

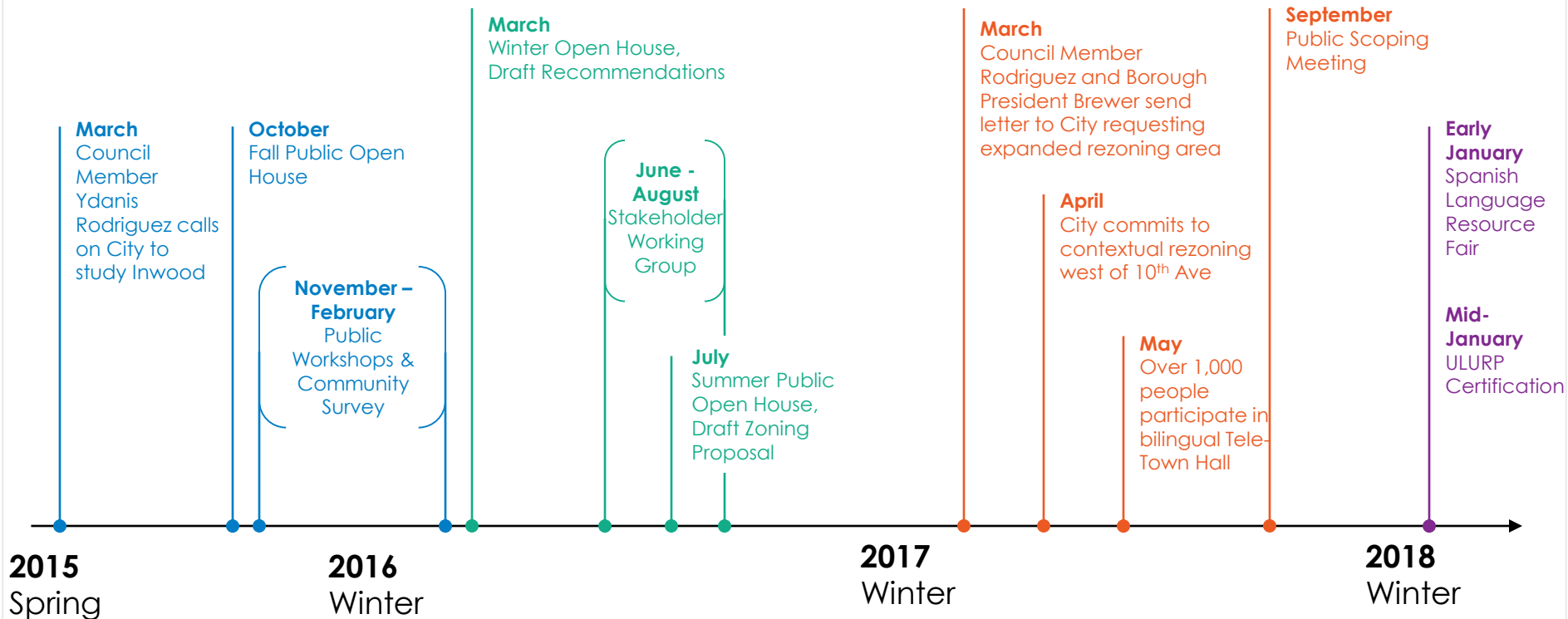


INWOOD NYC NEIGHBORHOOD PLAN

CITY COUNCIL
PUBLIC HEARING
JULY 10, 2018

What is Inwood NYC?

