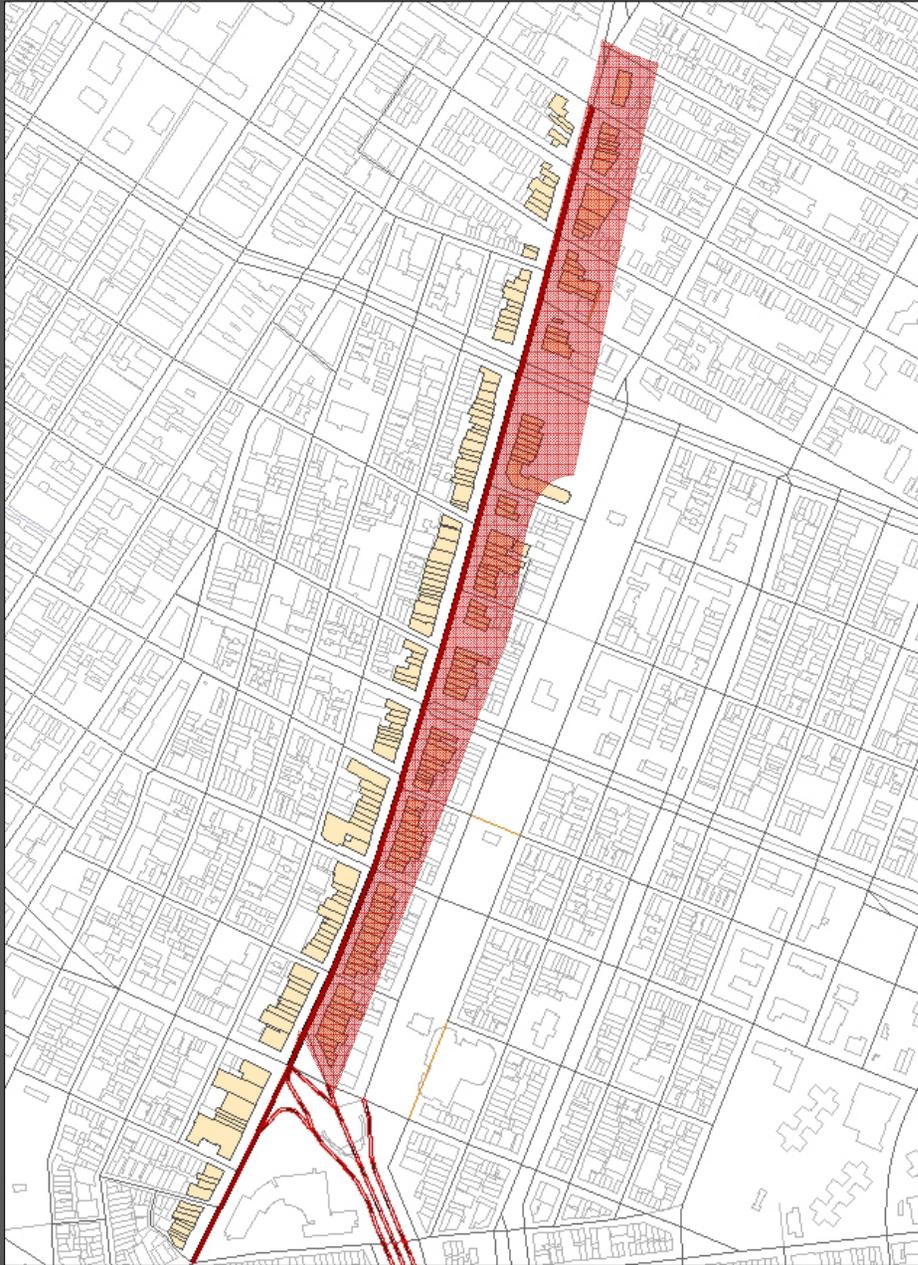


Bowery Rezoning Study

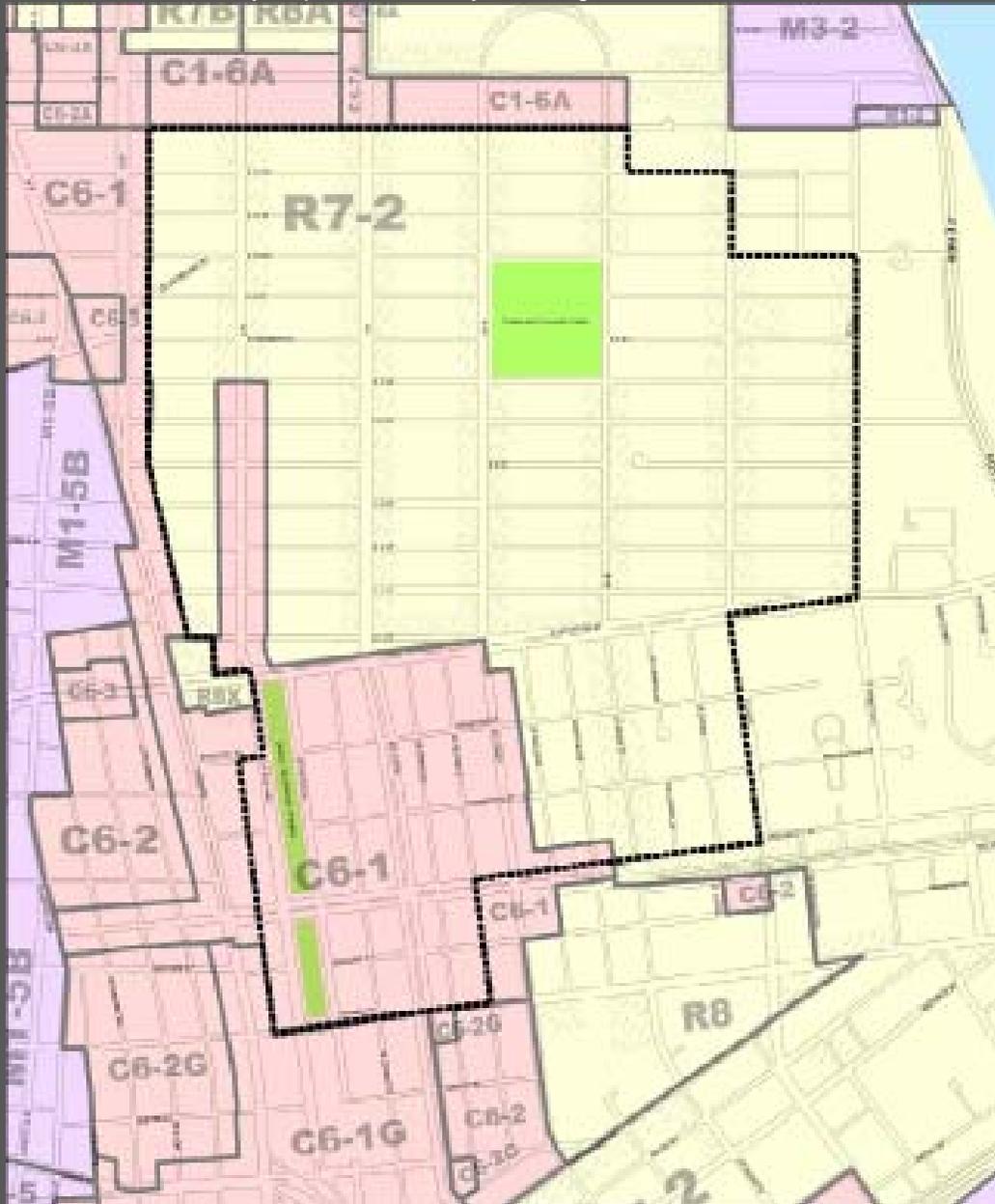
*Community Board 3
197 Plan Task Force*



Lin Zeng
lin.zeng@gmail.com

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

