

HOUSING NEW YORK: Zoning for Quality and Affordability

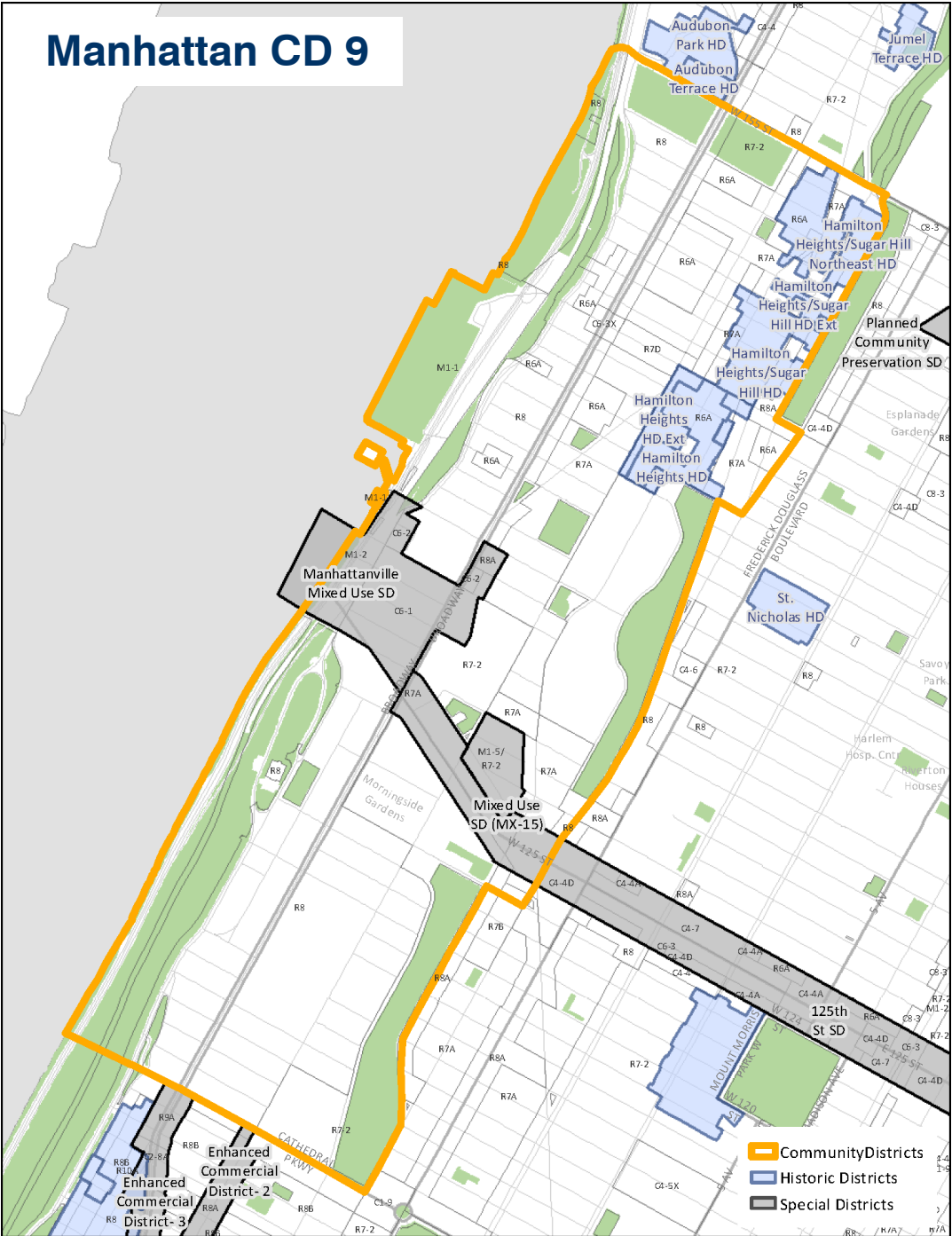
COMMUNITY DISTRICT PROFILE

Manhattan CD 9

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

Applicability: Manhattan CD 9

- **Basic Residential Height Changes**
 - Contextual
 - Non-Contextual
- **Inclusionary Housing Height Changes**
- **Senior Housing FAR and Height Changes**
 - Contextual
 - Non-Contextual
- **Parking Changes**
 - Transit Zone
- **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.