Since Spring 2015, the City has engaged with over 3,000 local stakeholders



Responding to Community Feedback

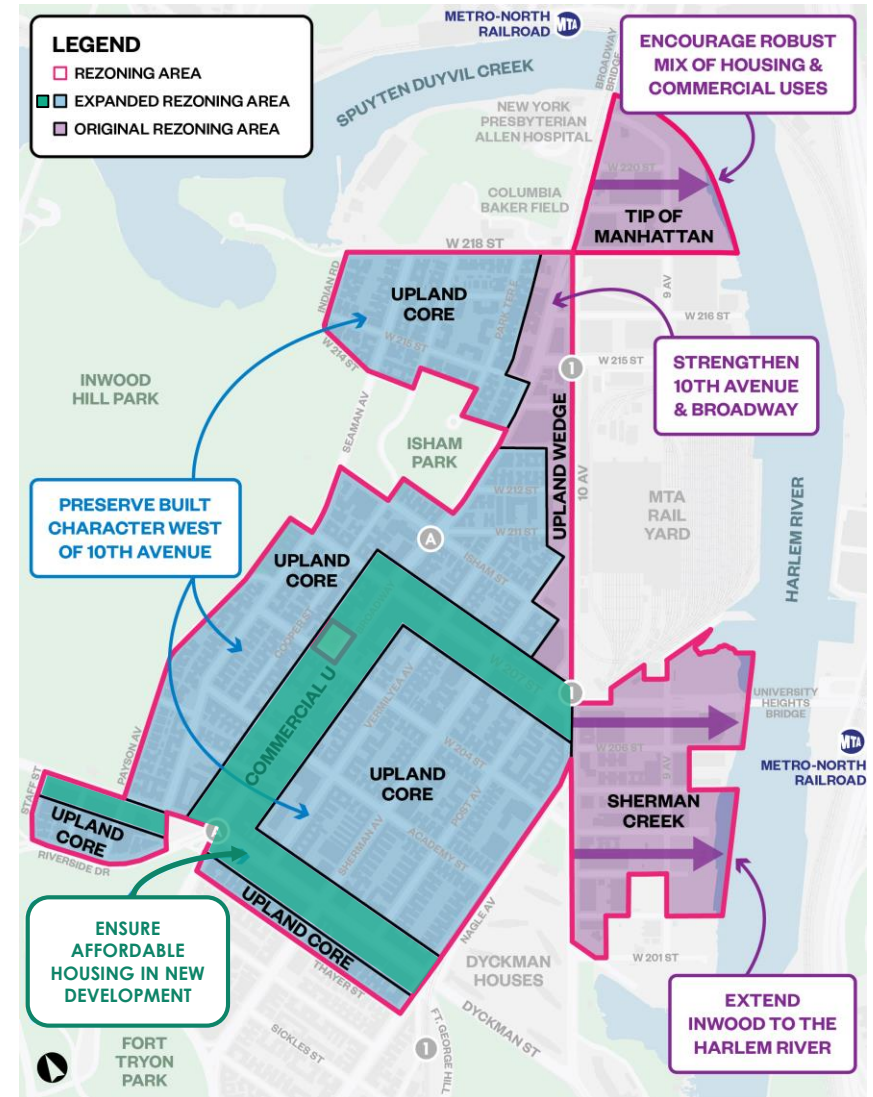
The rezoning area was expanded based on feedback from the community

Along and East of Tenth Ave:

- Extend the **vibrant mixed-use character** of Inwood **east to the Harlem River**
- **Require permanently affordable housing**

West of Tenth Ave:

- Strengthen the existing character with focus on **preservation**
 - **80% of the expanded rezoning area proposed for R7A contextual zoning**



Proposed Land Use Actions

▪ Zoning Map Amendments

- Rezone 230-acre area in Inwood, balancing new development and preservation

▪ Zoning Text Amendments

- Establish Special Inwood District (SID), Mandatory Inclusionary Housing Area (MIHA), and Inwood Waterfront Access Plan (WAP)

▪ Urban Development Action Area Designation and Project (UDAAP) Approval, and Disposition

- Facilitate redevelopment of library site with new library, affordable housing, and UPK

▪ Property Disposition and Acquisition

- Facilitate creation of waterfront open space; redevelopment of library site with new library, affordable housing, and UPK; reconfigure City parcel in Tip of Manhattan

