



TDRS IN CHELSEA

BALANCING NEIGHBORHOOD CHARACTER & DEVELOPMENT

Veronica Chuah

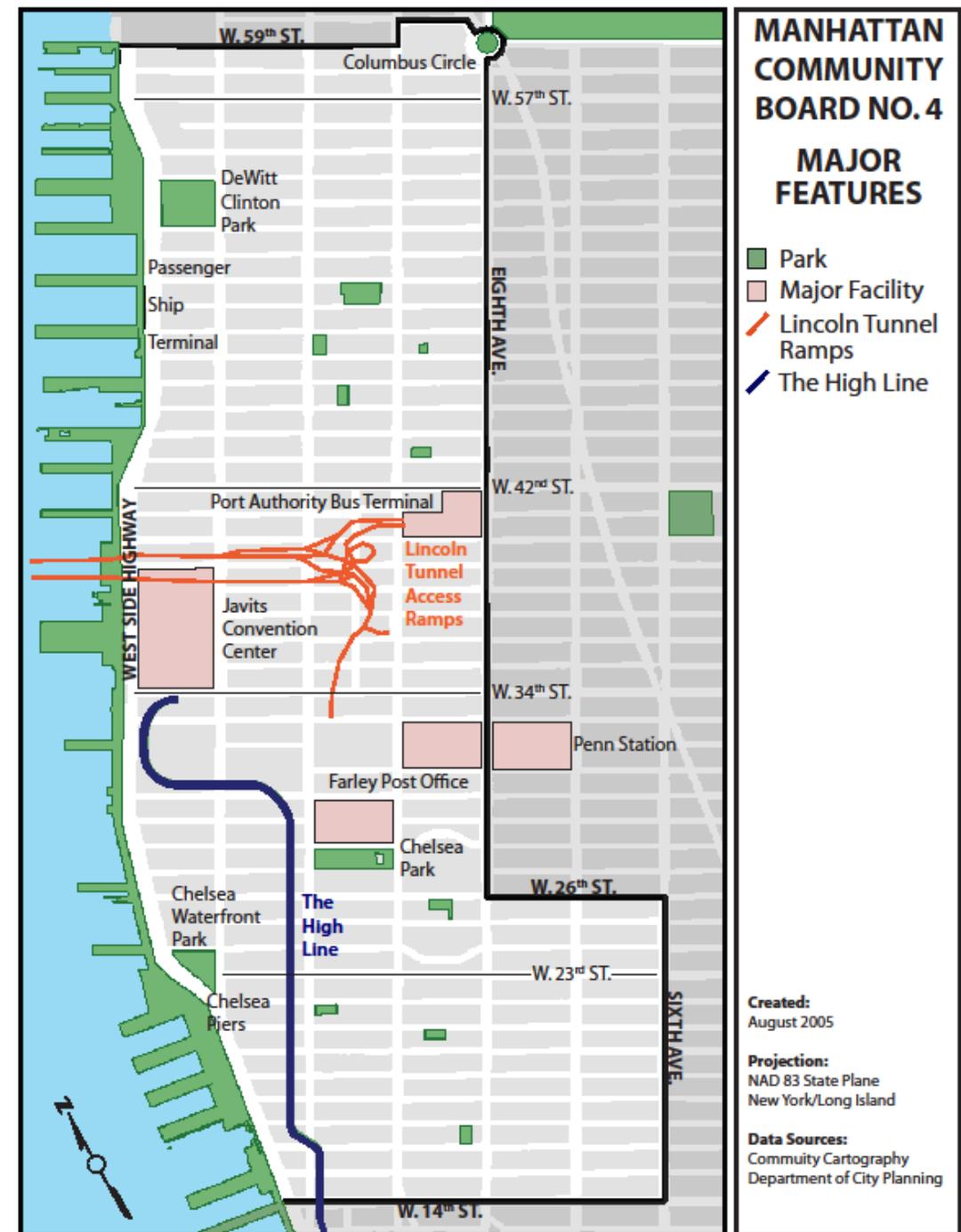
Columbia University

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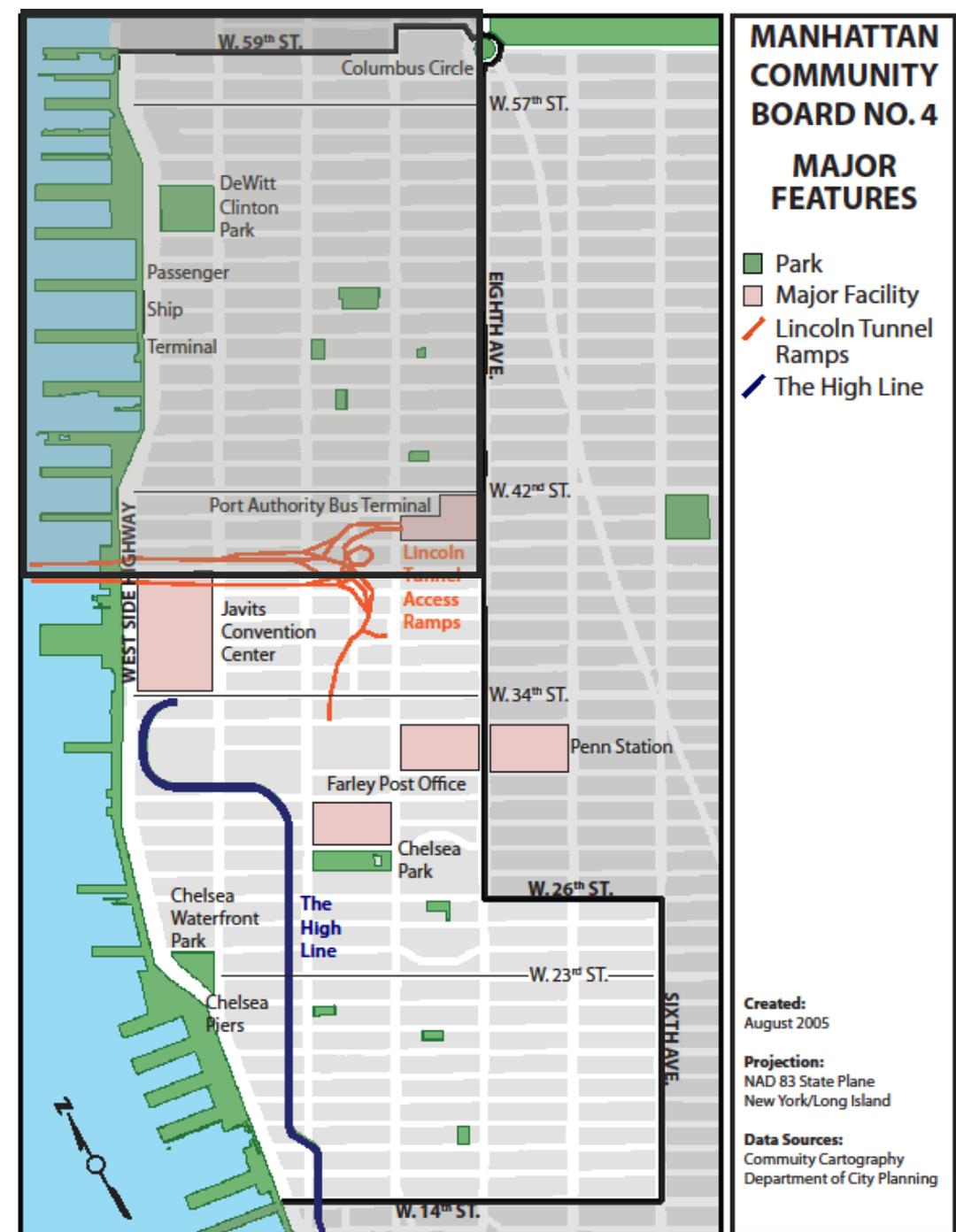
