

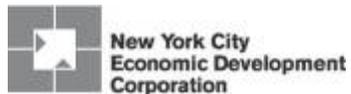


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# Seward Park Overview

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**Presentation to Manhattan Community Board 3  
Economic Development,  
Planning and Zoning Committee  
June 8, 2009**



# Agenda

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- Site Overview
  - Jurisdiction
  - Zoning
- Neighborhood Context
- Site-by-Site Existing Conditions
- Preliminary Infrastructure Analysis
- Questions and Answers

# Site Overview

## Description

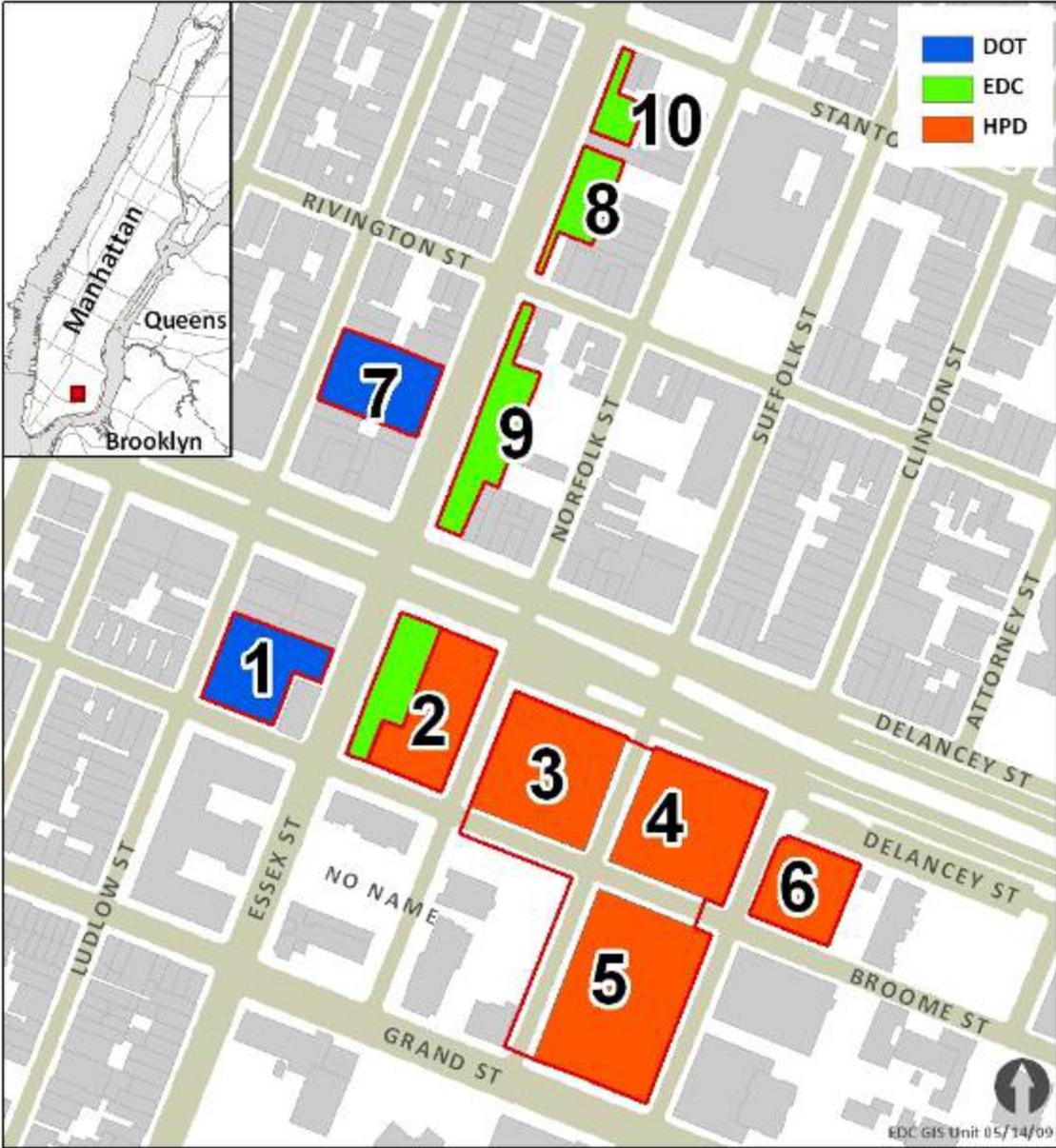
- Ten City-owned sites in Lower East Side
- Near Williamsburg Bridge, J-M-Z and F subway lines
- Sites 2-6 in expired Urban Renewal Area (SPURA Extension)