▪ City Map Changes

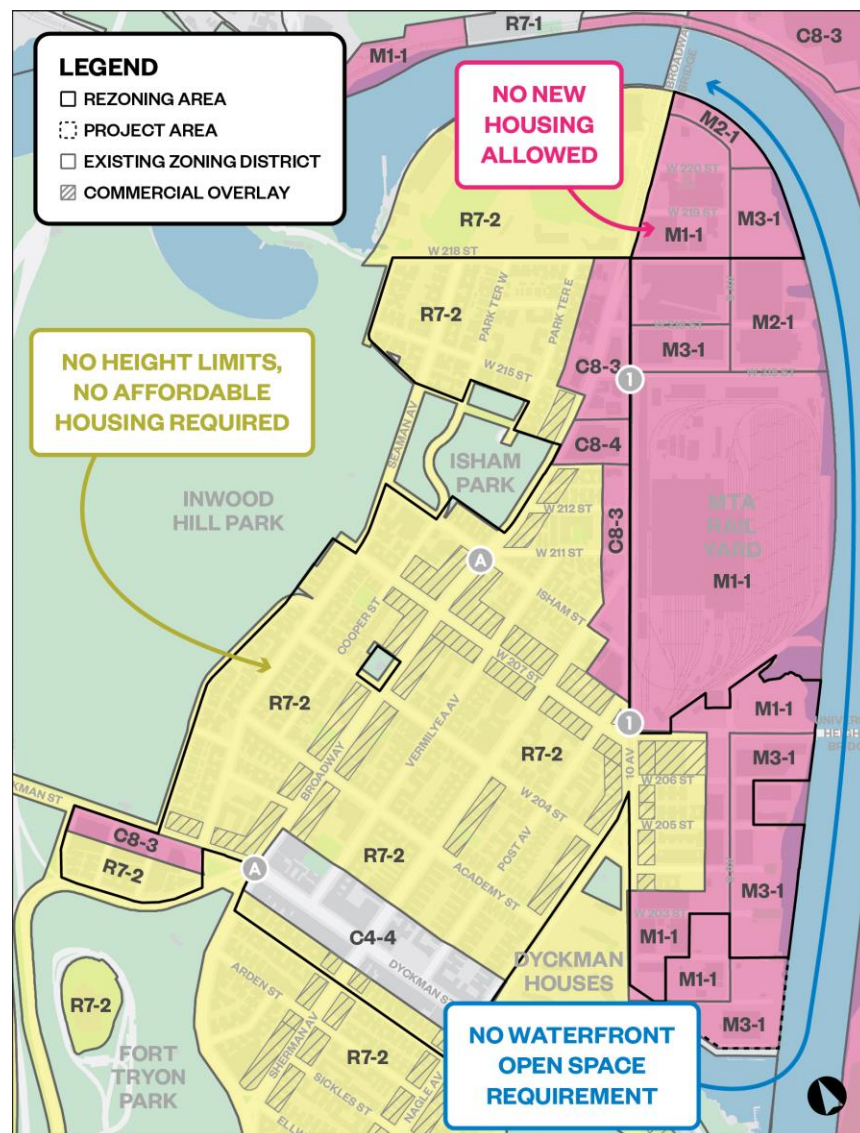
- Facilitate future waterfront open space

Why does Inwood need updated zoning?

Existing Zoning is a barrier

- Zoning has not been updated in over half a century
- Large parts of the neighborhood **do not allow new housing** and **affordable housing is not required** anywhere
- Because of **lack of height limits**, new development could erode existing character west of Tenth
- **No mechanism to ensure access** to the **waterfront**