Manhattan CB 4

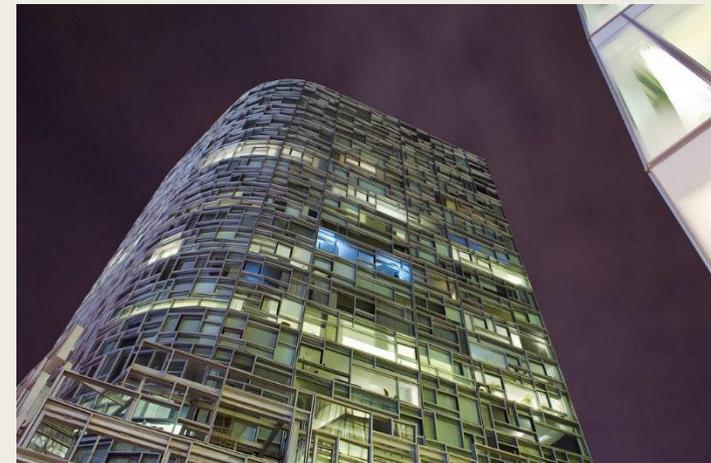
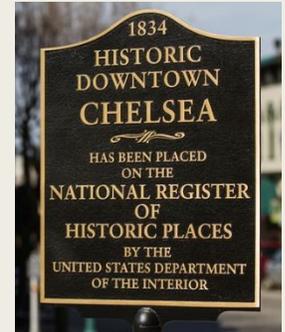
- Greatest amount of underdeveloped land within the Manhattan core
- Two Land Use Committees—Hells Kitchen and Chelsea