## Elected Representatives

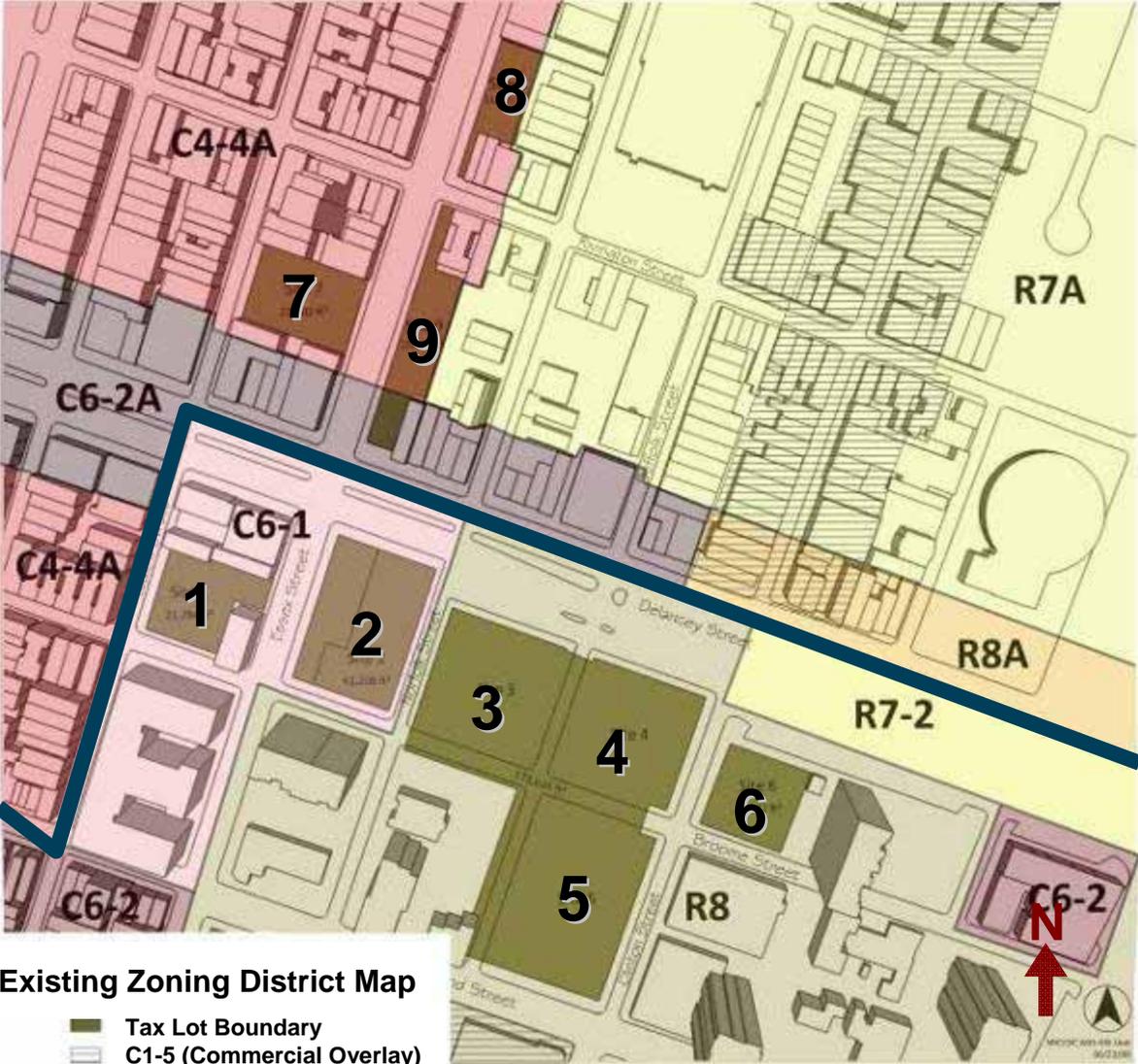
- City Council Member Alan Gerson
- Borough President Scott Stringer
- State Senator Daniel Squadron
- State Assemblyman Sheldon Silver
- Congresswomen Carolyn Maloney and Nydia Velázquez