Updated zoning will create a long-term framework for Inwood's growth

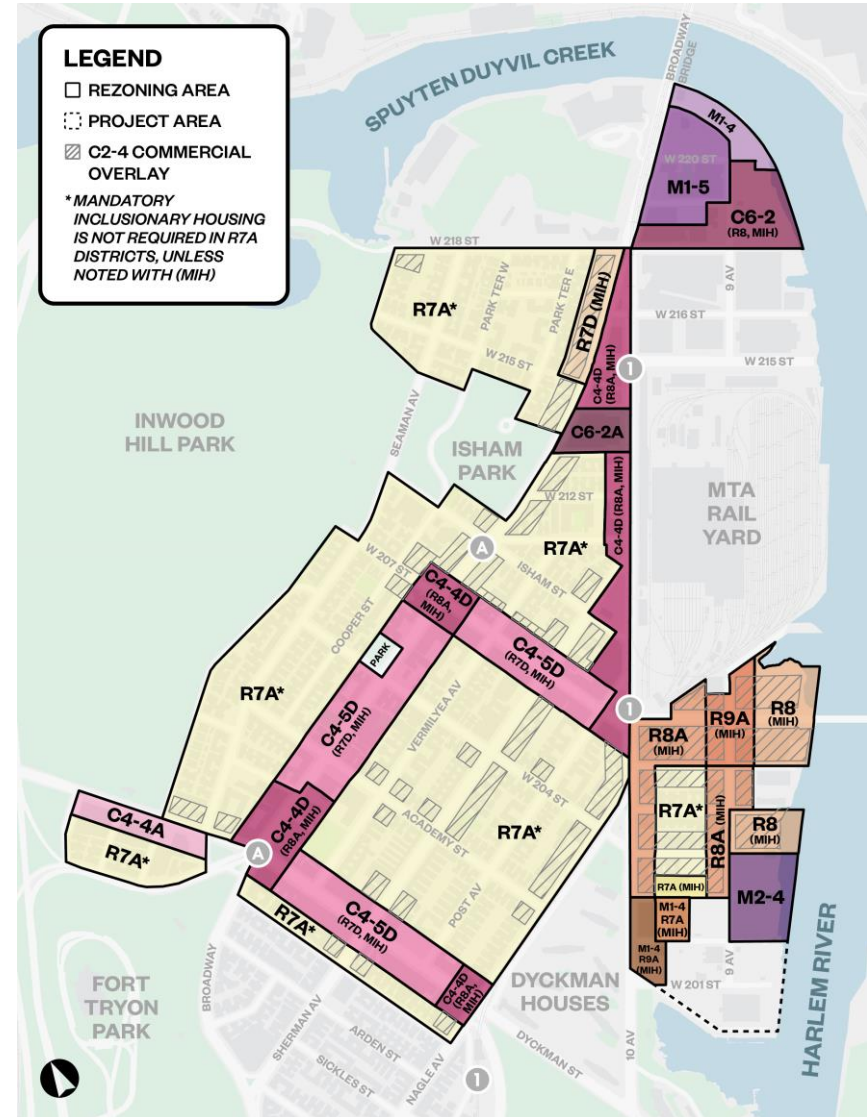




The Proposed Land Use Actions aim to address Inwood's needs

Goals of the Proposed Zoning

- Extend the **vibrant mixed-use character** of Inwood **east to the Harlem River**
- **Require permanently affordable housing**
- Strengthen the existing character with focus on **preservation west of 10th Avenue**
- Create opportunities for **economic development, job growth, and new community facility spaces**





The proposed land use actions are needed to ensure new permanently affordable homes are built in Inwood

- Proposed zoning allows **Mandatory Inclusionary Housing (MIH)** to be mapped in some areas, **requiring permanently affordable housing**
- Library project would create **175 deeply affordable homes** along with state-of-the-art library and UPK



The proposed land use actions are needed to encourage an active public realm and waterfront

- Mixed-use zoning and tailored Waterfront Access Plan to **extend Inwood to the waterfront** and **require public open space**
- **Active uses required on major streets** to reinforce active streets west of 10th Ave and encourage **activity** and **safety** east of 10th Ave





The proposed land use actions are needed to unlock opportunities for job-intensive uses

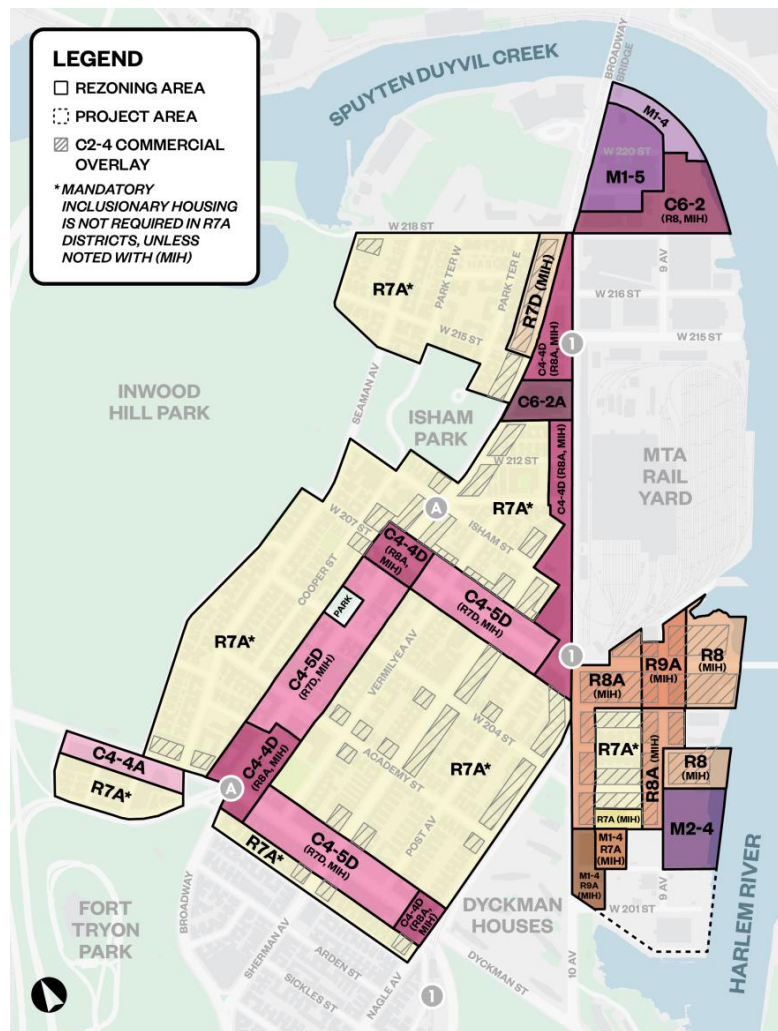
- Mixed-use zoning will encourage **commercial and community facility uses** along with residential
- Proposed zoning will encourage **job-intensive commercial and community facility uses**
- Commercial overlays will ensure **existing retail can expand** and **new commercial is encouraged on the first two floors**