Source: New York City Department of City Planning



existing
Zoning
in and around the
Bowery

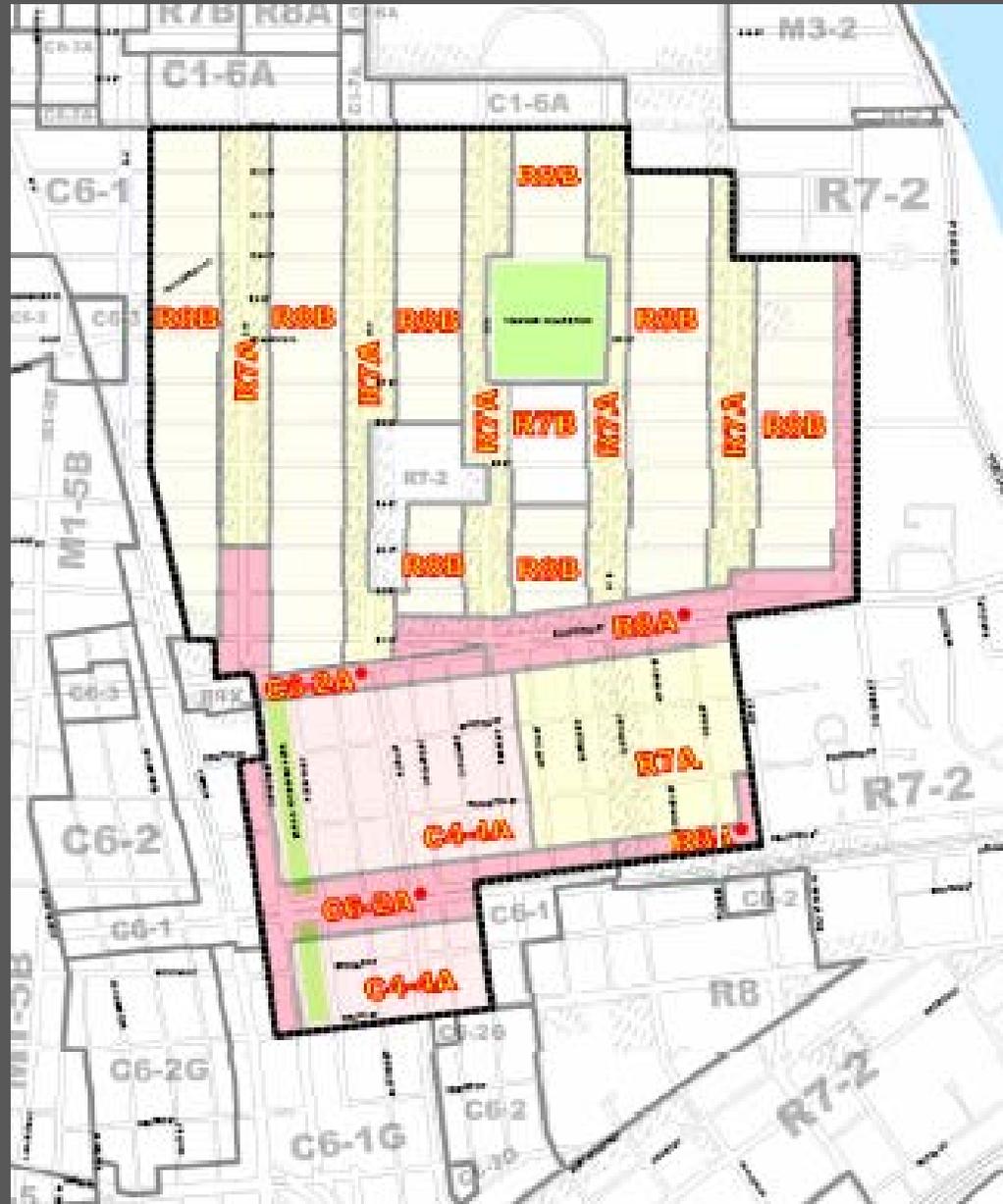
Zoning District	Max FAR	Max Height
R7-2	6.5	None
R7-A	4.0	80'
R7-B	3.0	75'
C6-1	6.5	None