# Site Overview – Jurisdiction



# Site Overview – Zoning



**Existing Zoning District Map**

- Tax Lot Boundary
- C1-5 (Commercial Overlay)
- LES Rezoning Boundary

### C6-1 (R7 equivalent)

- Allows wide range of high density commercial uses: retail, hotels, offices, large retail & entertainment uses
- Max FAR of 3.44 residential; 6.0 commercial; 6.5 community facility

### R8

- General residence district, high-density housing
- Max FAR of 6.02 residential; 6.5 community facility

### C4-4A (R7A equivalent)

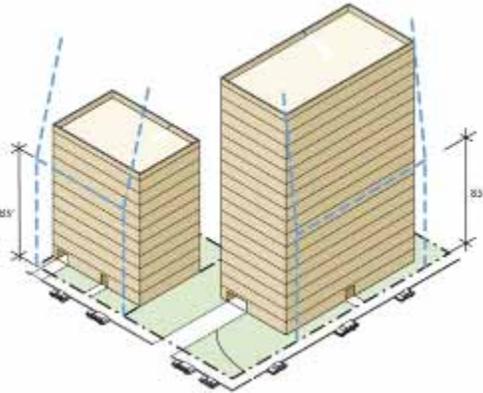
- Contextual district, permits FAR of 4.0
- Allows wide range of commercial uses: local retail, specialty & department stores, theater & other commercial office uses

### C6-2A (R8A equivalent)

- Contextual district, permits max FAR of 7.2 (with inclusionary housing) and limits maximum building height to 120 feet