Amended ULURP Application

In April, the City filed an Amended ULURP Application with improvements to the zoning, many of which responded to community feedback

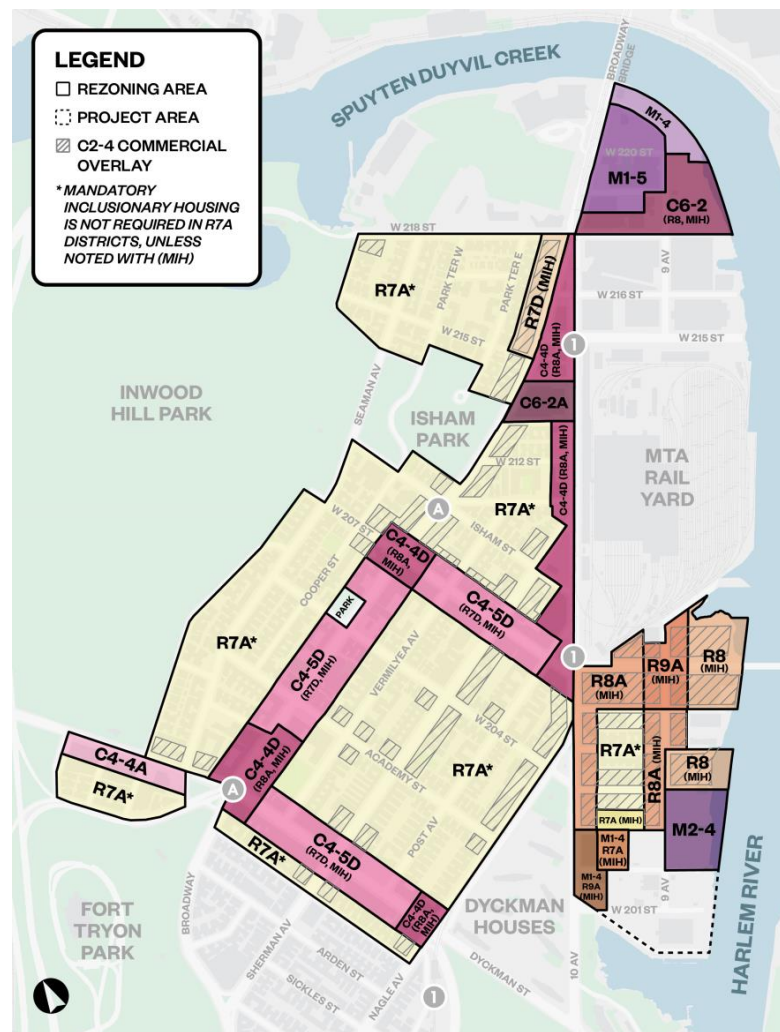
- Industrial mixed-use zoning in Sherman Creek to facilitate relocation of wholesale business
- Encourage additional commercial development along existing commercial corridors
- Transit easements for subway station improvements
- Better waterfront open space/circulation in ToM
- Bulk flexibility for better design at W 207th & Ninth
- 50% GF frontage for retail and service establishments; banks & loan offices limited to 25'
- FAR adjustments to allow for potential changes to building scale to be within ULURP scope



CPC Modifications

In June, CPC made modifications to the proposed zoning that improved the application and further responded to community feedback

- Require a wider shore public walkway in southern portion of Tip of Manhattan
- Ensure publicly accessible waterfront open space is provided on future Tip of MN city site regardless of future configuration
- Per MTA's recommendation, remove Inwood Library site from Transit Easement Zone
- Permit self-storage as-of-right in C6-2A in Upland Wedge
- Make ground floor regulations more flexible in certain portions of Sherman Creek