Contextual Districts: Basic Residential changes

- In order to fit all permitted floor area and allow better design, maximum heights would be updated in the contextual districts shaded on the map.

Residential Equivalent	Zoning District	Existing Max Height	Basic Modifications	
			Basic Proposed Stories	Basic Height Difference
R6A	R6A	70'	75' (7)	5'
R7A	R7A	80'	85' (8)	5'
R7D	R7D	100'	105' (10)	5'
R8A	C4-4D	120'	125' (12)	5'
	R8A	120'	125' (12)	5'
R9A (narrow)	R9A	135'	145' (14)	10'
R9A (wide)	R9A	145'	155' (15)	10'
R9X	C6-3X	160'	175' (17)	15'

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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.

		Basic Residential Modifications		
Residential Equivalent	Zoning District	Existing Max Height	Basic Proposed Stories	Basic Height Difference
R7-2 (narrow)	M1-5/R7-2	75'	75' (7)	0'
	R7-2	75'	75' (7)	0'
R7-2 (wide)	M1-5/R7-2	80'	85' (8)	5'
	R7-2	80'	85' (8)	5'
R8 (narrow)	R8	105'	125' (12)	20'
R8 (wide)	R8	120'	145' (14)	25'

* 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
R7D	R7D	105' (10)	125' (12)	20' (2)
R9X	C6-3X	175' (17)	205' (20)	30' (3)

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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: Contextual districts

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

Res. Equiv.	Zoning District	Existing Height (stories)	Senior Modifications	
			AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R6A	R6A	75' (7)	85' (8)	10' (1)
R7A	R7A	85' (8)	105' (10)	20' (2)
R7B	R7B	75' (7)	75' (7)	0' (0)
R7D	R7D	105' (10)	125' (12)	20' (2)
R8A	C4-4D	125' (12)	145' (14)	20' (2)
	R8A	125' (12)	145' (14)	20' (2)
R9X	C6-3X	175' (17)	205' (20)	30' (3)

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Affordable Senior Housing and Long Term Care: Non-Contextual districts

- Currently affordable senior housing developments in non-contextual districts may choose between a height factor building, without fixed height maximums, or a Quality Housing option, which creates a contextual envelope.
- Buildings providing affordable senior housing or long-term care facilities would be able to utilize the enhanced Quality Housing envelope applicable for that zoning district.

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Transit Zone parking changes

