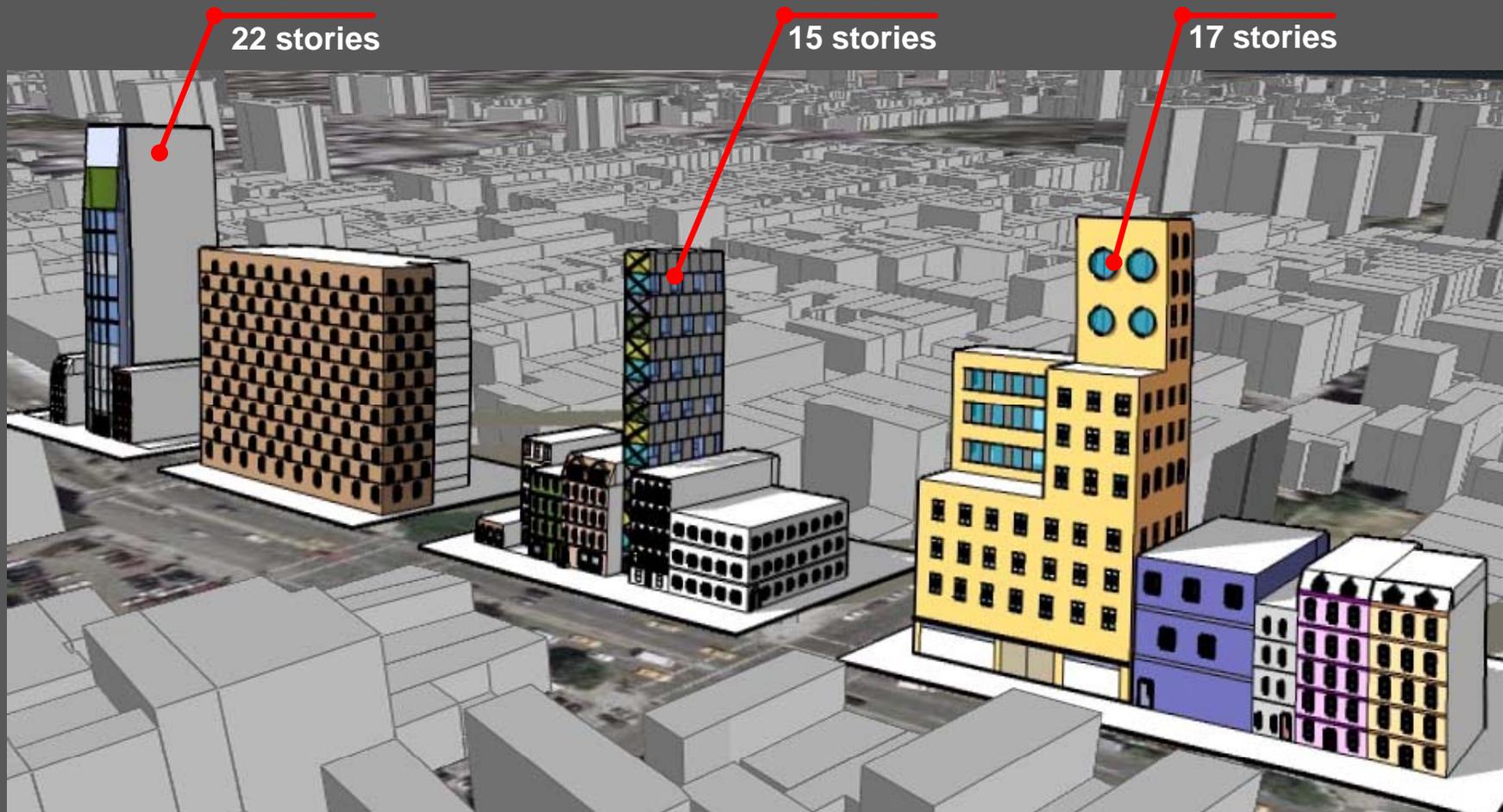


 Proposed C1-7A

 Proposed C4-4D

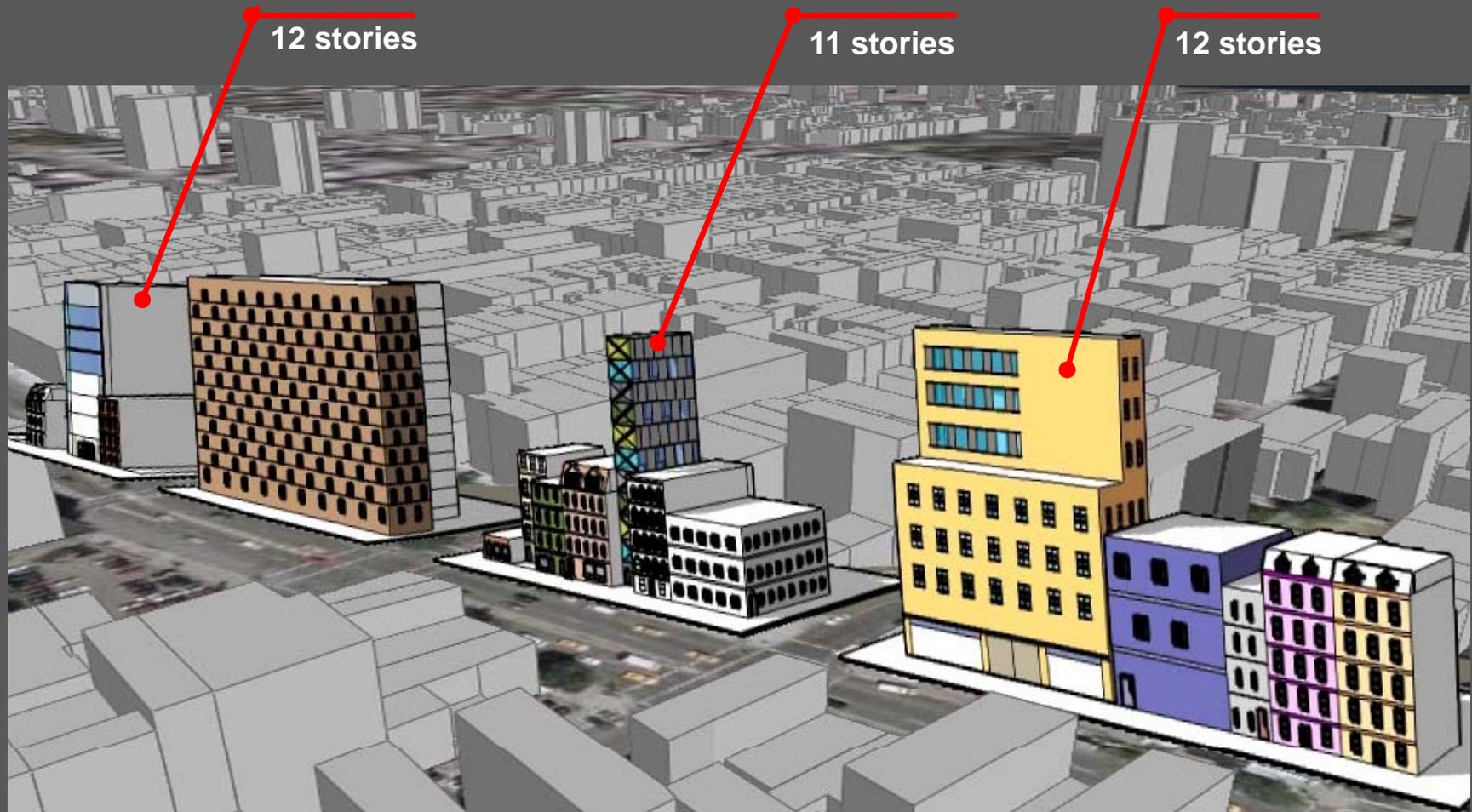
 Proposed C6-2A

# the Bowery *without re-zoning*



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# the Bowery **with re-zoning**



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