



INWOOD NYC NEIGHBORHOOD PLAN

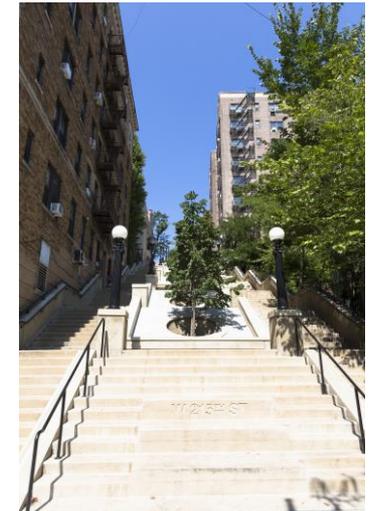
CB 12 LAND USE
COMMITTEE

FEBRUARY 7, 2017

Agenda

To answer these questions, and questions from the committee:

- What is a Neighborhood Plan, and what is the City doing in Inwood?
- Why does Inwood need new zoning?
- What are the proposed land use actions?
- How would these land use actions address issues in Inwood?
- How will the proposed actions meet community needs for affordable housing, jobs, community space, and open space?





What is a Neighborhood Plan?

What is a Neighborhood Plan?

The Inwood NYC Planning Initiative aims to ensure that Inwood remains an affordable, attractive neighborhood for working families.

- It **builds on past planning efforts** (2008 Planning & Land Use Study, 2011 Sherman Creek Waterfront Esplanade Master Plan)
- It is a **coordinated plan** by **eight City agencies**
- **It involves ongoing, bilingual community engagement**
 - Since Spring 2015, the City has engaged with **over 2,500 local stakeholders**
 - 25 open houses, workshops, & other public meetings, community survey, Stakeholder Working Group with over 30 invited organizations, bilingual telephone Town Hall with over 1,000 participants, Spanish Resource Fair, CB12 briefings



What we've heard from the community

We've heard that the Inwood community wants to protect what is great about Inwood, and offer more.

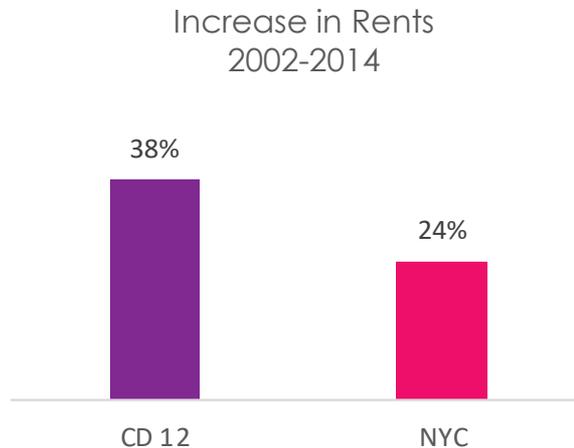
- Large stock of affordable housing, but little new development
- Infrastructure in need of investment
- Inwood west of 10th Ave has strong and vibrant existing character
- Need for more commercial and community-focused space
- Residents should have access to the Harlem River waterfront



What we've heard from the community

Inwood's housing is a major asset, but market pressure threatens the neighborhood's affordability

Rents are rising faster than NYC average and outpacing income



Median Household
Income

Inwood	\$46,260
Manhattan	\$74,904
NYC	\$54,862

- **Very little new housing** – less than 200 units developed in last two decades
- There is an **urgent need for more affordable housing**
- Inwood has a large amount of **rent-regulated housing**; tenants who live there **must be protected**

The City is already responding

The Inwood NYC Action Plan provides a framework for City Action and investment in Inwood.



Support
Affordable and
Mixed-Income
Housing



Create a
Comprehensive
Zoning
Framework

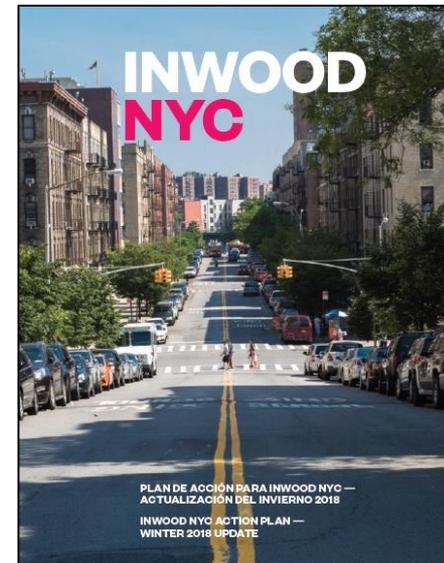


Improve
Neighborhood
Livability



Invest in
People

The Inwood Action Plan is not finished. An update was released in January of 2018, showing progress on each of the 4 key goals.



The City is making real investments in Inwood now, with more to come

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

- Opened a **new** Inwood legal services office at 5030 Broadway
- Implementing a “**Certification of No Harrassment**” pilot program
- **New** Neighborhood Pillars Program
- 204th St and 21 Arden Street **preservation projects**



...And More

The City is making real investments in Inwood now, with more to come

The City is making early investments to support people and businesses

- **Connecting residents to jobs** at the 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



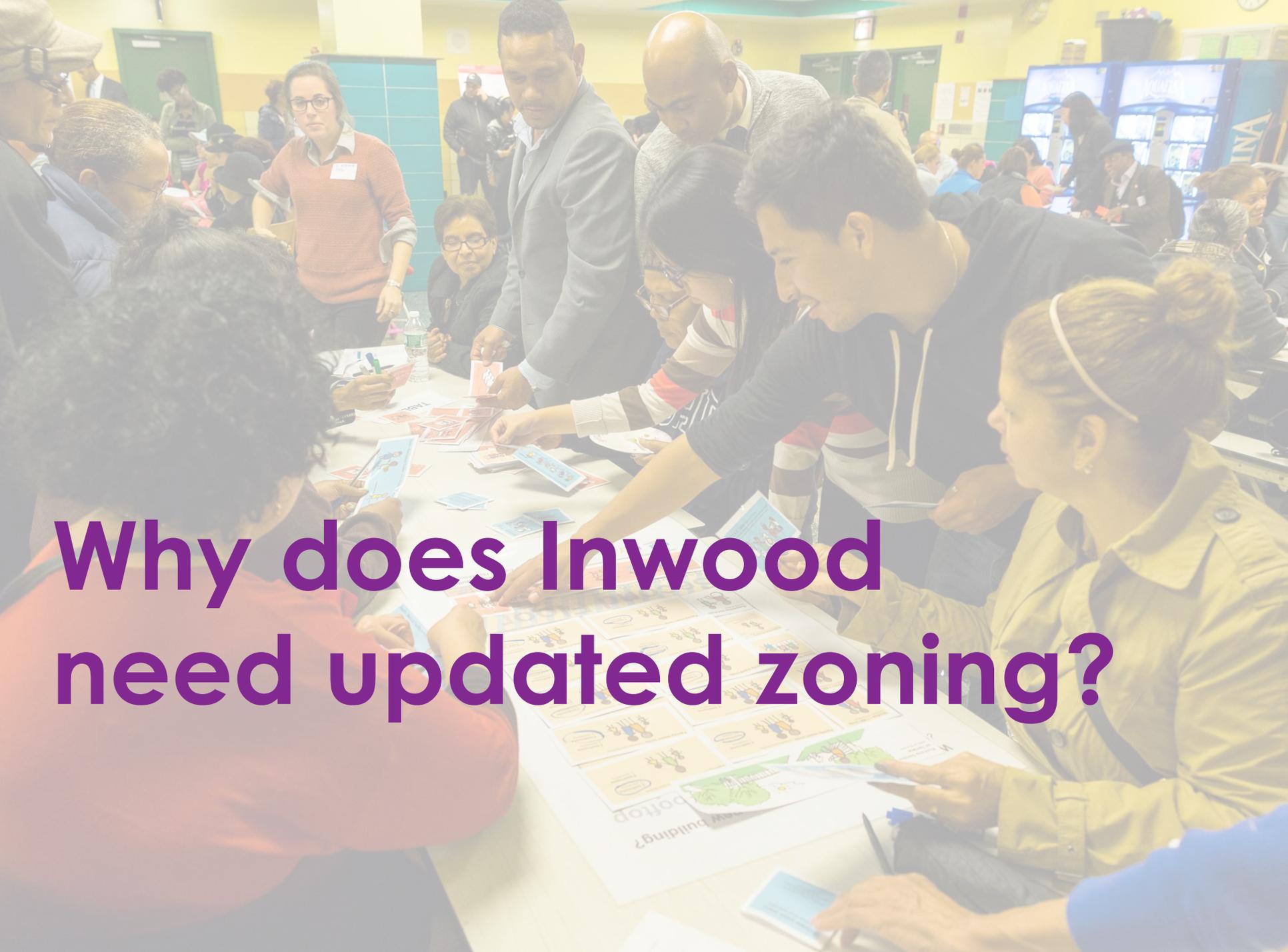
The City is making real investments in Inwood now, with more to come