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

dcp's *Proposed*
Zoning in
cb3

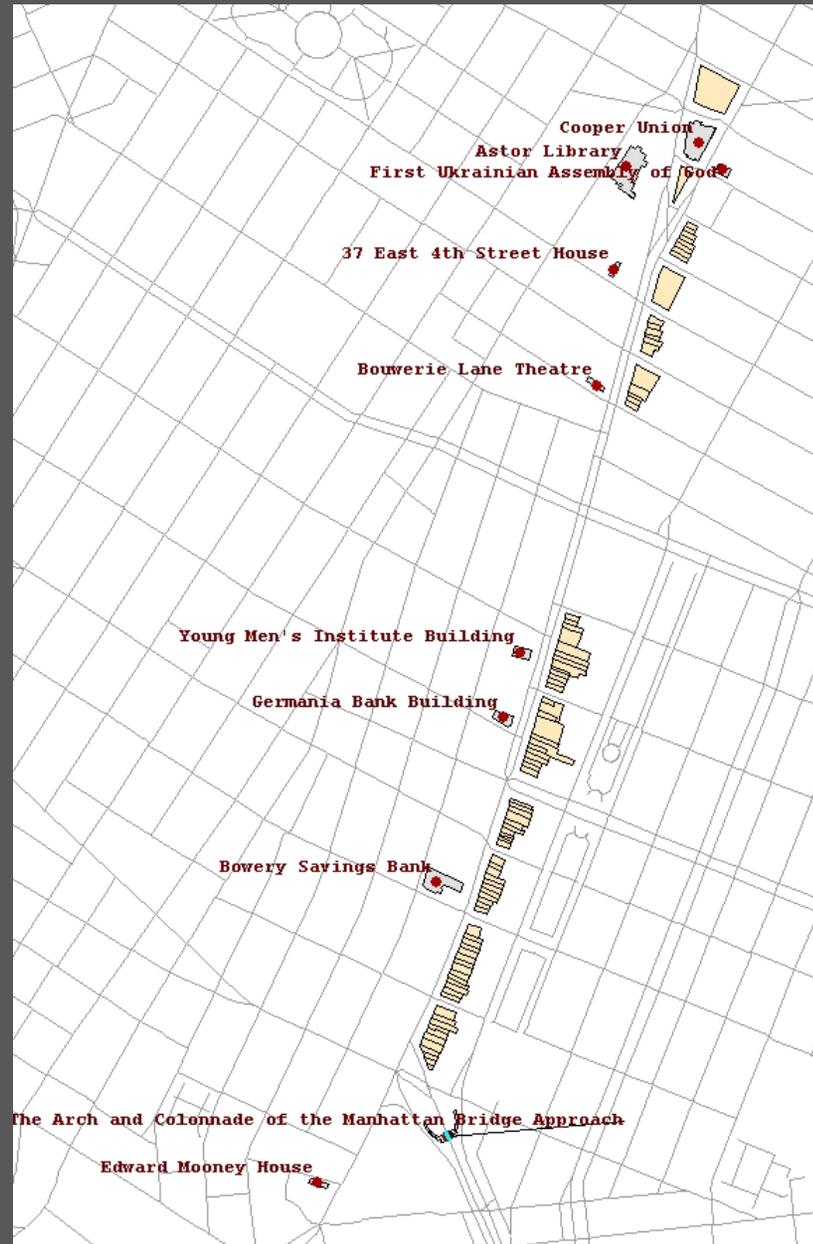
Proposed Zoning District	Max FAR	Max Height
C4-4A	4.0	80'
R8-A	7.2 (with inclusionary)	120'
C6-2A	7.2 (with inclusionary)	120'