Manhattan CB 4

- Greatest amount of underdeveloped land within the Manhattan core
- Two Land Use Committees—Hells Kitchen and Chelsea
- Worked with the Chelsea Land Use Committee





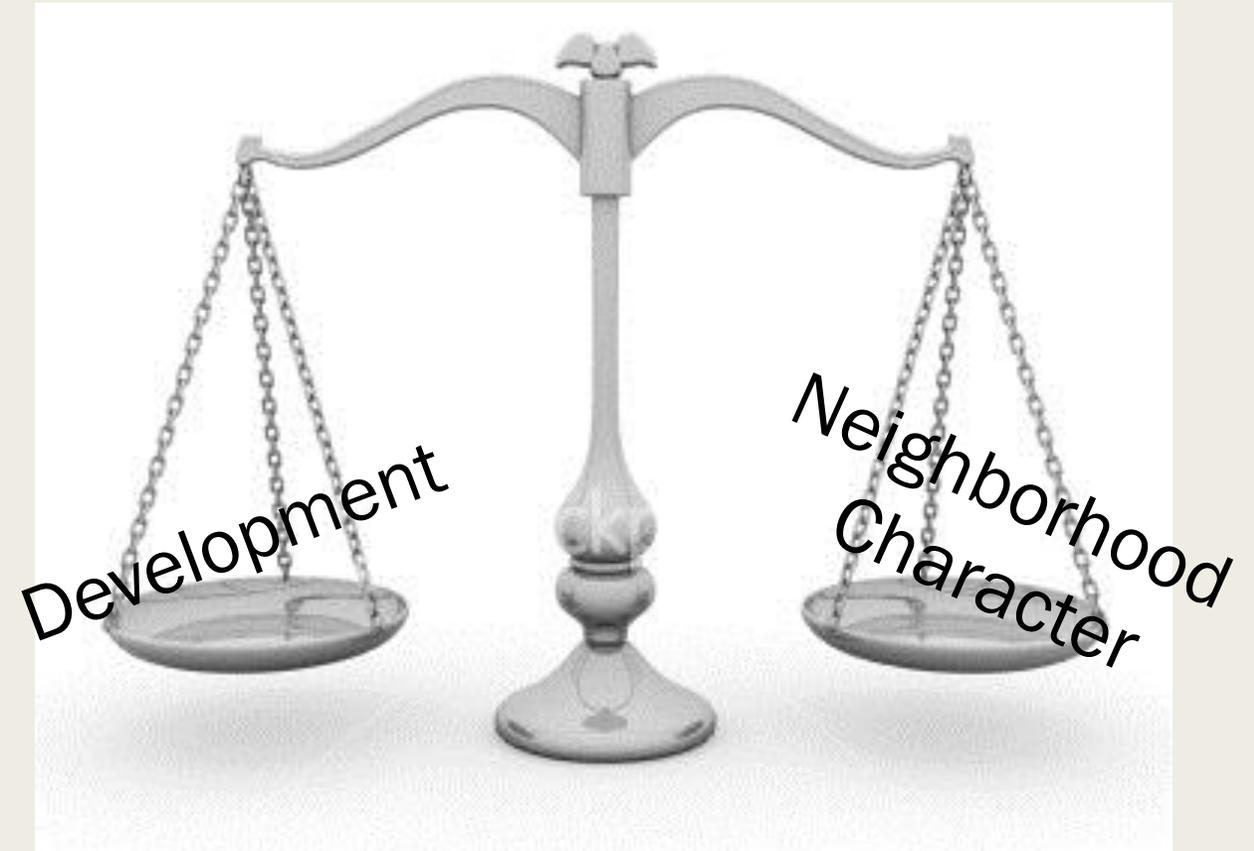
<http://www.starrett-lehigh.com/pages/neighborhood/chelsea/>
<http://chelseamich.com/chelsea-michigans-national-register-historic-places-sign-moves-library-main-st/>
https://en.wikipedia.org/wiki/Ladies%27_Mile_Historic_District
<http://mikevarley.com/?p=295> <http://www.ny.curbed.com/> <http://www.9fi5th.com/>

Chelsea Land Use Concerns

- Unregulated development
- Loss of neighborhood character
- Preservation of historic features and areas
- Maintaining diversity in community
- Protection of non-profit and religious centers

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Methodology

DATA

- Boundaries of Chelsea Study Area

SOURCES

- CB 4
- DCP
- PLUTO 15v1

OBSTACLES

- No comprehensive list - need to cross reference
- PLUTO data is most current but doesn't reflect present day

Methodology

DATA

- Boundaries of Chelsea Study Area

- FAR of all buildings, to determine which blocks have the potential to have large development projects