The City is making early investments to strengthen neighborhood infrastructure

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

...And More





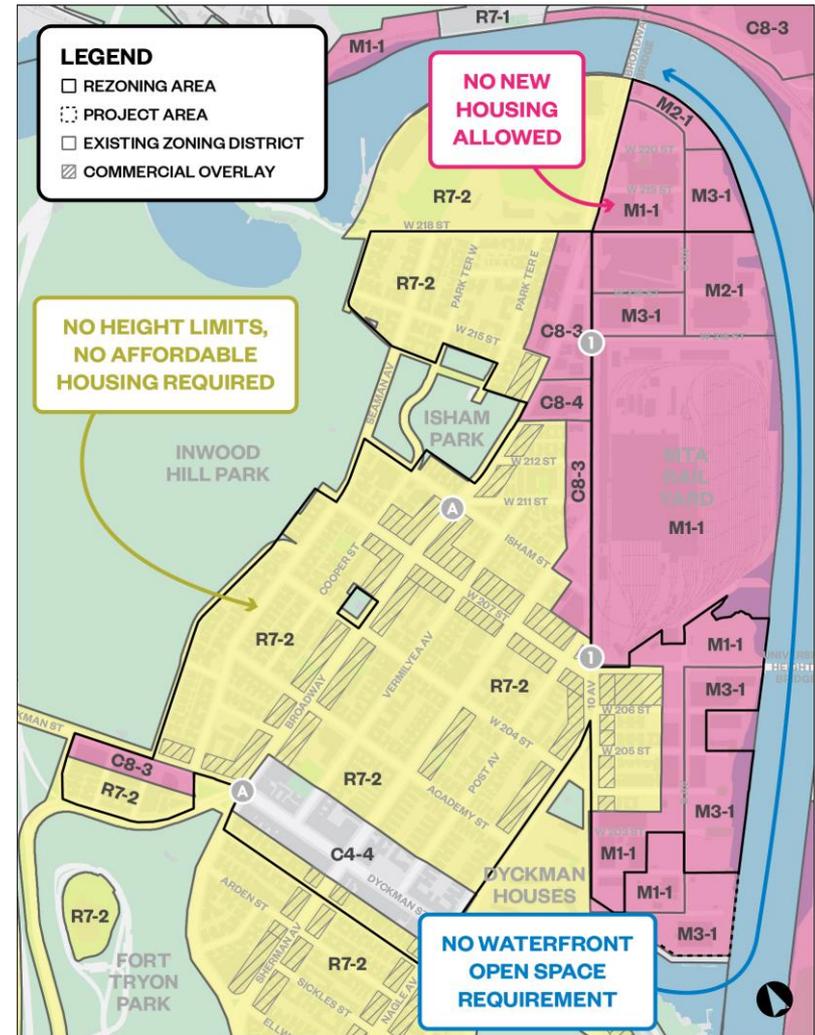
Why does Inwood need updated zoning?

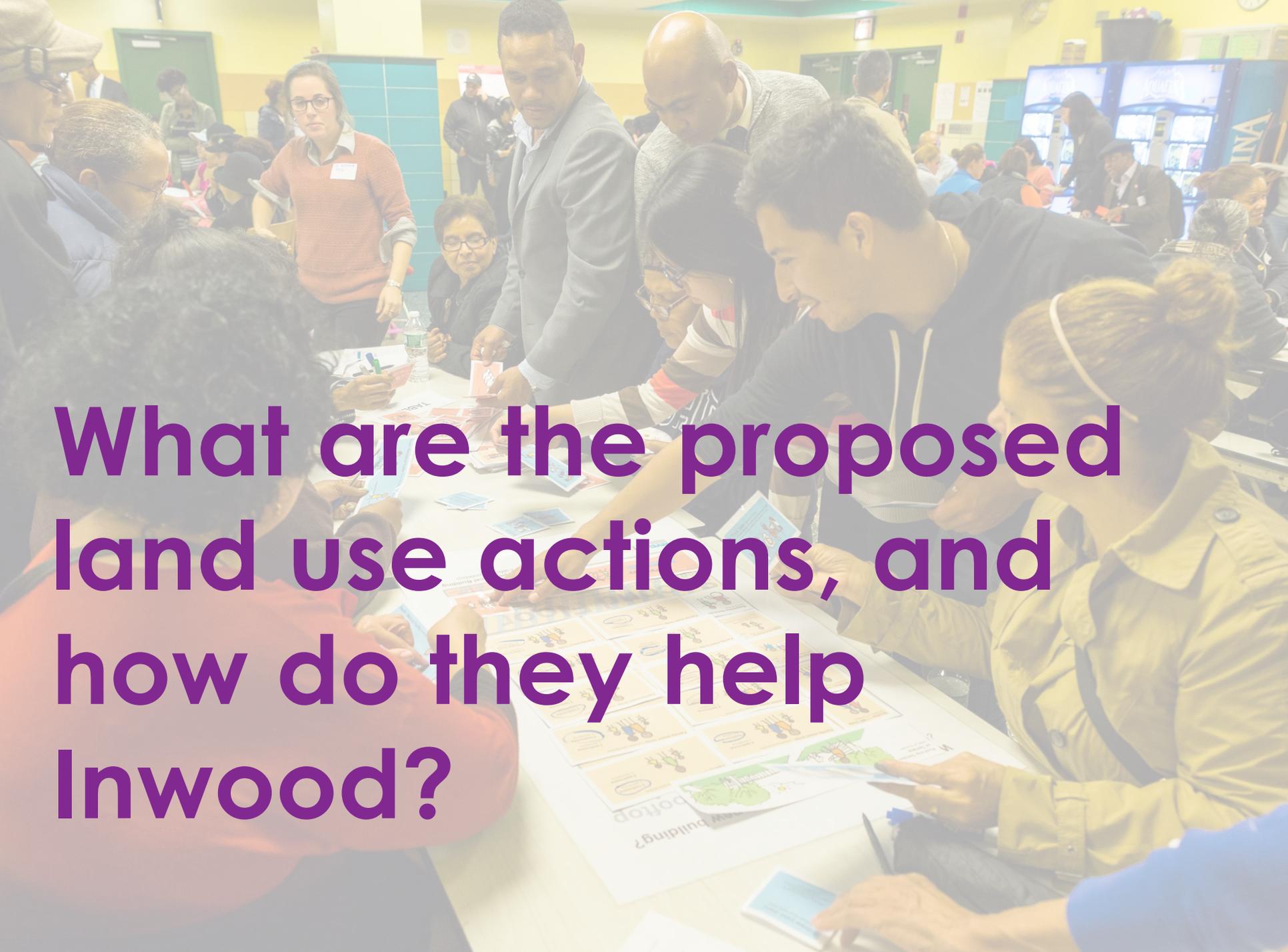
Why does Inwood need updated zoning?