The Future of Inwood

Conceptual rendering of Academy Street looking West





Appendix

Ground Floor Regulations

Type 1 Streets

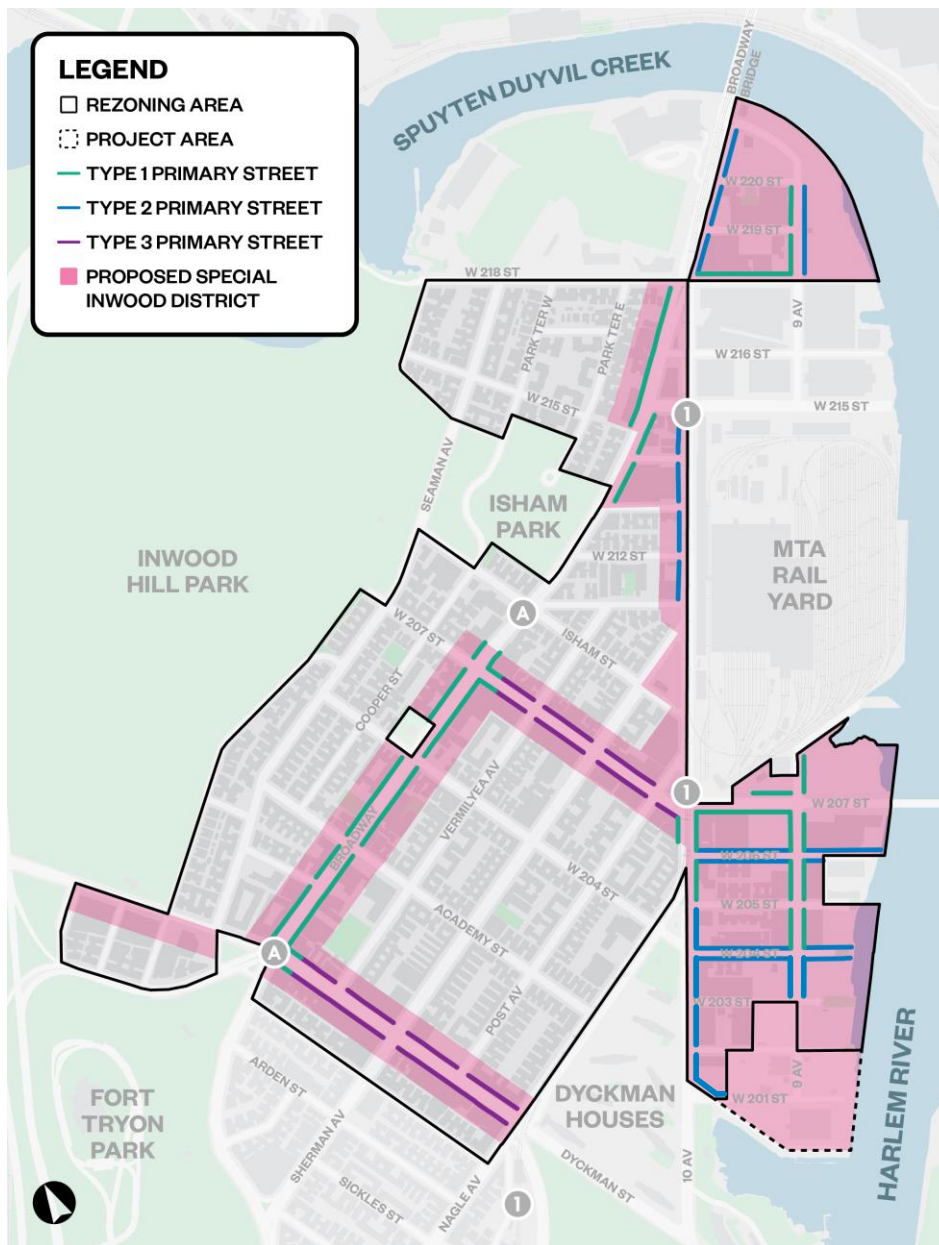
- Non-residential use required on ground floor
- Wrap ground level parking by floor area
- Mapped along major corridors

Type 2 Streets

- All permitted uses allowed on ground floor
- Wrap ground level parking by floor area