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- OASIS NYC
- ZOLA NYC

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Methodology

DATA

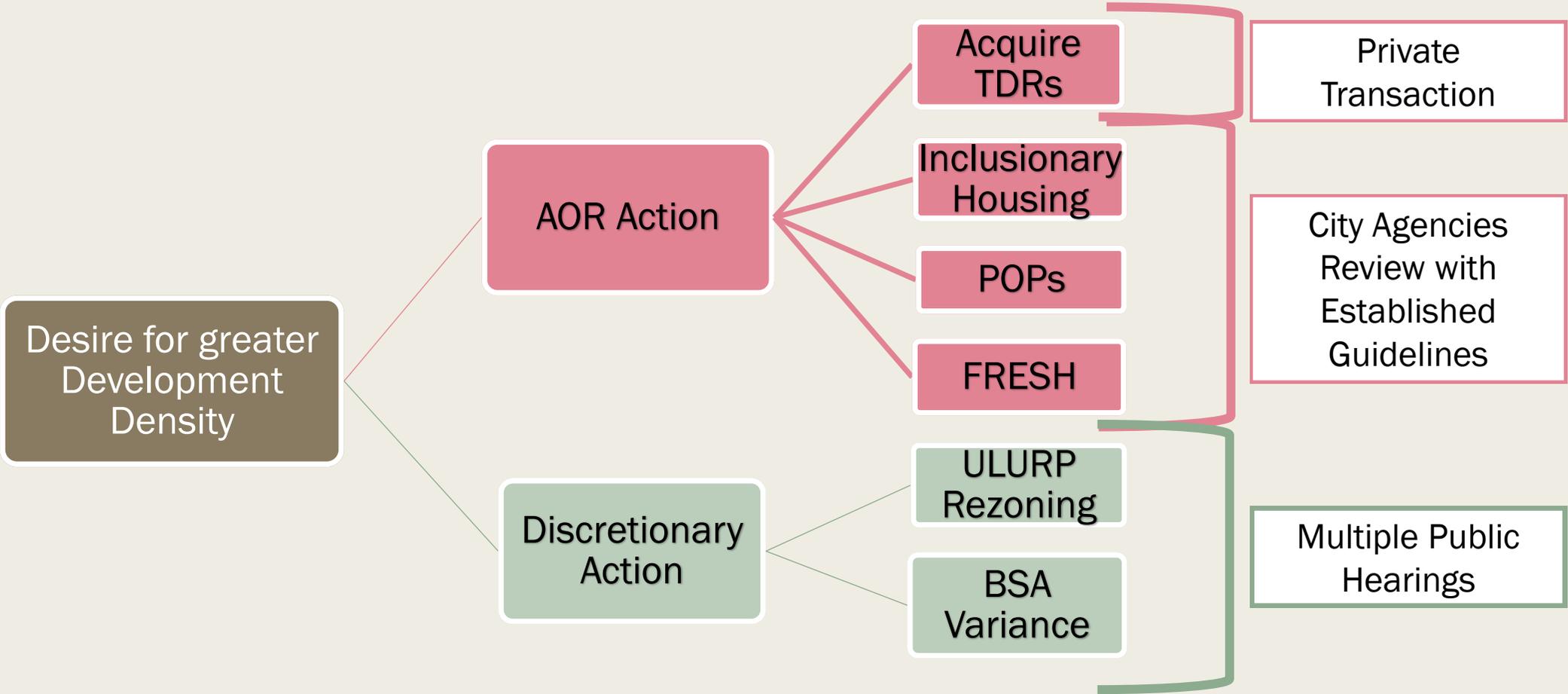
- Boundaries of Chelsea Study Area
- FAR of all buildings, to determine which blocks have the potential to have large development projects
- Catalog of overbuilt buildings and source of extra development right