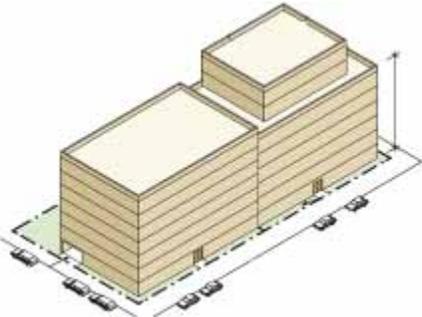
# Site Overview – Zoning

**R8:**



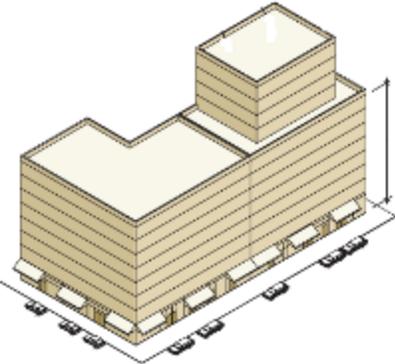
Downtown Brooklyn

**R7A:**



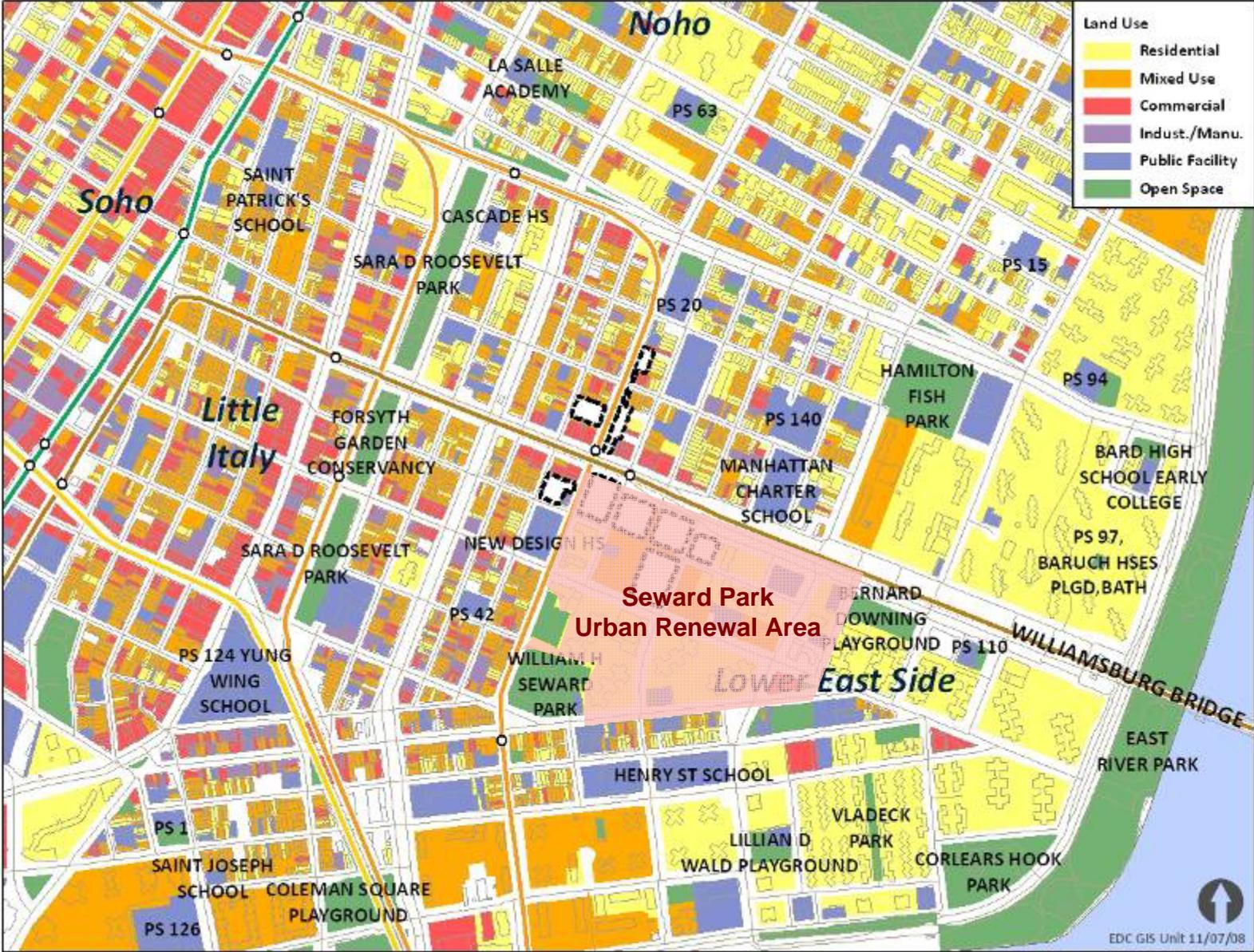
Harlem

**C6-2A:**



DUMBO, Brooklyn

# Neighborhood Context



# Neighborhood Context



**View of southwest corner of Essex and Rivington**

# Neighborhood Context

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**South of Delancey Street: view east from west side of Site 3**