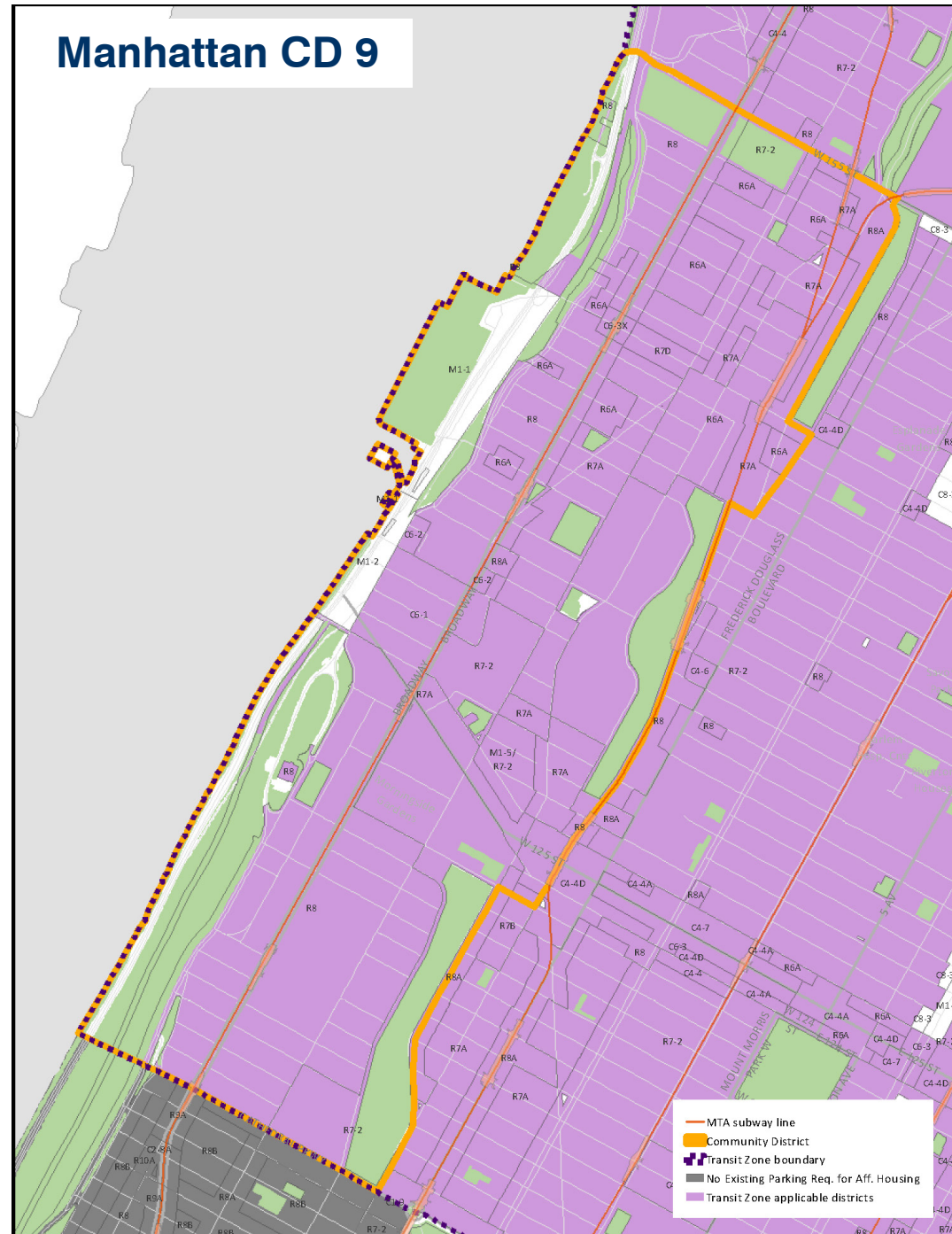
PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range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

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

Transit Zone: Off-street parking requirements

- All of Manhattan CD9 is included in the proposed Transit Zone.
- To encourage senior and affordable housing, parking requirements would be eliminated for new affordable and senior units in the Transit Zone shaded on the map.
- Outside the Transit Zone, parking requirements for new senior and affordable housing will be simplified and in some cases reduced.

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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 **Manhattanville Mixed Use Special District** is intended to facilitate Columbia University's planned expansion, as well as a wider variety of land uses in the surrounding area. The district includes special regulations for use, bulk, urban design and parking. ZQA proposes the following changes:

- ZR 104-12 – updates definitions for nursing homes and health-related facilities to bring in line with rules Citywide for long-term care facilities and remove domiciliary care facilities.
- ZR 104-21 – removes the special corner lot coverage rules for residential buildings to bring in line with rules Citywide.
- Appendix A Map 5– updates the street wall and maximum heights listed for Subdistrict C and Other Area to reflect the proposal for R8 contextual districts. Maximum heights would increase from 120 to 125 feet. R8 would apply
- 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)
- Parking requirements for affordable housing and affordable senior housing