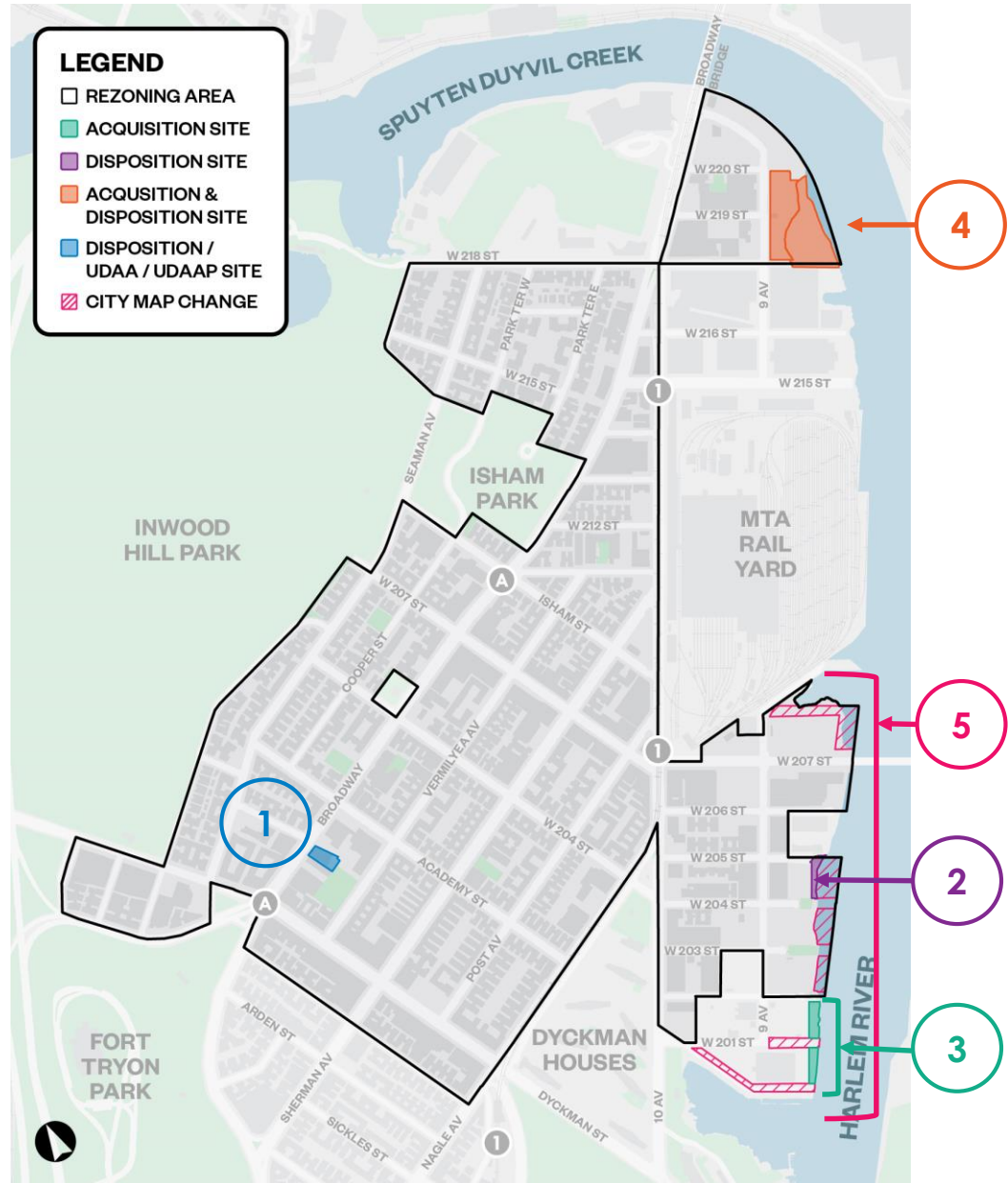
Type 3 Streets

- Type 1 requirements apply
- Retail and service establishments required for at least 50% of ground-floor frontage
- Banks and loan offices limited to a maximum of 25 feet of ground-floor frontage