# Neighborhood Context



**View east on Delancey Street towards Williamsburg Bridge**

# Existing Conditions: Site 1

Lot size: 21,784 square feet

Current zoning: C6-1 (R7)

- High density commercial use- hotels, offices, large retail, entertainment uses
- Max FAR of 3.44 residential; 6.5 community facility; and 6.0 commercial

DOT Municipal Parking Lot

- Approximately 66 low-cost, short-term metered parking spaces
- Used by short-term shoppers

Constraints

- Surrounding structures
- Adjacent to subway limit
- Potential loss of parking



# Existing Conditions: Site 2

Lot size: 43,206 square feet

Current zoning: C6-1 (R7)

- High density commercial use- hotels, offices, large retail, entertainment uses
- Max FAR of 3.44 residential; 6.5 community facility; and 6.0 commercial

Essex Street Market Building D

- Mostly vacant building
- Market use restriction

Parking Lot

- Approximately 100 spaces
- HPD use

Constraints

- MTA Easement
- MTA Vent
- Subway station entrance



# Existing Conditions: Site 3

Lot size: 40,000 square feet

Current zoning: R8

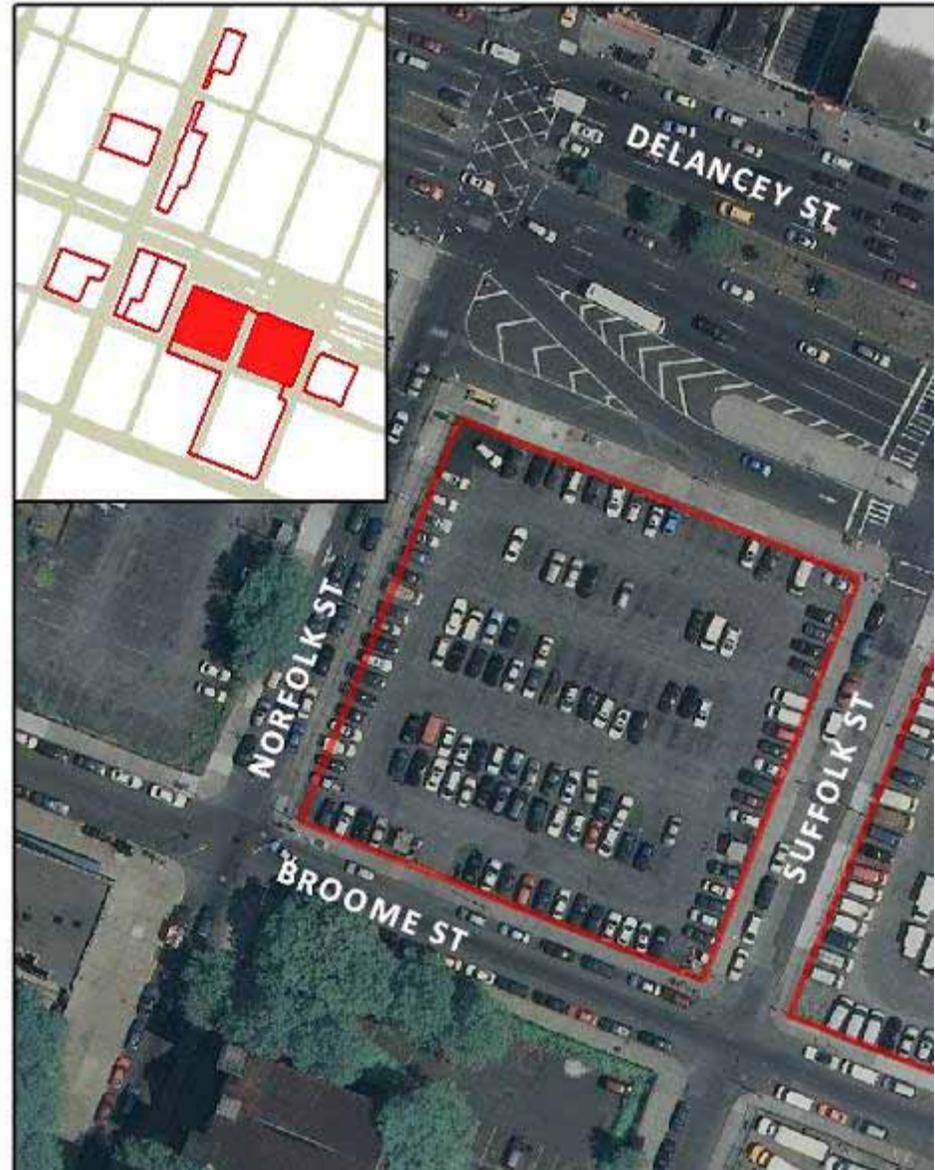
- General residence district, high-density housing
- Max FAR of 6.02 residential; 6.5 community facility