Zoning has not been updated in over half a century, and it is holding back progress on urgent neighborhood needs

Existing zoning is a barrier

- 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
- **No mechanism to ensure access** to the **waterfront**



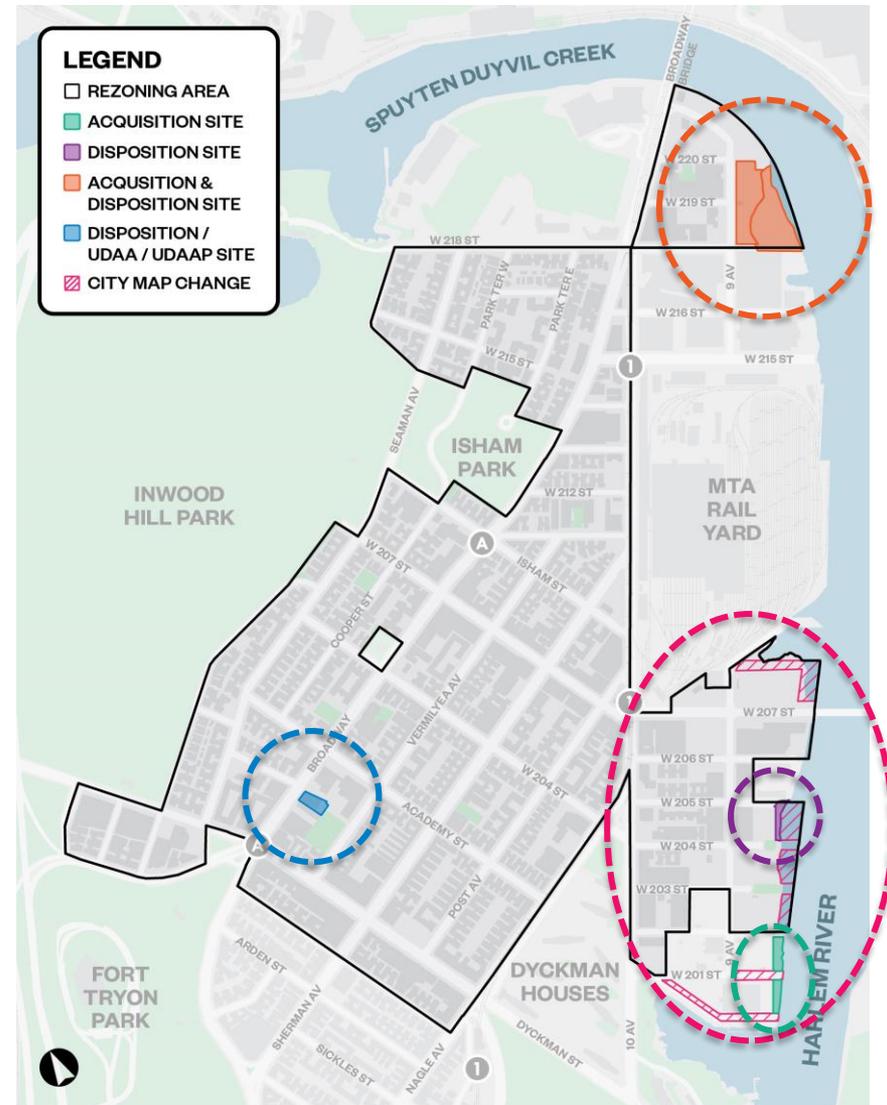


**What are the proposed
land use actions, and
how do they help
Inwood?**

The Land Use Application Includes 6 types of Actions

These actions work together to accomplish the goals in the Action Plan.