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Zoning Special Districts

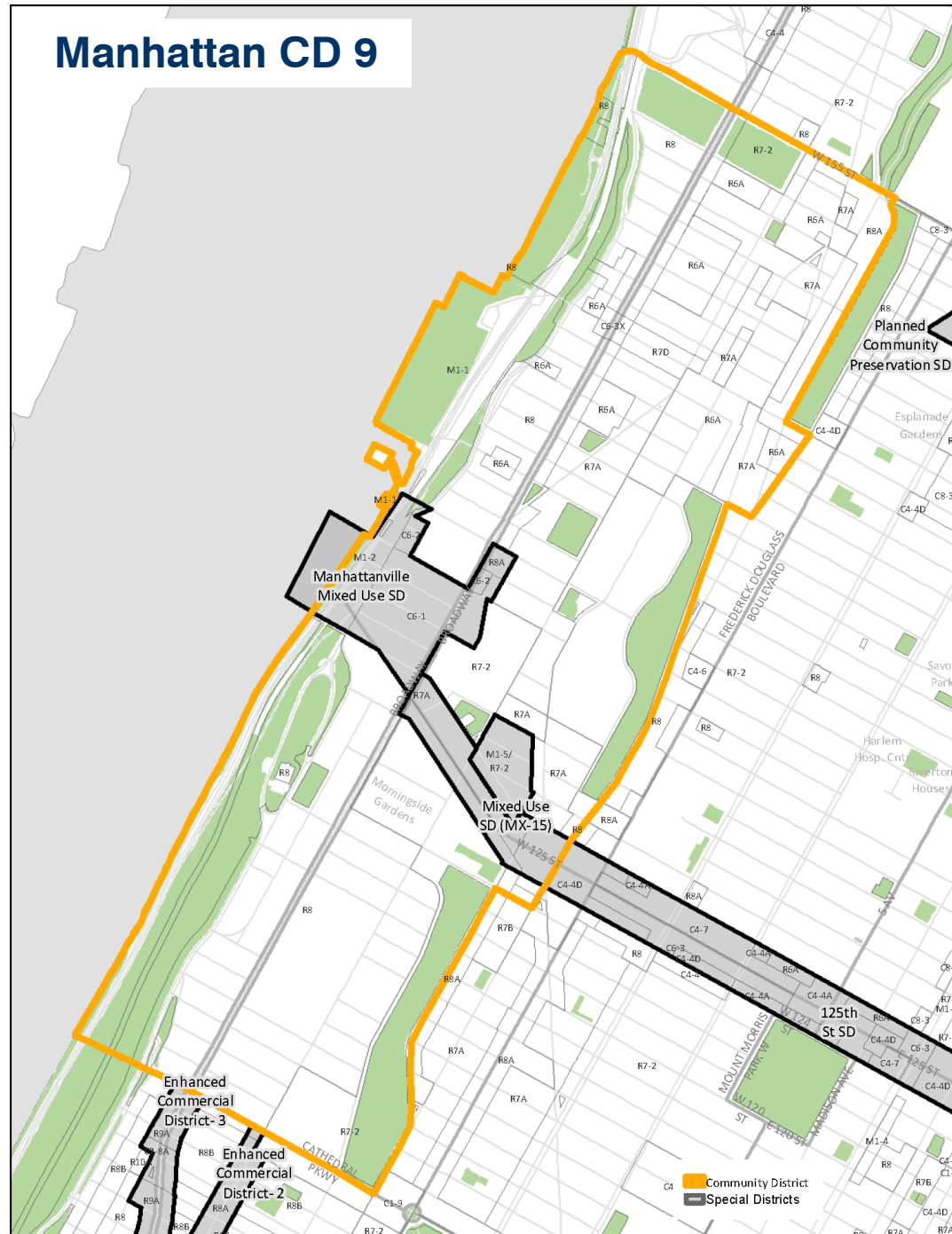
The **125th Street Special District** is intended to support and enhance 125th street as a major arts/entertainment and regional business district. The district includes special regulations for use, bulk and parking. ZQA proposes the following changes:

- ZR 97-21 – corrects use location provisions to bring in line with underlying regulations that allow residential and community facility uses on the same floor
- ZR 97-22, -23 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.
- ZR 97-43 – removes the special corner lot coverage rule to bring in line with proposed rules.