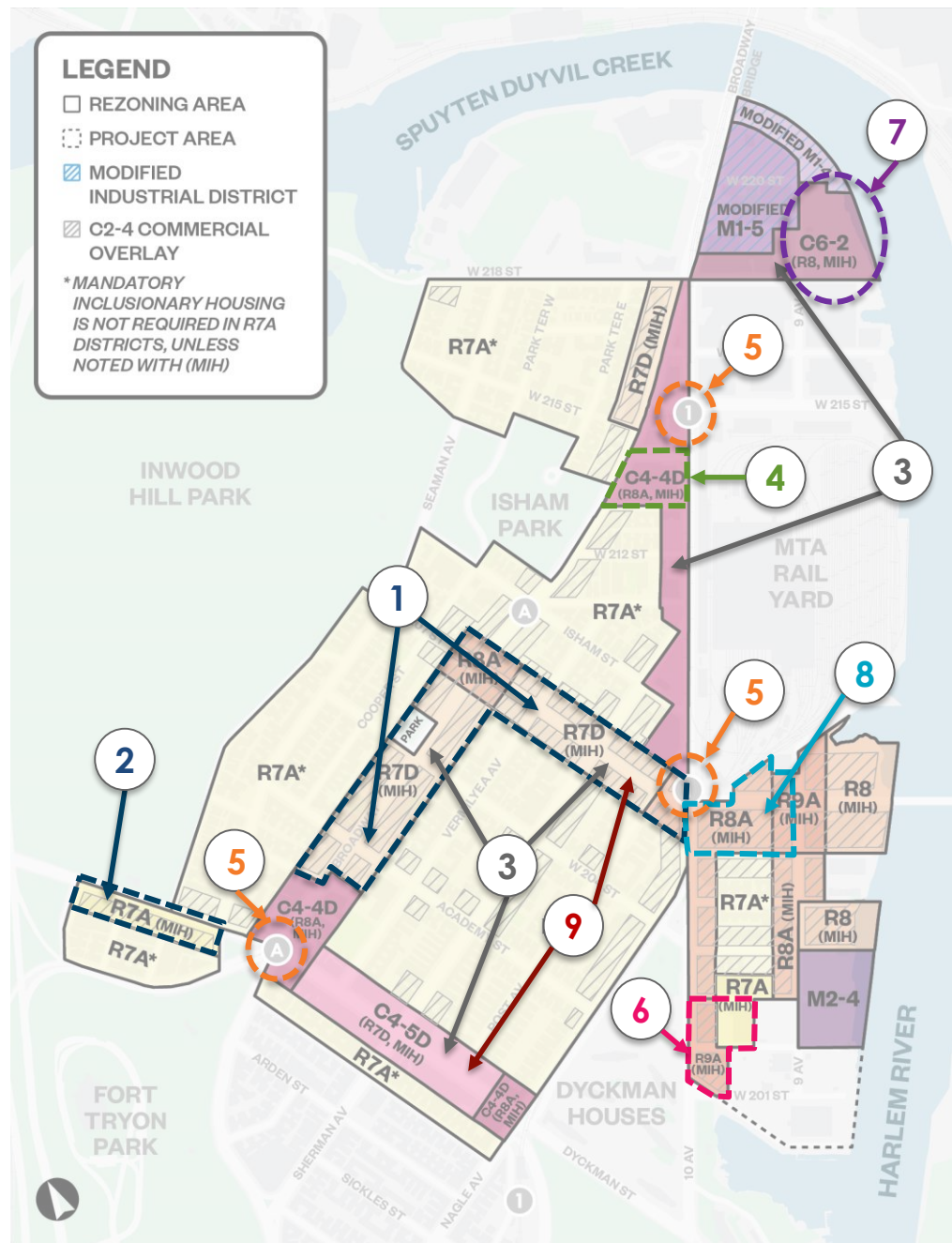
Acquisition, Disposition, UDAA/UDAAP, and City Map Changes

- 1 Urban Development Action Area Designation and Project (UDAAP) Approval, and Disposition to facilitate redevelopment of library site
- 2 Disposition of City-owned waterfront lot to facilitate open space
- 3 Acquisition of portions of the Con Ed blocks for public open space
- 4 Acquisition and disposition to reconfigure two adjacent City- and Spectrum Communications-owned lots
- 5 Targeted demappings to facilitate future public open space



A-Application

- 1 Commercial zoning for Broadway and W 207th St
- 2 Commercial zoning along Dyckman West
- 3 In higher density commercial districts, commercial and community facility allowed same height as an MIH building
- 4 C6-2A zoning for block with 5030 Broadway
- 5 Transit easements for subway station improvements
- 6 Industrial mixed-use zoning in Sherman Creek to facilitate relocation of wholesale business
- 7 Better waterfront open space and circulation in ToM
- 8 Bulk flexibility to encourage better building design at W 207th and Ninth Ave, as on waterfront side
- 9 50% GF frontage for retail and service establishments; banks & loan offices limited to 25'
- 10 FAR adjustments to allow for potential changes to building scale to be within ULURP scope





The City is making early investments to protect Inwood tenants, and keep Inwood affordable

- Opened a **new** Inwood legal services office at 5030 Broadway
- **Ongoing tenant support:** 27,428 Doors Knocked, 970 Cases Opened (164 Ongoing), 2,572 Tenants Assisted
- **“Certification of No Harrassment”** pilot program
- **New** Neighborhood Pillars Program
- Pilot **Landlord Ambassadors Program**
- 204th St and 21 Arden Street **preservation projects**
- Increased **inspections** and **block sweeps**



...And More



The City is making early investments to strengthen neighborhood infrastructure

- **\$15M** to improve Parks in Inwood
- **\$30M** investment to transform **Highbridge Park** through Anchor Parks initiative
- Making **streets and intersections safer for pedestrians** (Dyckman Street, Broadway & Isham Street)
- **Broadway Bridge upgrades**
- **Replacing outdated sewers**

...And More





The City is making early investments to support Inwood residents and businesses

- **Connecting residents to jobs** at the **new** Northern Manhattan Workforce1 Center, **focusing on foreign-born** New Yorkers
- **\$1M+ in grants** to support local businesses (Neighborhood 360)
- **Business courses and assistance** with lease negotiations, capital access, and more through Business Solutions Center
- **Grants, training for local cultural organizations** through Building Community Capacity



...And More