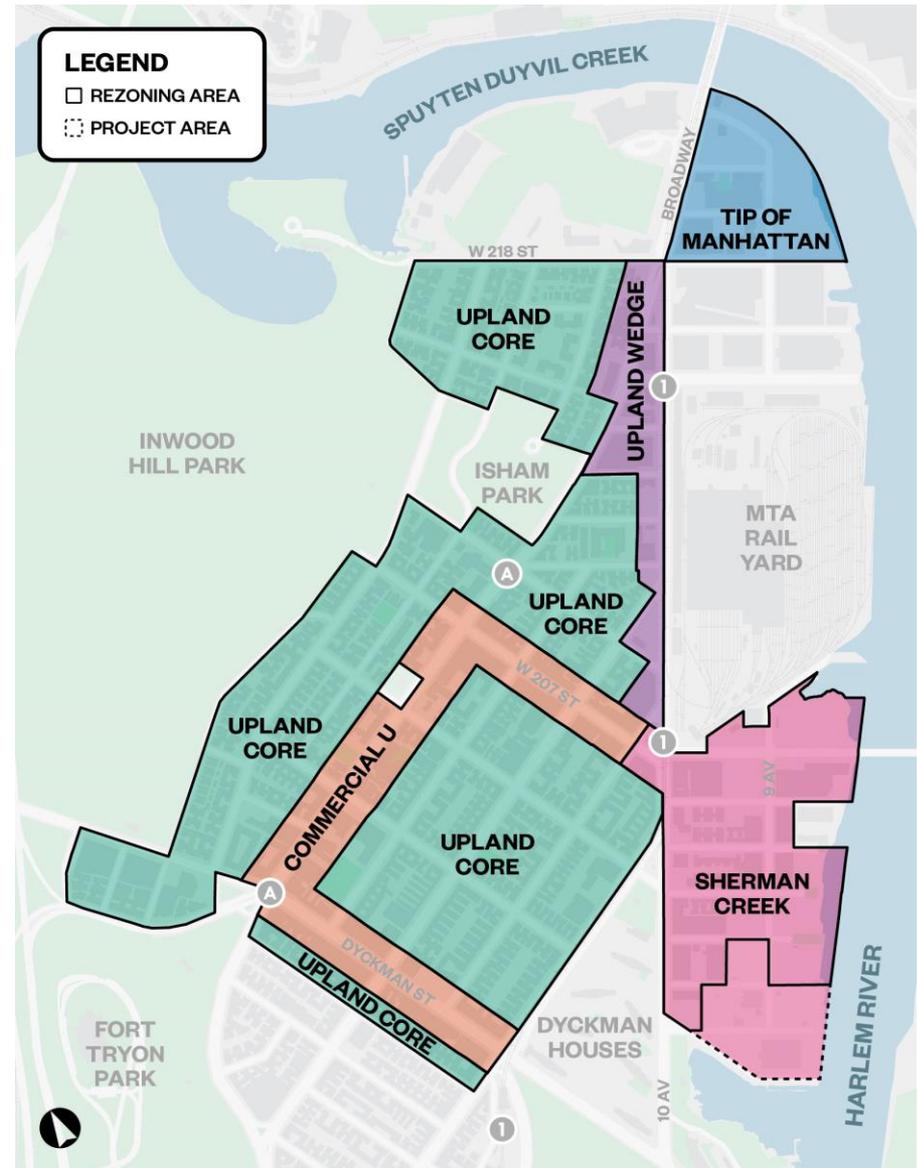
- **Zoning Map Changes** (180204ZMM)
- **Zoning Text Amendments** (N180205ZRM)
 - Special Inwood District
 - Waterfront Access Plan
- **Acquisition of property by the City**(180207PQM)
- **Disposition of City-owned Property**(180206PPM)
- **UDAA/UDAAP** (180208HAM)
- **City Map Changes** (180073MMM)



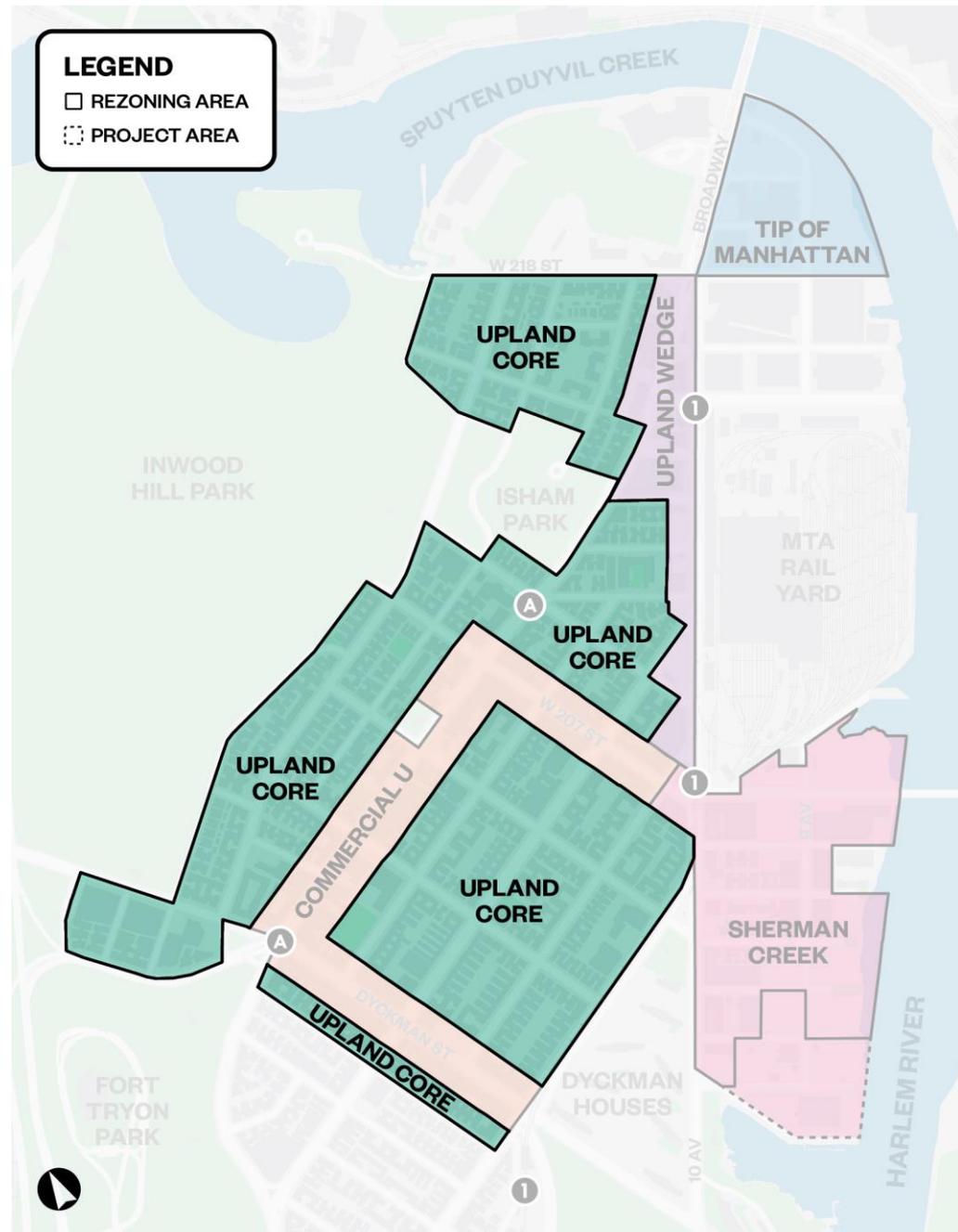
Proposed Zoning

The Proposed Zoning is tailored to the issues in each distinct area of Inwood:

- Upland Core
- Commercial U
- Upland Wedge
- Tip of Manhattan
- Sherman Creek



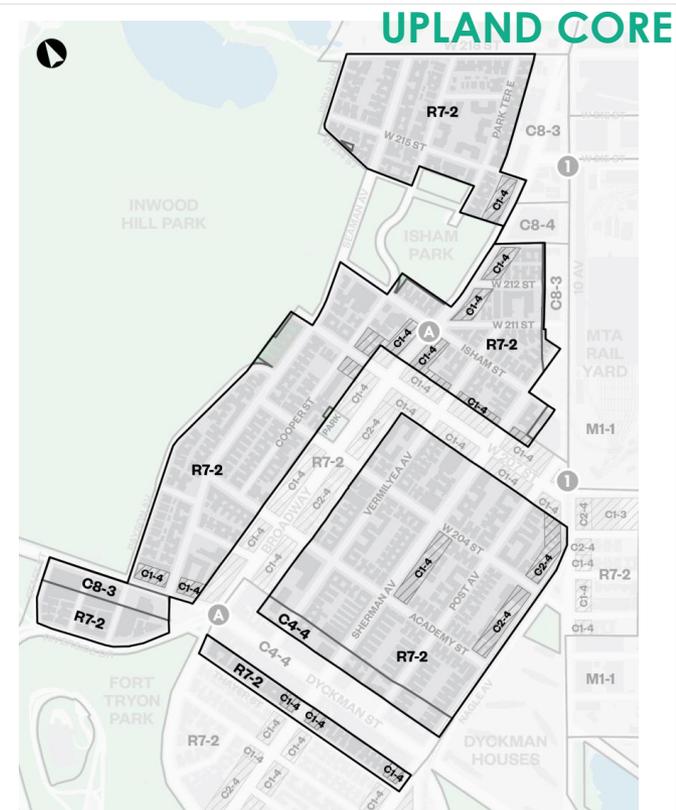
UPLAND CORE



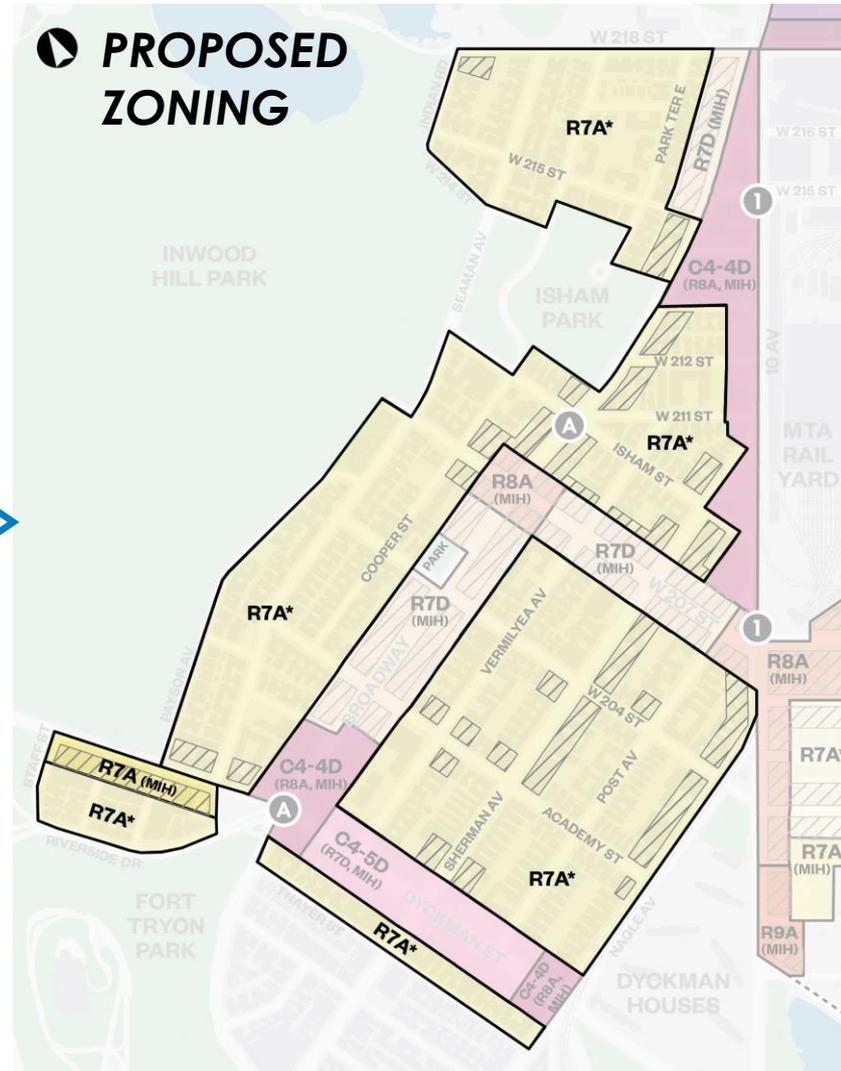
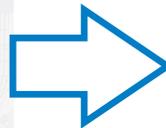
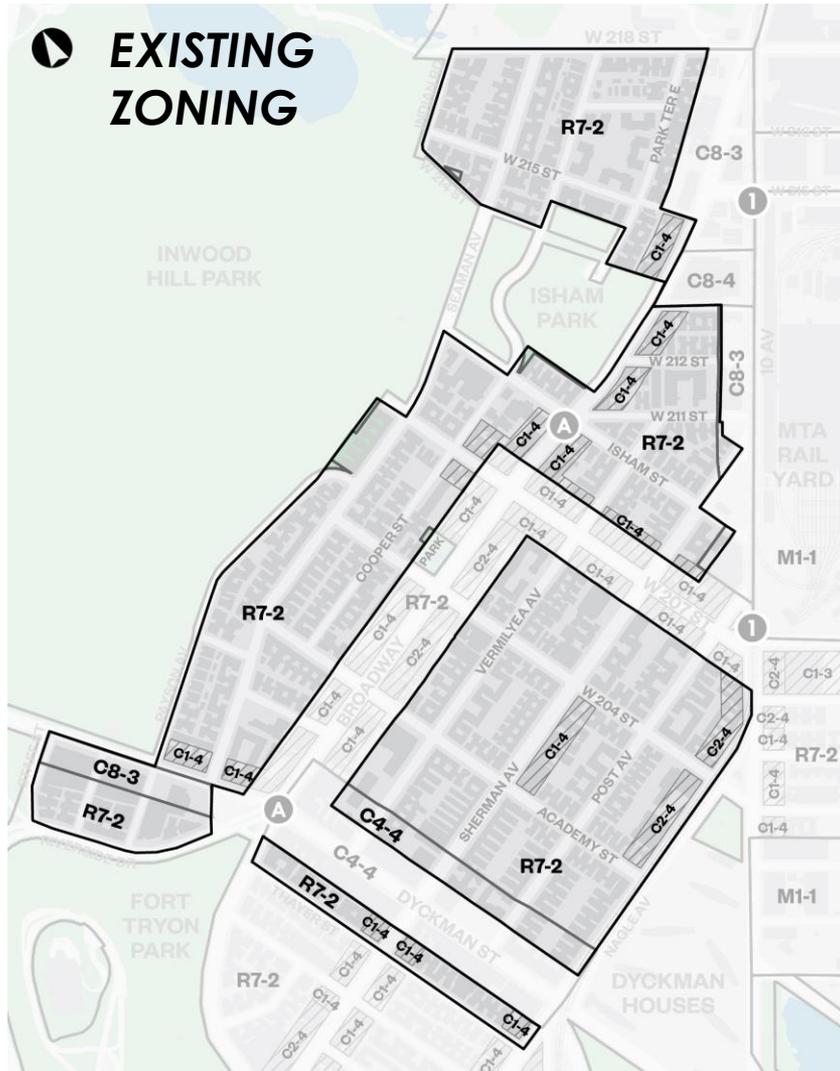
Zoning in the Upland Core does not protect existing character

ISSUES

- One-off private rezoning proposals could **erode built character**
- Existing R7-2 and C4-4 zoning districts **do not require height limits or street walls**
- Existing zoning **does not require affordable housing**
- **C8-3** district **does not allow housing**
- Much of **existing retail** is **nonconforming**