All other regulations in the special district would be unchanged, including the maximum heights permitted in the Core Subdistrict. 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 R6A, R7A, C4-4A, and C4-4D districts mapped in the Special District
- Provisions for design flexibility (such as court and density factor regulations)
- Provision for constrained lots (such as shallow lot regulations)
- Parking requirements for affordable housing and affordable senior housing

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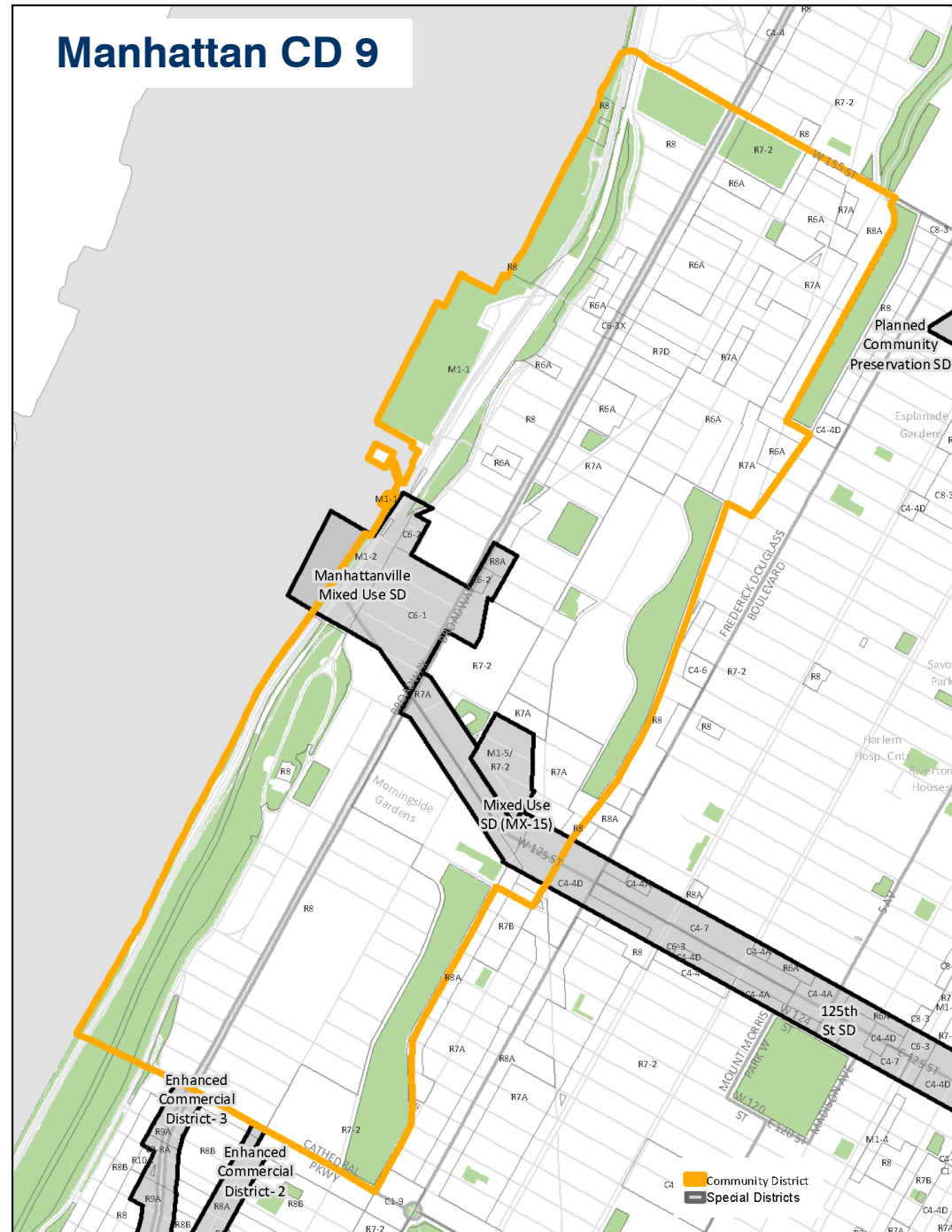


Zoning Special Districts

Mixed Use (MX) districts largely follow underlying bulk regulations, so the proposal's changes to would apply. Certain minor window and use location rules would also be altered.

- Like a number of special districts, currently has unnecessarily restrictive requirements for retail transparency and enclosure of off-street parking structures. These would be made more flexible
- A drafting error would be corrected. As a result, community facility uses and residences would be permitted to locate on the same floor, as is permitted generally.
- Other special rules unchanged.