leaves out the
Bowery



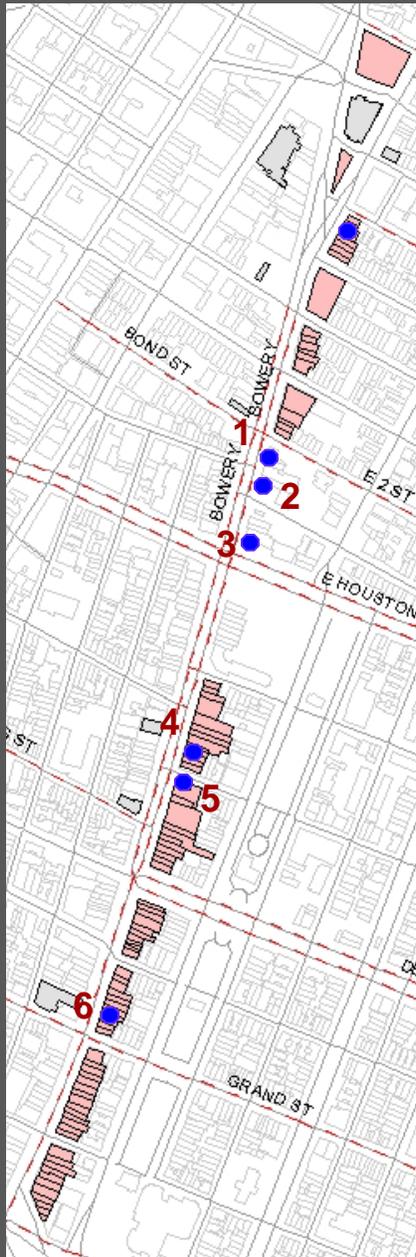
Bowery *landmarks*

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



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potential east Bowery landmarks



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
2nd and 9th sts*

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other *new developments* on the Bowery



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Soft Site Analysis

Blocks 303, 304, 443

8/37 Lots Under 50% Allowable FAR

Blocks 424-426

9/37 Lots Under 50% Allowable FAR

Blocks 458-461

11/25 Lots Under 50% Allowable FAR

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Conformance Data

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

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section one:

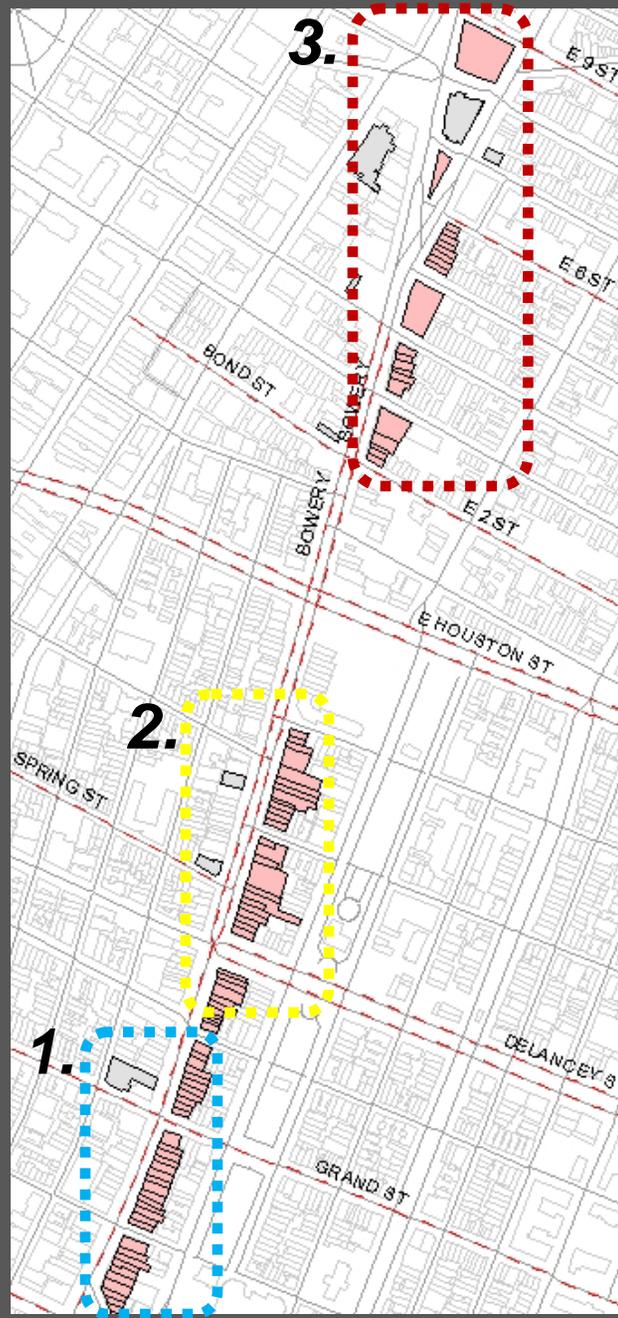
(Blocks 303, 304, 443)

between Canal
and Broome
streets

section two:

(Blocks 424-426)

between Broome
and Stanton
streets

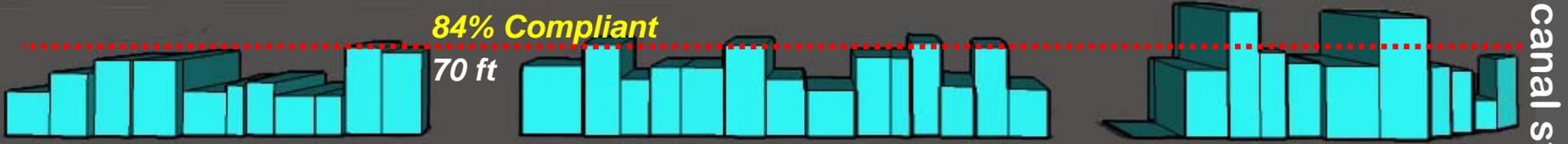


section three:

(Blocks 458-461)