Proposed zoning aims to preserve existing character in Upland Core



In response to the community, proposed zoning aims to preserve existing character in Upland Core

ISSUES

One-off private rezoning proposals could erode built character

Existing zoning does not require height limits

Existing zoning does not require affordable housing

Existing retail is nonconforming

STRATEGIES

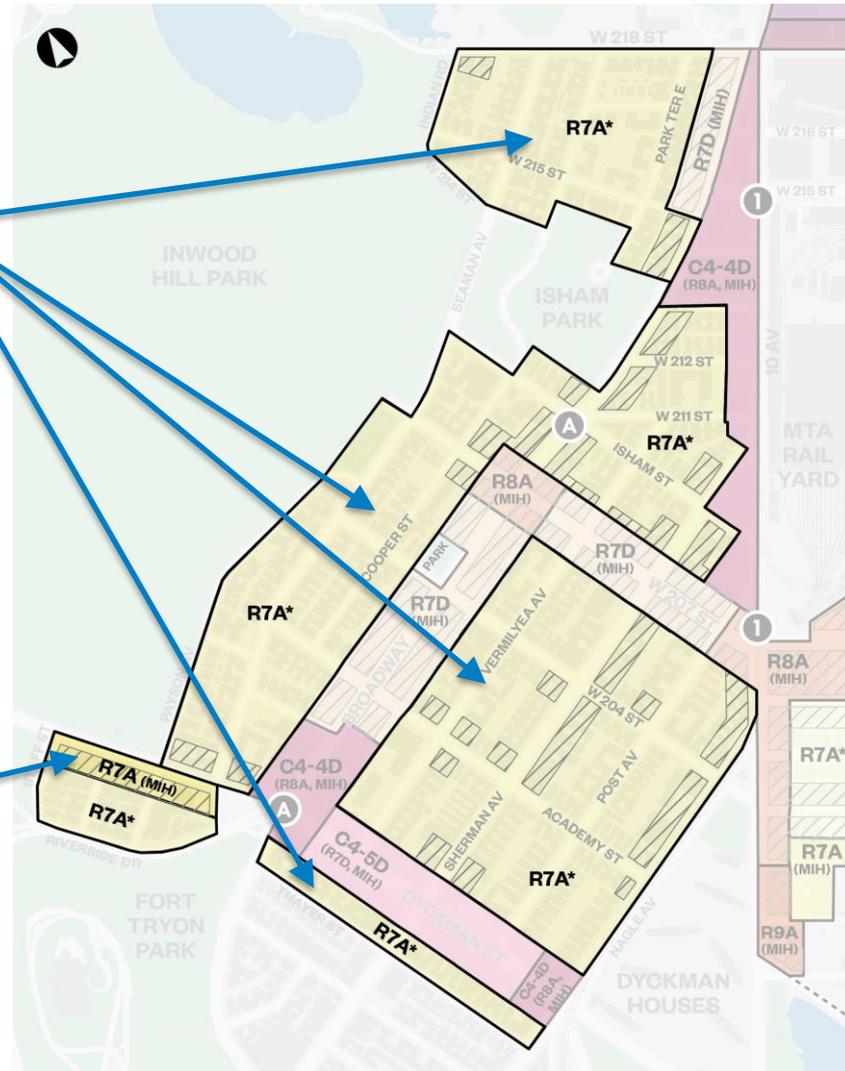
➔ **Rezone R7-2, C4-4, and C8-3 to R7A to ensure any development respects and preserves built character**

- 80% of expanded rezoning area

➔ **Cap height at 8 stories**

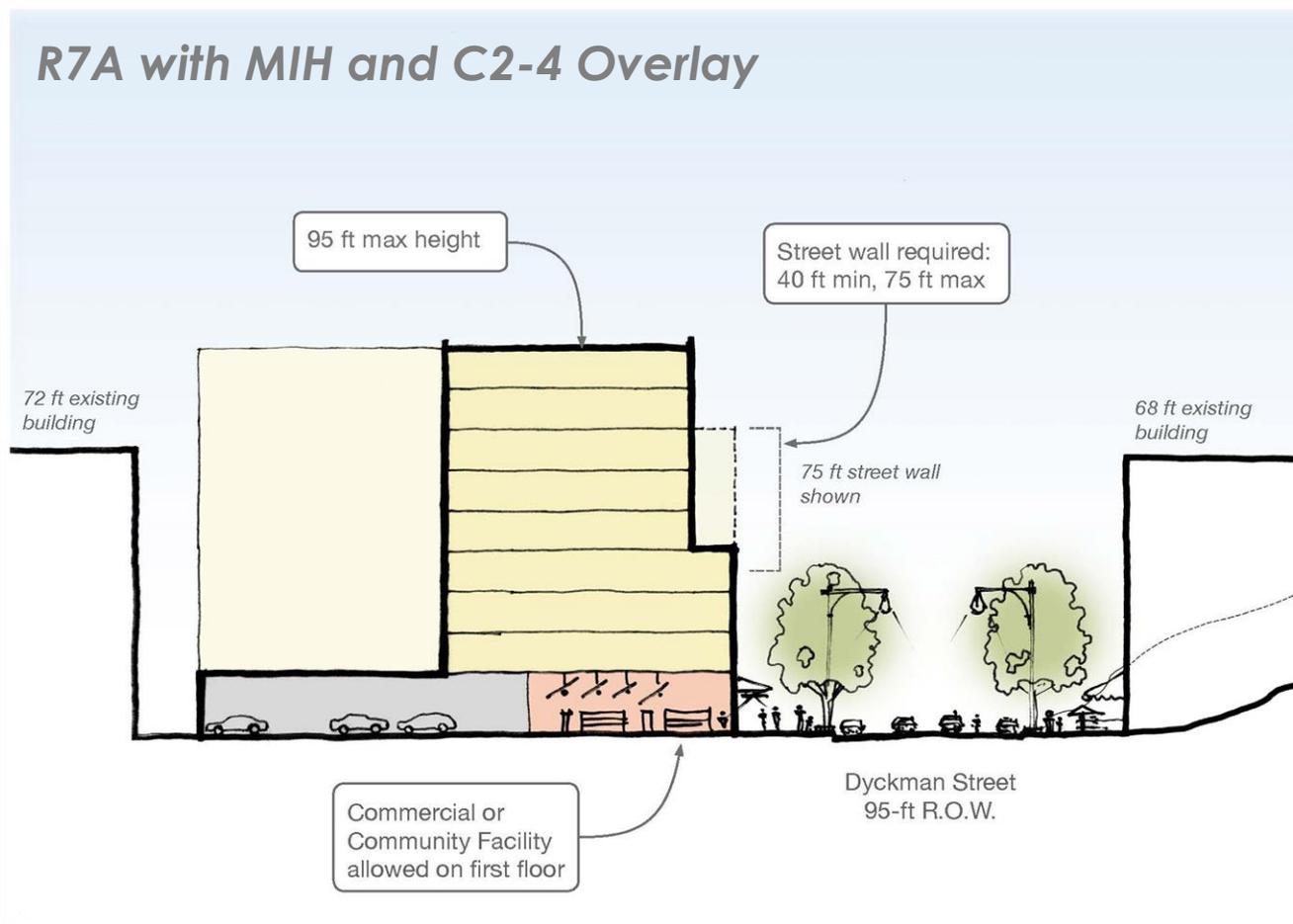
➔ **Require affordable housing where possible**