Parking Lot

- LES BID-Operated
- Approximately 170 Spaces
- Used by shoppers and residents

Constraints

- MTA trolley turnaround area on northernmost portion of site
- Adjacent to subway limit
- Potential loss of parking



# Existing Conditions: Site 4

Lot size: 39,600 square feet

Current zoning: R8

- General residence district, high-density housing

Parking Lot

- LES BID-Operated
- Approximately 125 spaces
- Merchant truck/van parking

Constraints

- MTA trolley turnaround area on northernmost portion of site
- Adjacent to subway limit
- Potential loss of parking



# Existing Conditions: Site 5

Lot size: 59,004 square feet

Current zoning: R8

- General residence district, high-density housing

## Parking

- Approximately 100 spaces
- Used by local residents

## Existing Buildings

- Commercial and residential tenants

## Constraints

- Existing Tenants



# Existing Conditions: Site 6

Lot Size: 21,132 square feet

Current zoning: R8

- General residence district, high-density housing

Parking Lot

- Approximately 50 parking spaces
- Used by local residents

Constraints

- Small site
- Proximity to Williamsburg Bridge approach



# Existing Conditions: Site 7

Lot size: 22,402 square feet

Current zoning: C4-4A (R7A)

- Contextual district- FAR of 4.0
- Wide range of commercial use

DOT Municipal Parking Garage

- 350 spaces, self-park
- Hourly rates and monthly permits for residents

Constraints

- Constrained lot configuration
- Provides significant parking for local residents



# Existing Conditions: Site 8

Lot size: 11,163 square feet

Current zoning: C4-4A (R7A)

- Contextual district- FAR of 4.0
- Wide range of commercial use

Essex Street Market Building B

- Vacant building
- Market use restriction

Constraints

- Small site, “tail” of building may be too narrow for new development
- MTA easement



# Existing Conditions: Site 9

Lot size: 20,365 square feet

Current zoning: C4-4A (R7A)

- Contextual district- FAR of 4.0
- Wide range of commercial use

C6-2A (R8A)

- Contextual district- FAR of 7.2, max building height 120 feet

Essex Street Market Building C

- 27 tenants
- Market use restriction

Constraints

- MTA load limitation for new development fronting Essex Street
- MTA easement
- Dimensions of site may not support a double-loaded corridor for residential



# Existing Conditions: Site 10

Lot size: 6,812 square feet

Current zoning: C4-4A (R7A)