Between East 2nd
and 9th streets

broome st



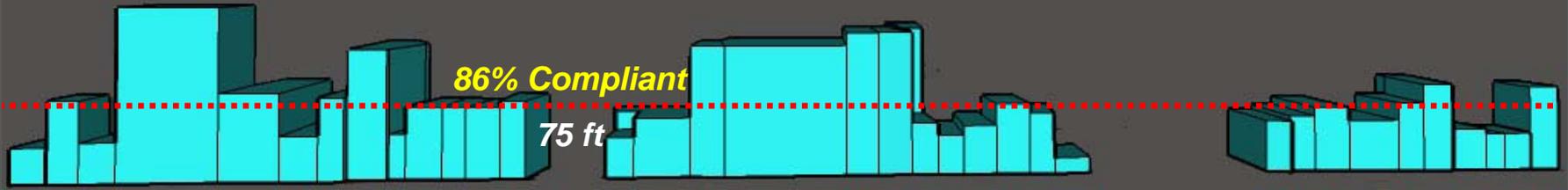
canal st

Section 1



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stanton st



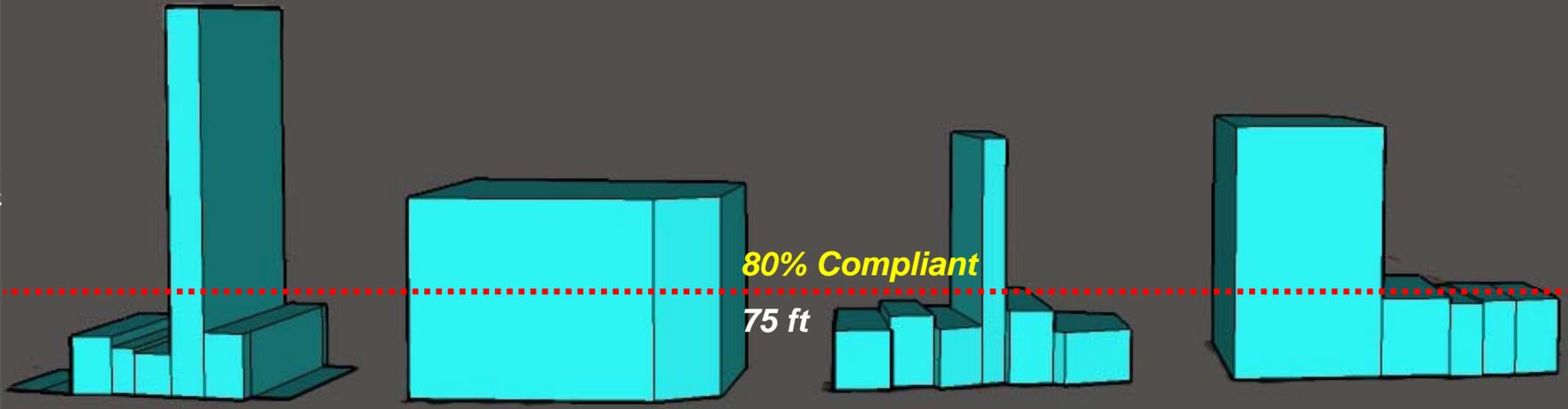
broome st

Section 2



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east 9th st



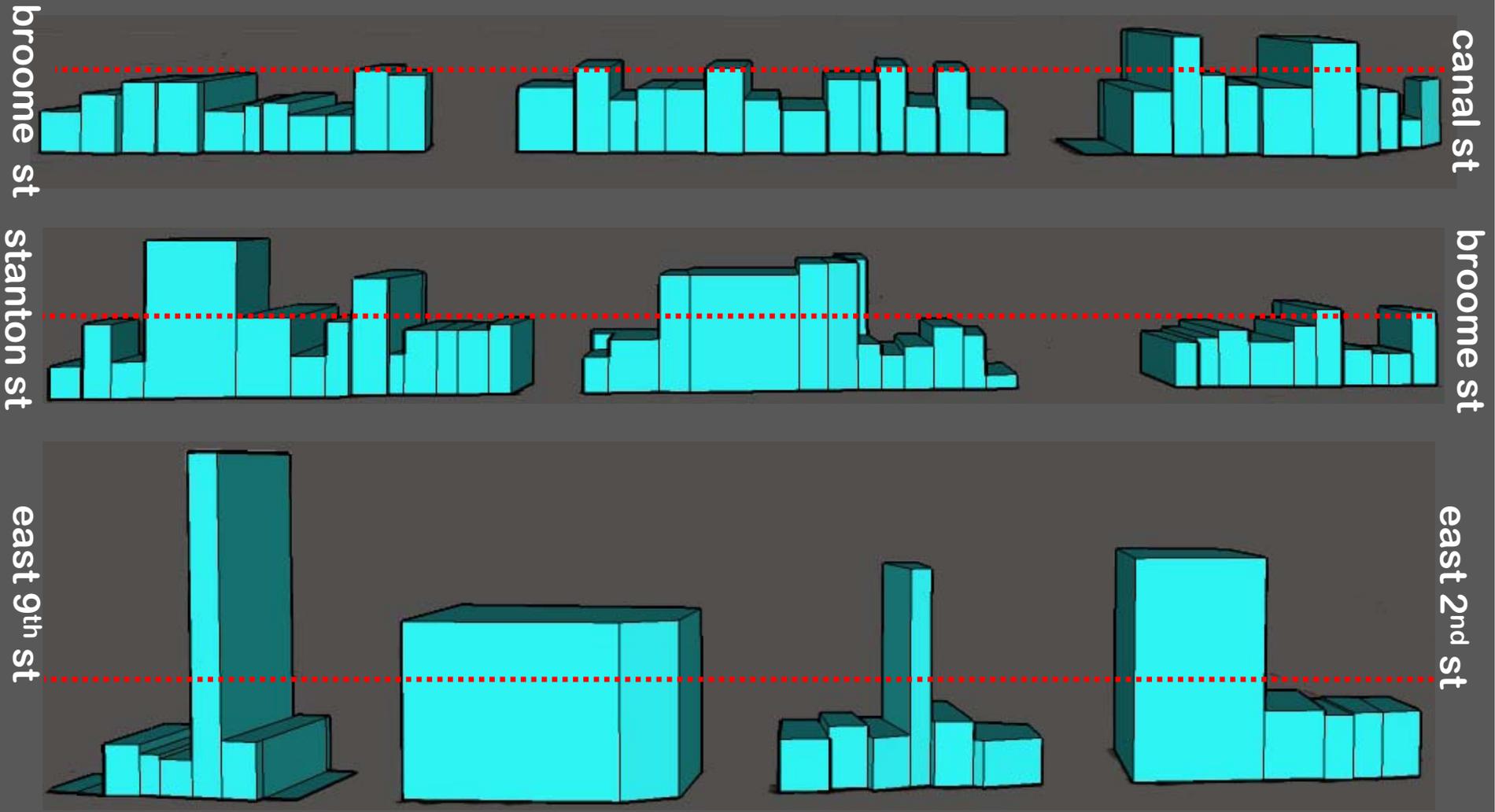
east 2nd st

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%	75%	80%	88%	29%	56%	77%	85%