SOURCES

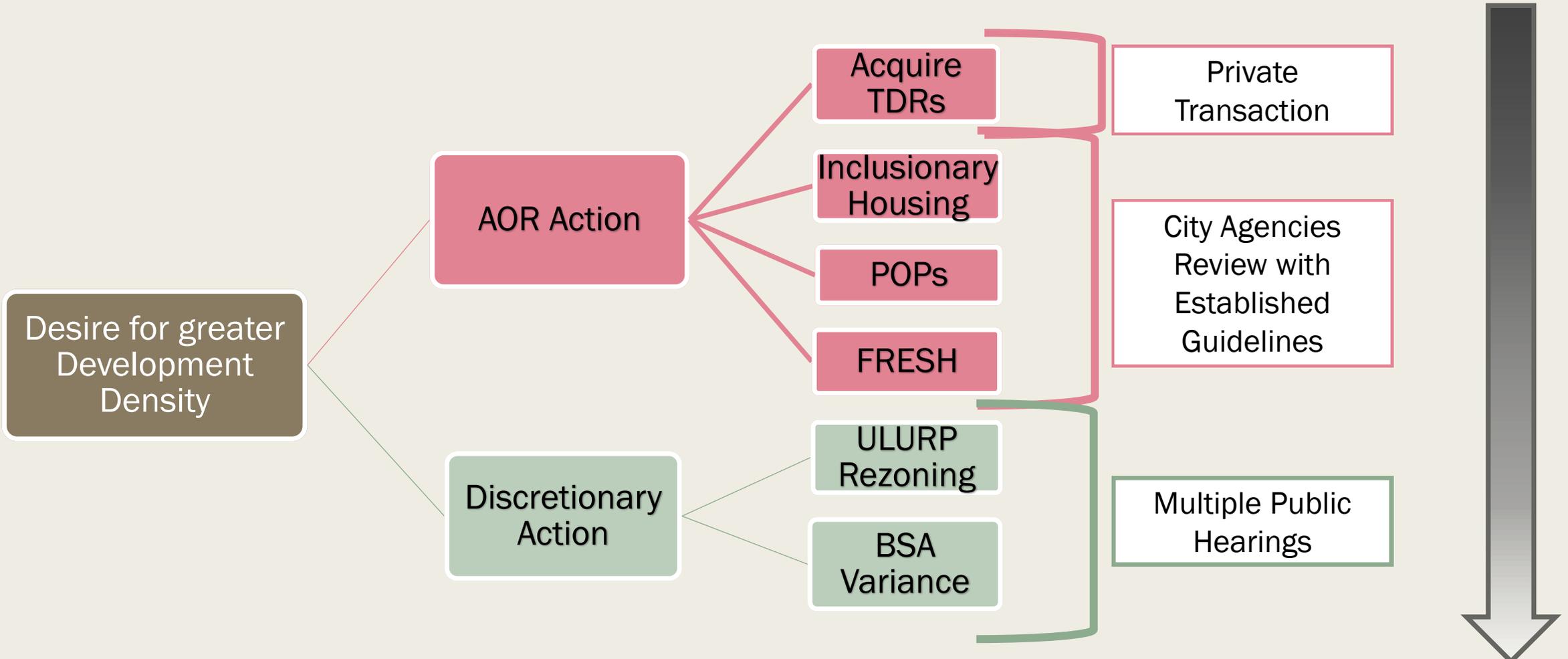
- CB 4
- DCP
- PLUTO 15v1
- OASIS NYC
- ZOLA NYC
- ACRIS for financial documents

OBSTACLES

- No comprehensive list - need to cross reference
- PLUTO data is most current but doesn't reflect present day
- No comprehensive database – occasional slight discrepancies between the two
- Incomplete digitalization, varied record keeping over time, incorrectly labelled documents, various ways to record transfer of development rights



Opaque & Mysterious



Desire for greater Development Density

AOR Action

Discretionary Action

Acquire TDRs

Inclusionary Housing

POPs

FRESH

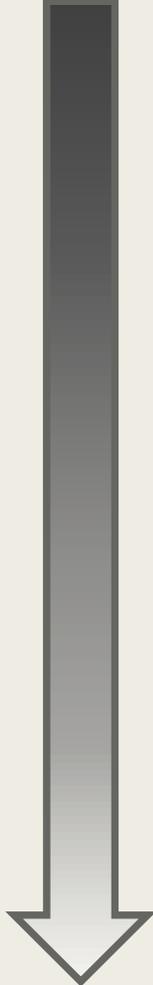
ULURP Rezoning

BSA Variance

Private Transaction

City Agencies Review with Established Guidelines

Multiple Public Hearings



Transparent & Open

Reassessing Project Goals

1. Forecast hotspots of development
2. Identify most vulnerable organizations to potential future developments
3. Uncovering the process of TDRs
4. Recommendations for the CLU committee to balance

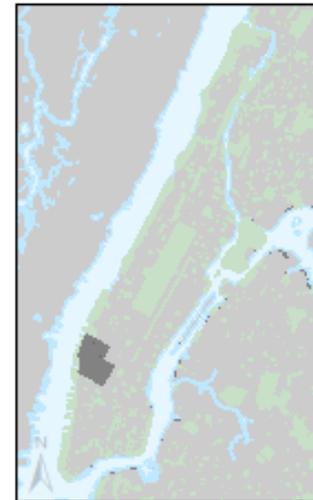
- Recommendations for the CLU to balance development and neighborhood character

- Policy recommendations for the city to streamline the Transfer of Development Rights for a more transparent process