➔ **Map commercial overlays to encourage neighborhood retail**

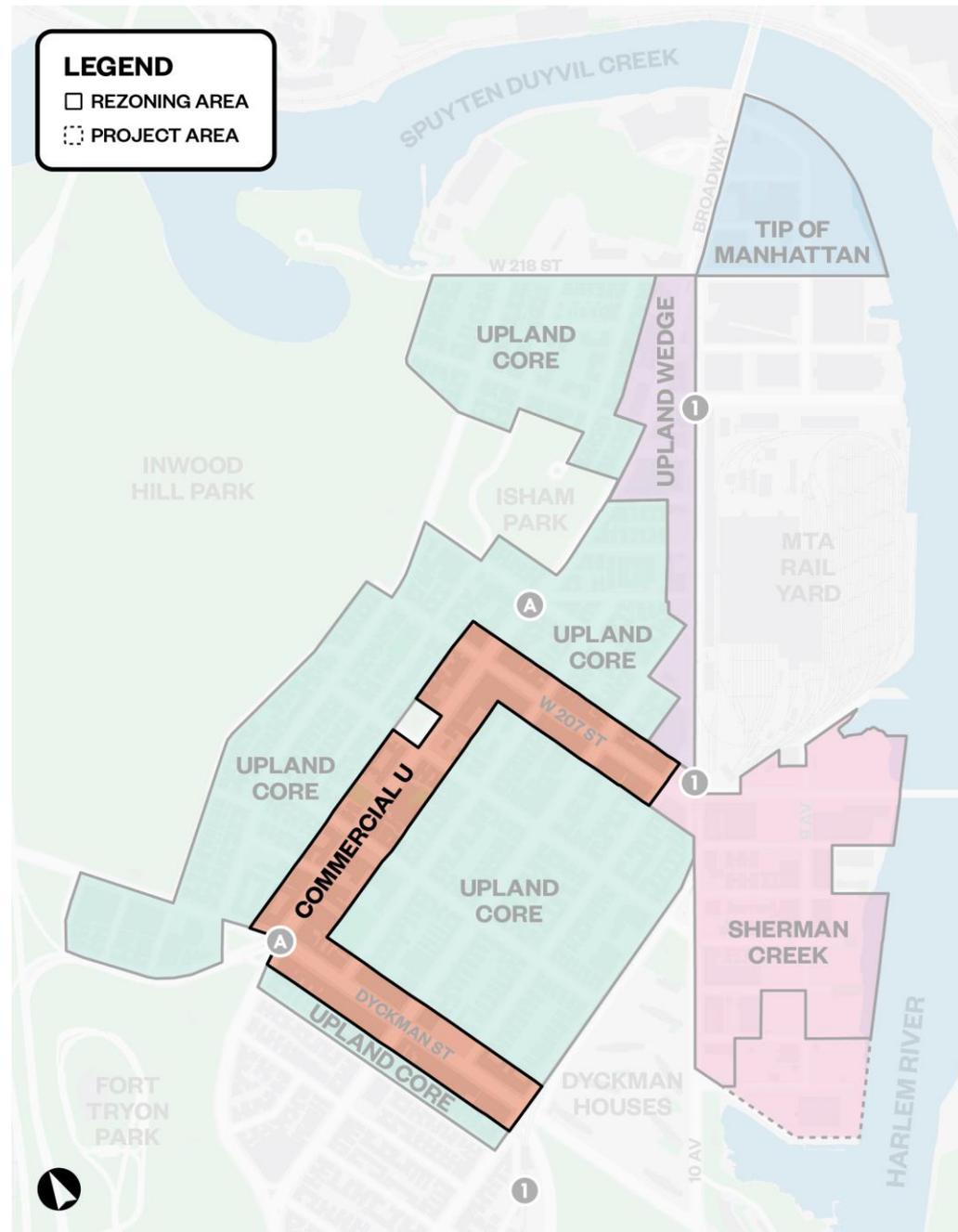


In response to the community, proposed zoning aims to preserve existing character in Upland Core

R7A with MIH is illustrated here. R7A without MIH would be limited to 8 stories.