Section 1	65%	76%	84%	95%	22%	46%	78%	86%
Section 2	70%	73%	78%	86%	30%	62%	78%	86%
Section 3	76%	76%	76%	80%	40%	60%	72%	80%



Compliance Study

(with 80% cap and max 6 FAR)

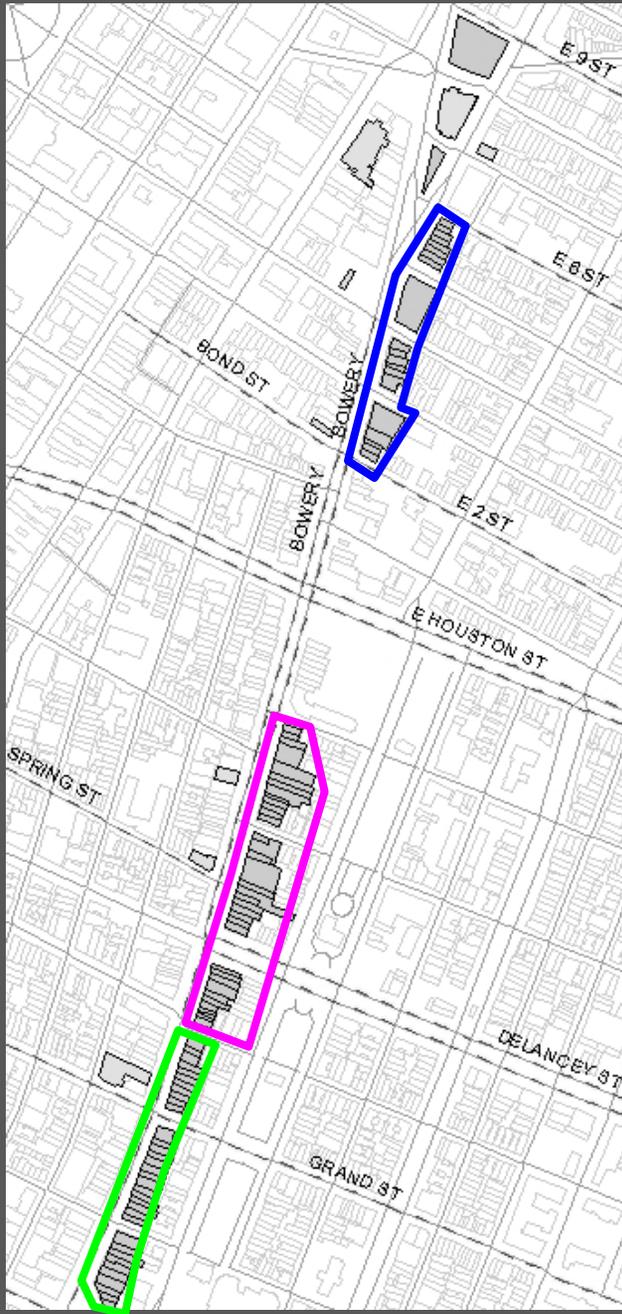
	60'	65'	70'	75'	3 FAR	4 FAR	5 FAR	6 FAR
All Sections	70%	75%	80%	88%	29%	56%	77%	85%
Section 1	65%	76%	84%	95%	22%	46%	78%	86%
Section 2	70%	73%	78%	86%	30%	62%	78%	86%
Section 3	76%	76%	76%	80%	40%	60%	72%	80%