Chelsea: Religious & Nonprofit Organizations

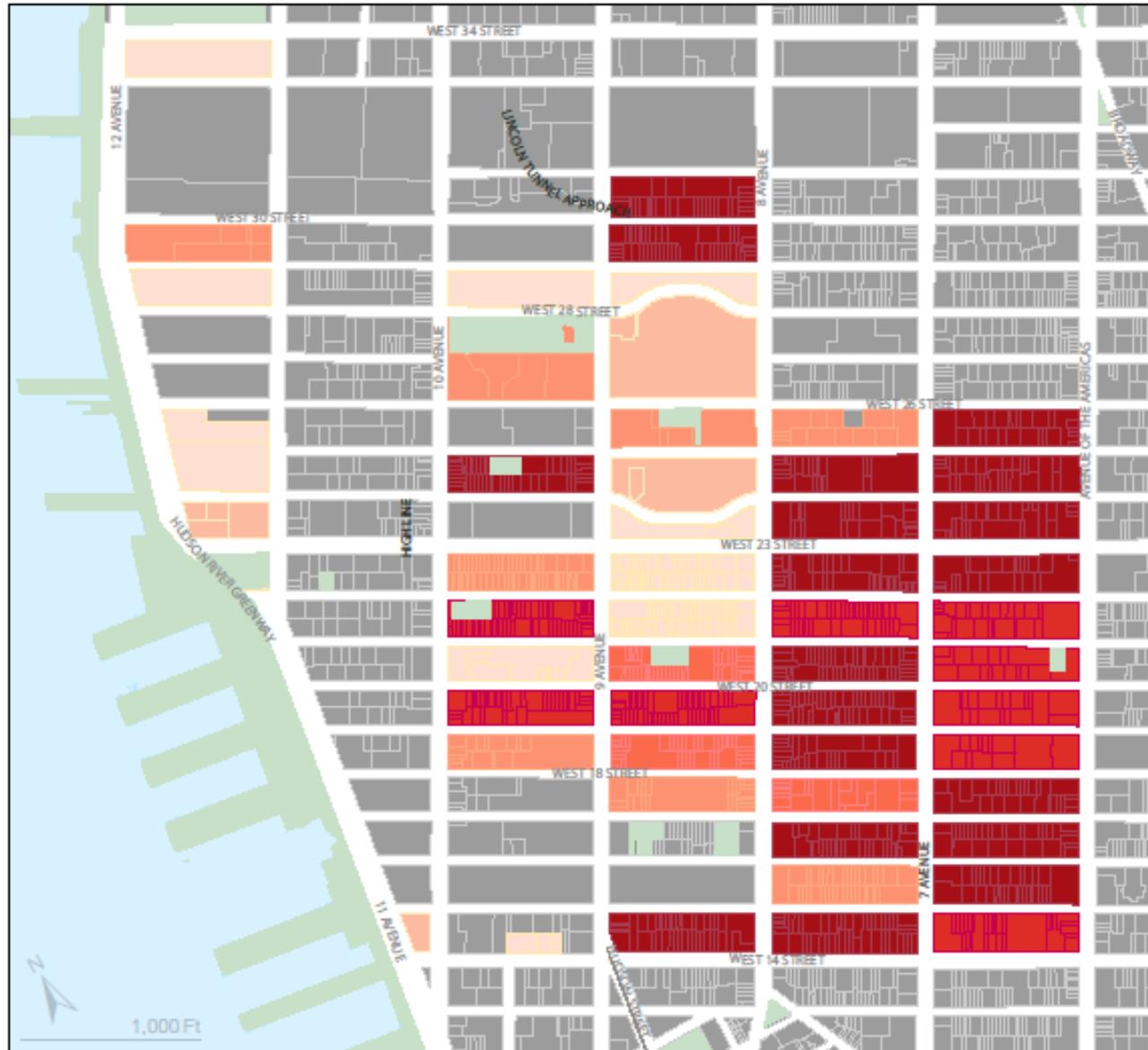


Religious or
Nonprofit
Organization

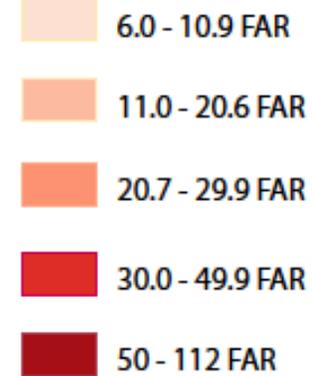


Source: Pluto 15v1 June 2015
Produced by Veronica Chuah
for the Manhattan CB4
Chelsea Land Use Committee