Essex Street Market Building A

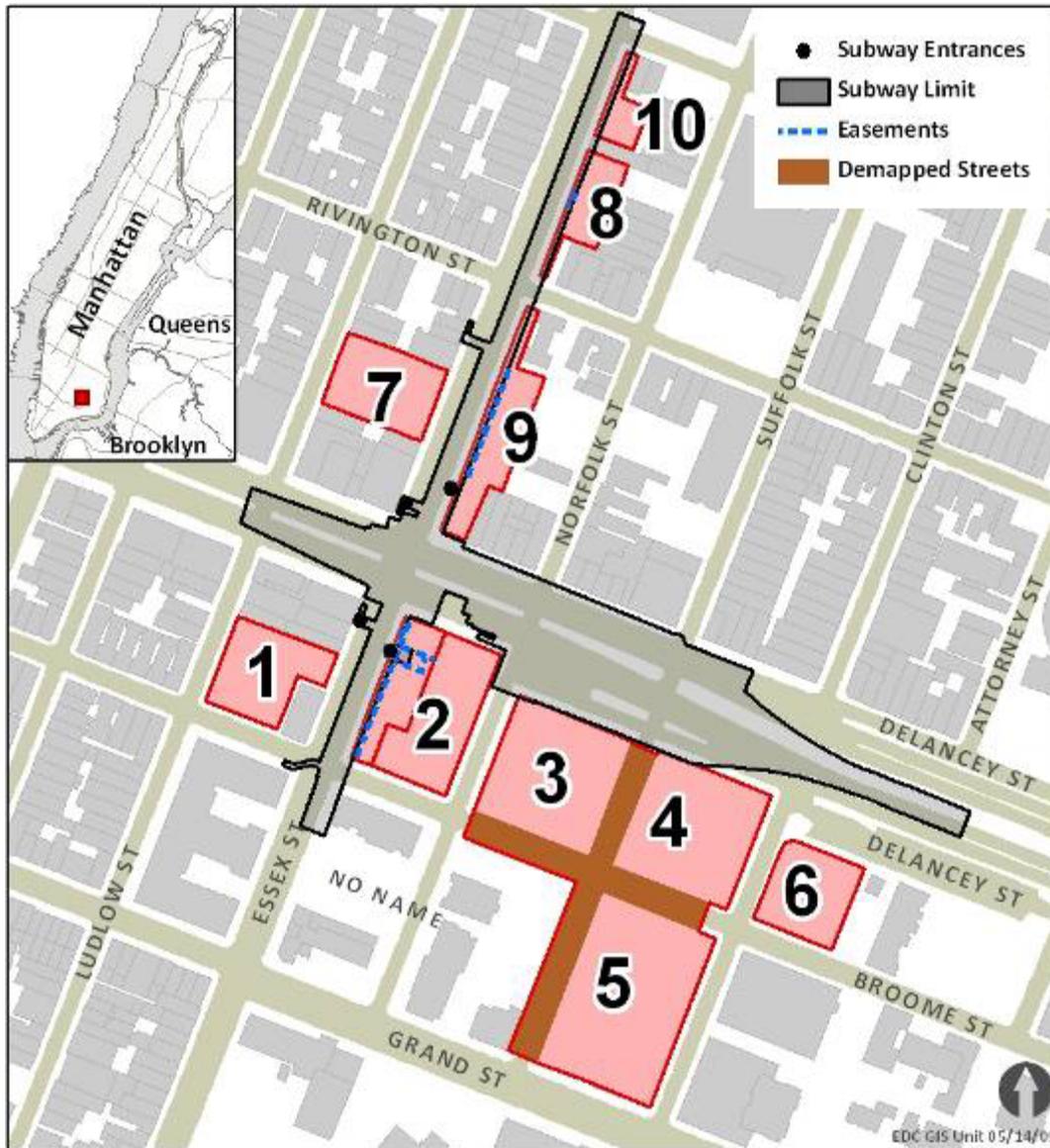
- 1 tenant: Community Health Care Network

Constraints

- Small site – separated from Site 8 by privately-owned property
- Adjacent to subway limit



# Preliminary Infrastructure Analysis



- Phase I complete- no significant concerns
- Phase II necessary

## ■ Potential Constraints

### MTA

- Subway easements & vent
- Subway station entrances
- MTA monitoring

### ConEd

- Demapped Streets
- Interference of new utilities

### DEP

- Sewer upgrades

Thank You!

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## Questions and Answers