proposed zoning districts for the Bowery

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

*Compliance Follows MAX Residential FAR

proposed zoning for the Bowery

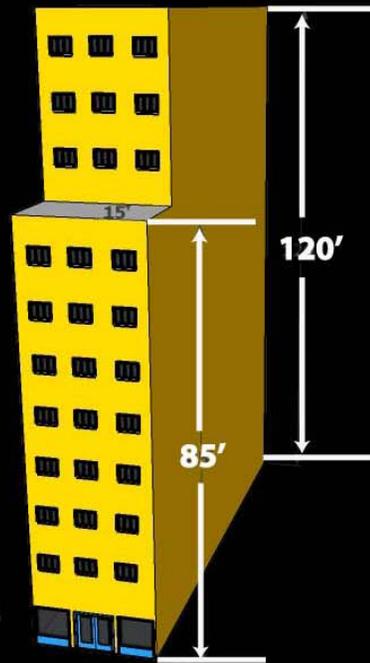


 Proposed C1-7A

 Proposed C4-4D

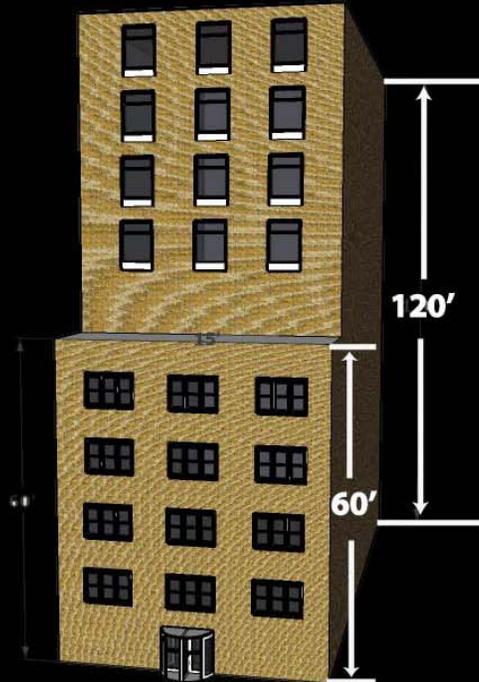
 Proposed C6-2A

C1-7A



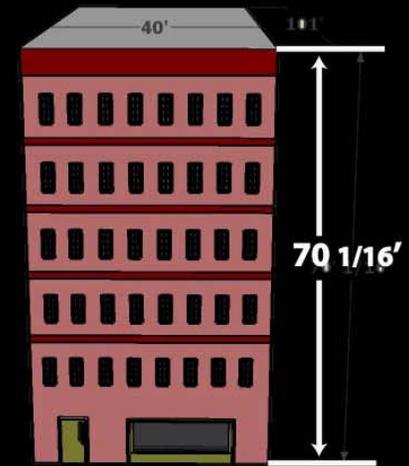
Maximum:
Residential FAR: 6.02
Commercial FAR: 2
Community FAR: 6.5
Base Height: 60-85 ft
Building Height: 120 ft

C4-4D



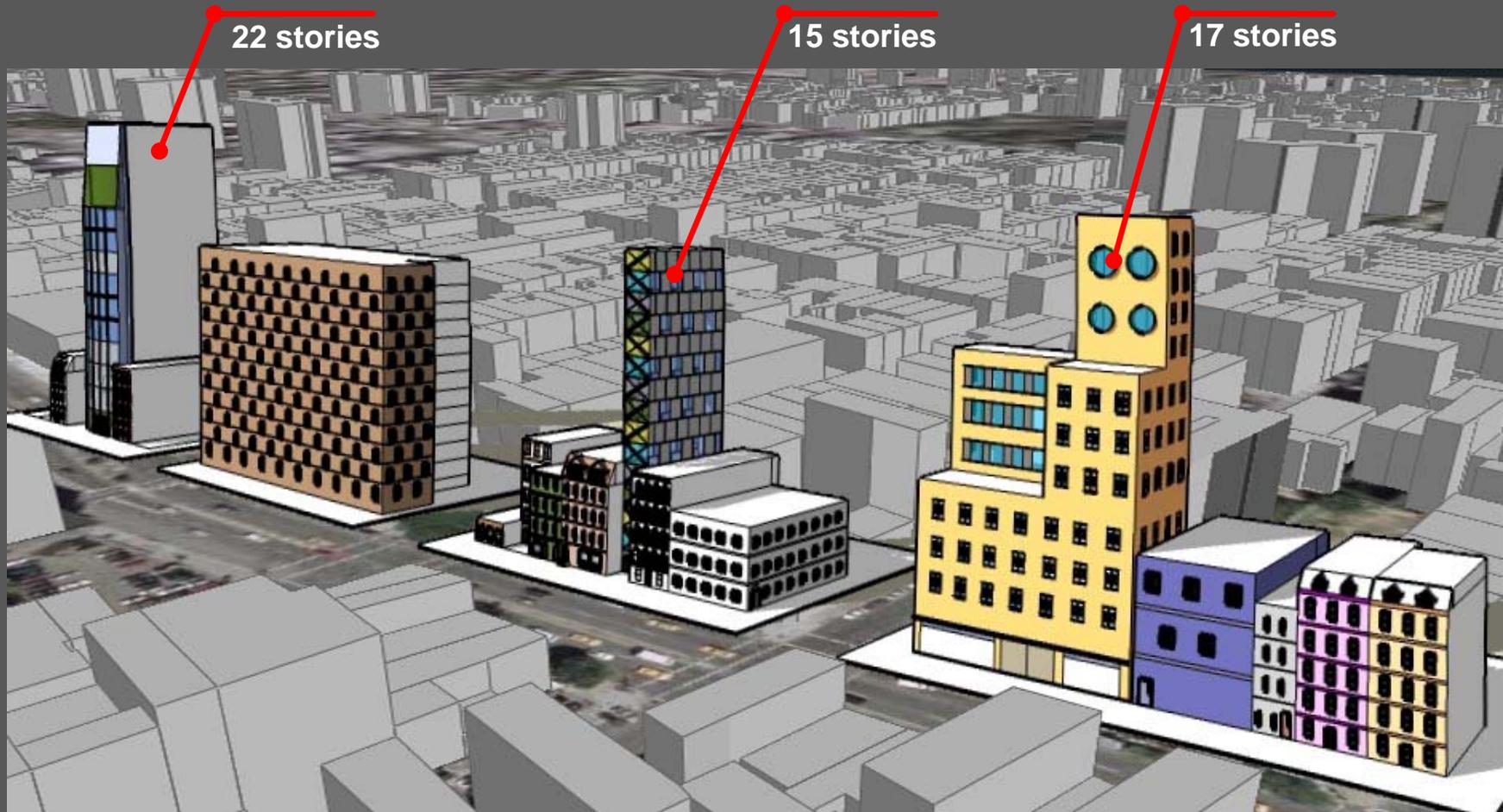
Maximum:
Residential FAR: 6.02
Commercial FAR: 3.4
Community FAR: 6.5
Base Height: 60-85 ft
Building Height: 120 ft