TDRs in Chelsea - Remaining FAR by Block

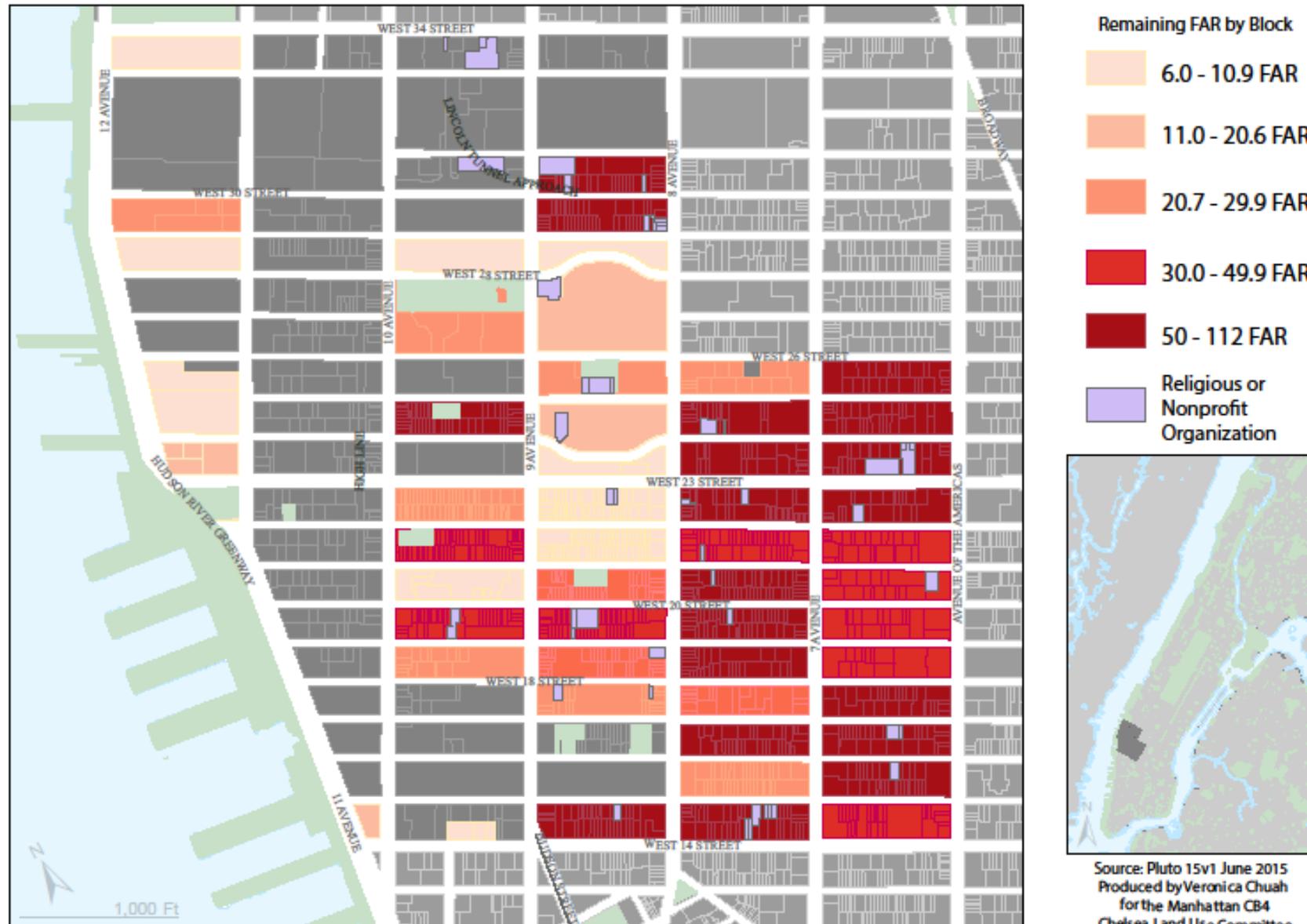


Remaining FAR by Block



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TDRs in Chelsea - Remaining FAR by Block



Recommendation for CLU

Development Trends

- Push for the creation of another special district regulating aesthetic, bulk, height and use. Require the inclusion of mixed-income affordable housing.
 - *Could only apply to lots that would support large floorplates*
- Collaborate with LPC, MTA for multi-agency effort to rezone the area

NonProfit Organizations

- Require that the purchase of TDRs from these recognized organizations be at least market rate.
- Creation of subdistrict, similar to the Theater Subdistrict, that requires developers to contribute to a fund that aids nonprofits in the area.