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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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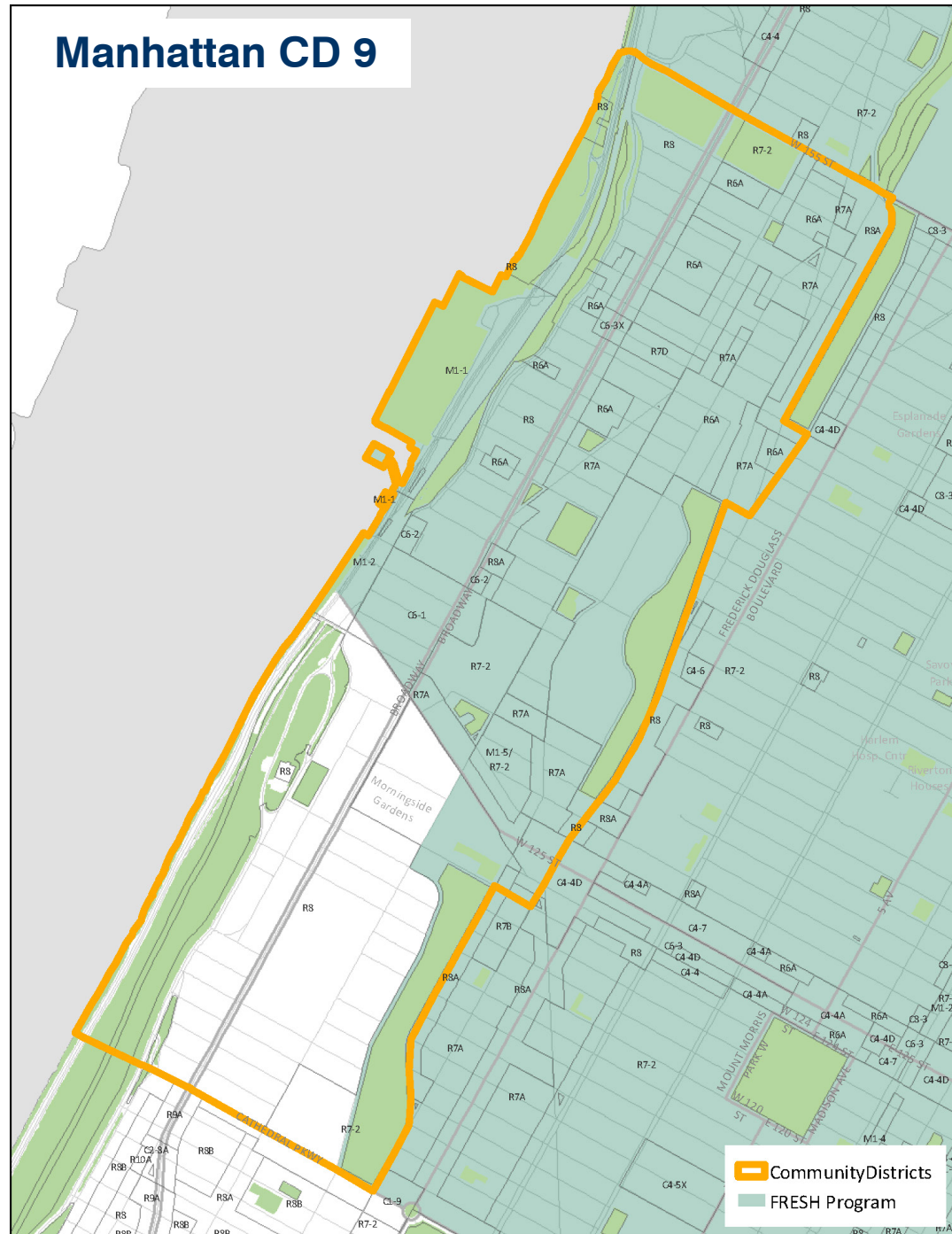
Community Districts
Historic District

Special Areas

FRESH Zoning Incentive Program

- The proposal will harmonize ground-floor transparency requirements with citywide rules. As is the case today, the CPC authorization for additional height for FRESH developments will be added to underlying district maximums.

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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).

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Community Districts
100-year Flood Zone