C6-2A



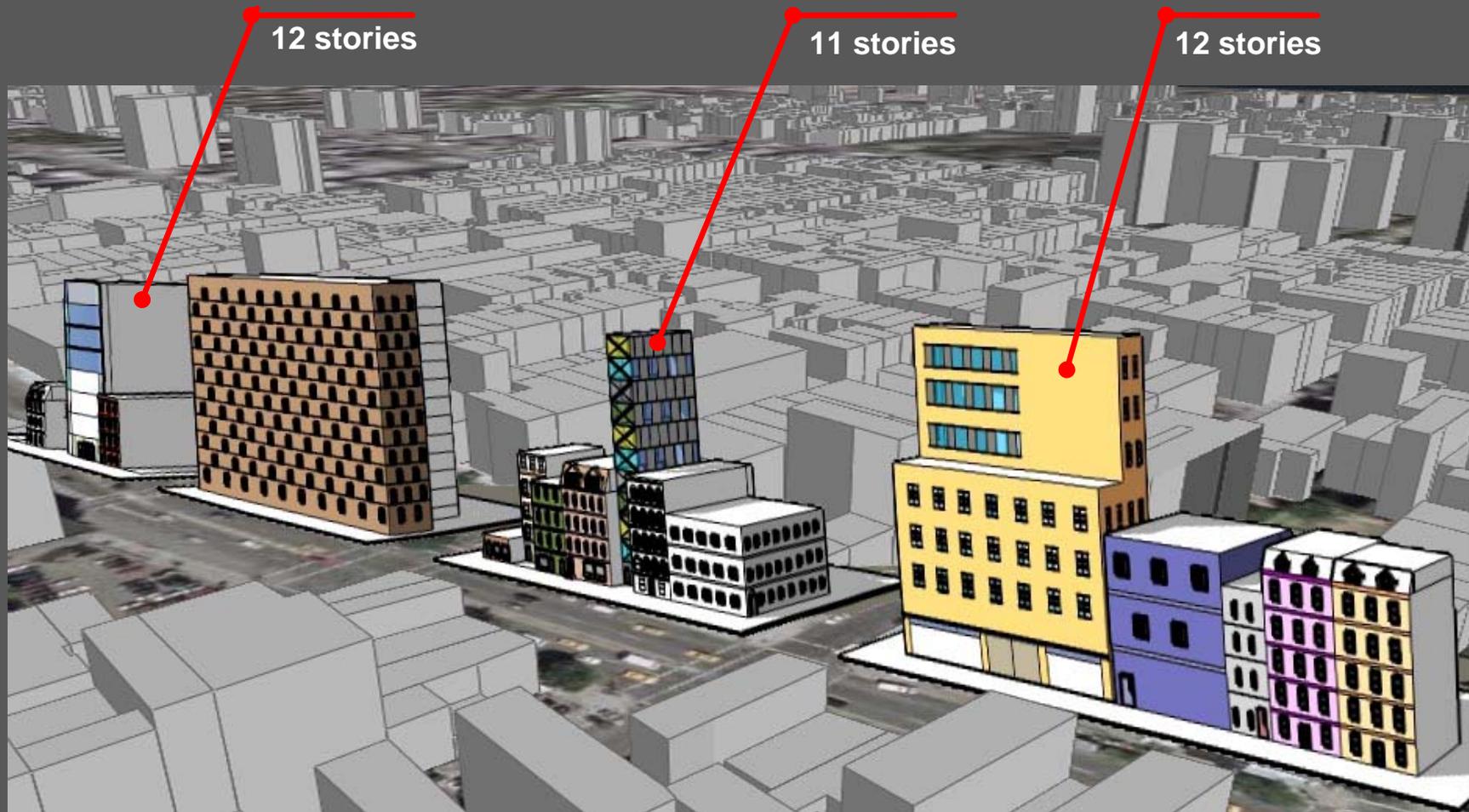
Maximum:
Residential FAR: 6.02
Commercial FAR: 6
Community FAR: 6.5
Base Height: 60-85 ft
Building Height: 120 ft

the Bowery *without re-zoning*



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the Bowery **with re-zoning**



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