Policy Recommendation for TDRs

Agency

- Department of Finance

- Department of Buildings

- Creation of new city agency

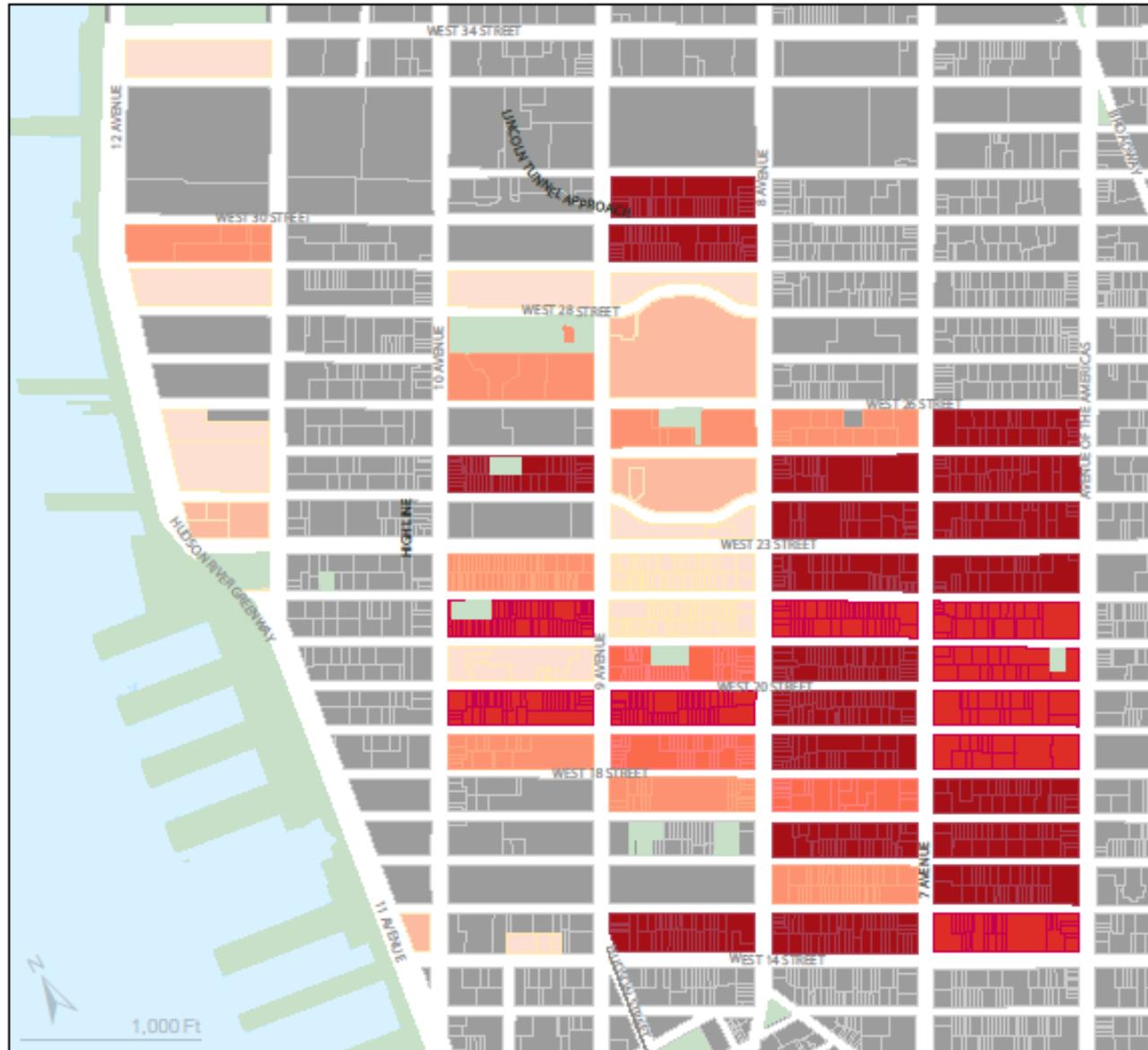
Suggested Actions

- Complete digitalization of financial documents – transfer handwritten documents into current format (if possible)
- Correctly label and detail document information
- Create a filter system to allow for sorting for documents

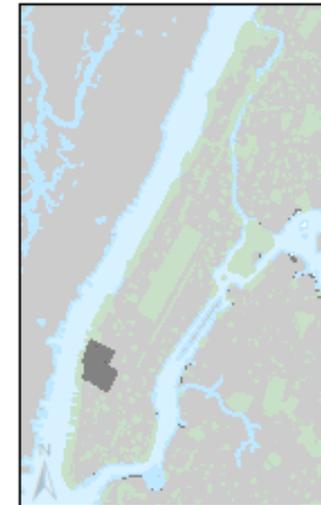
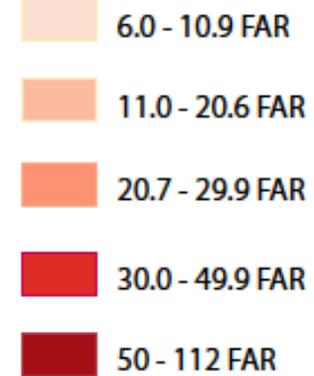
- Complete digitalization of financial documents – transfer handwritten documents into current format (if possible)
- Explicitly identify where TDRs are sourced and if it is a valid transfer and complying building

- Tracks and verify that TDR transactions are valid – create guidelines for the private transactions
- While private negotiations, transactions and building plans should have a final review session that includes a public input session

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Remaining FAR by Block



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