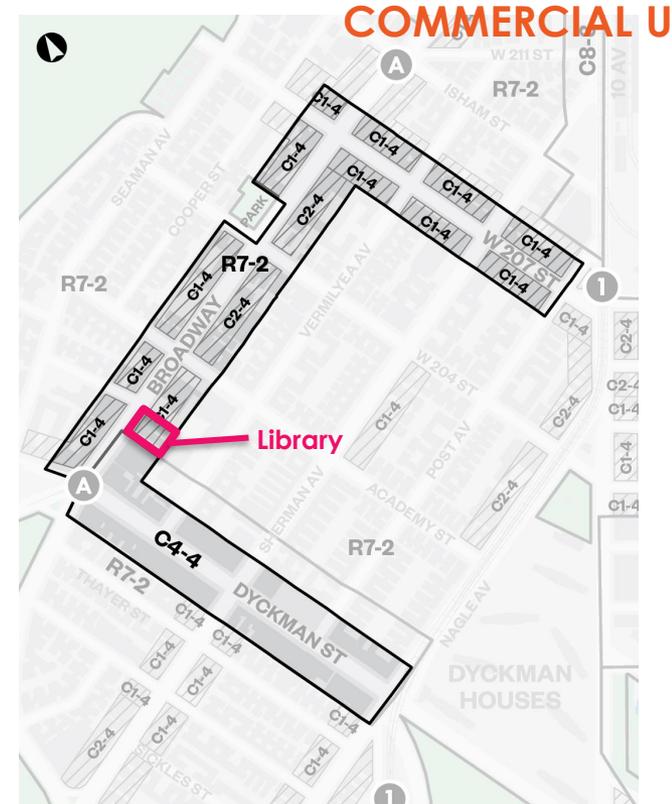
COMMERCIAL U



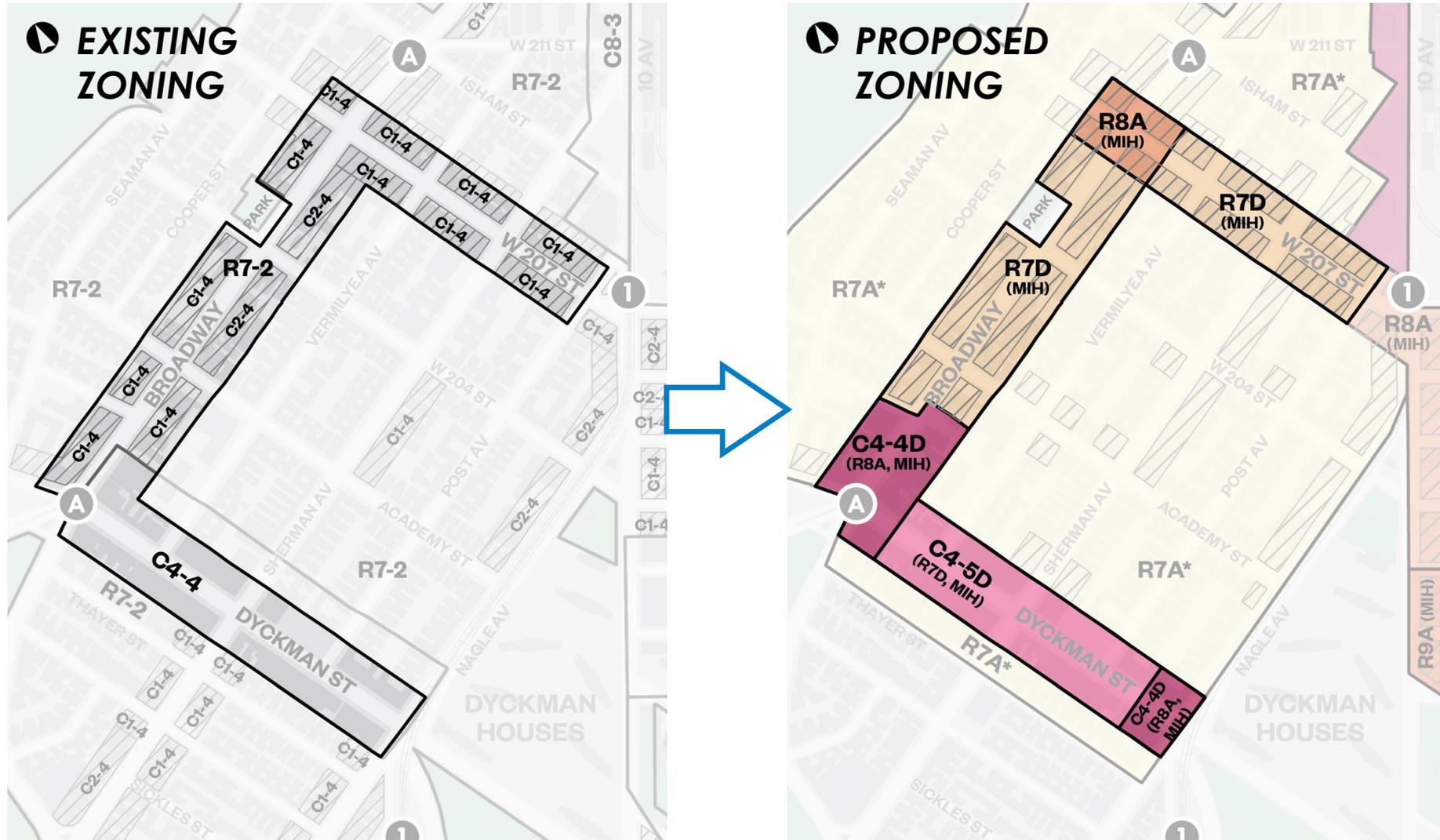
Existing zoning allows significant development without requiring affordable housing

ISSUES

- Wide, mixed-use “main streets” close to transit are appropriate for additional housing, retail, and community space
- No requirements for height limits, street walls
- No requirement for affordable housing
- Action needed to improve library and require 100% affordable housing on library site



Proposed Zoning will require affordable housing where development potential exists today



Proposed Zoning will require affordable housing where development potential exists today

ISSUES

Opportunity on main streets for affordable housing, commercial, and community space

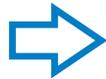
No requirements for height limits, street wall requirements

Existing 2nd floor commercial nonconforming

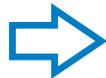
No requirement for affordable housing

Inwood branch library is an opportunity where the City can require 100% affordable housing

STRATEGIES



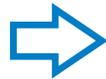
Rezone to encourage a mix of office, retail, community facility, and residential, with higher densities on the corners where it is most appropriate



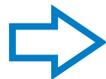
Require streetwalls and cap heights (11-14 stories)



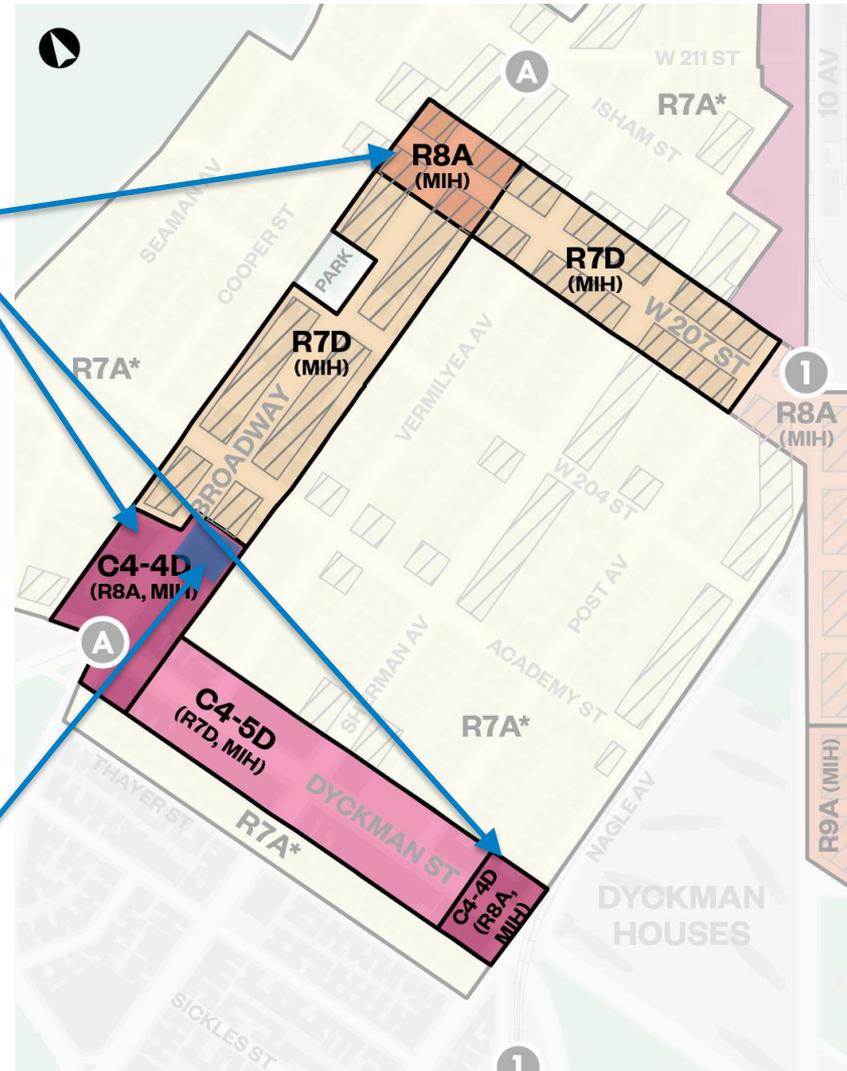
Encourage 2nd floor commercial



Allow for increase in density to apply MIH

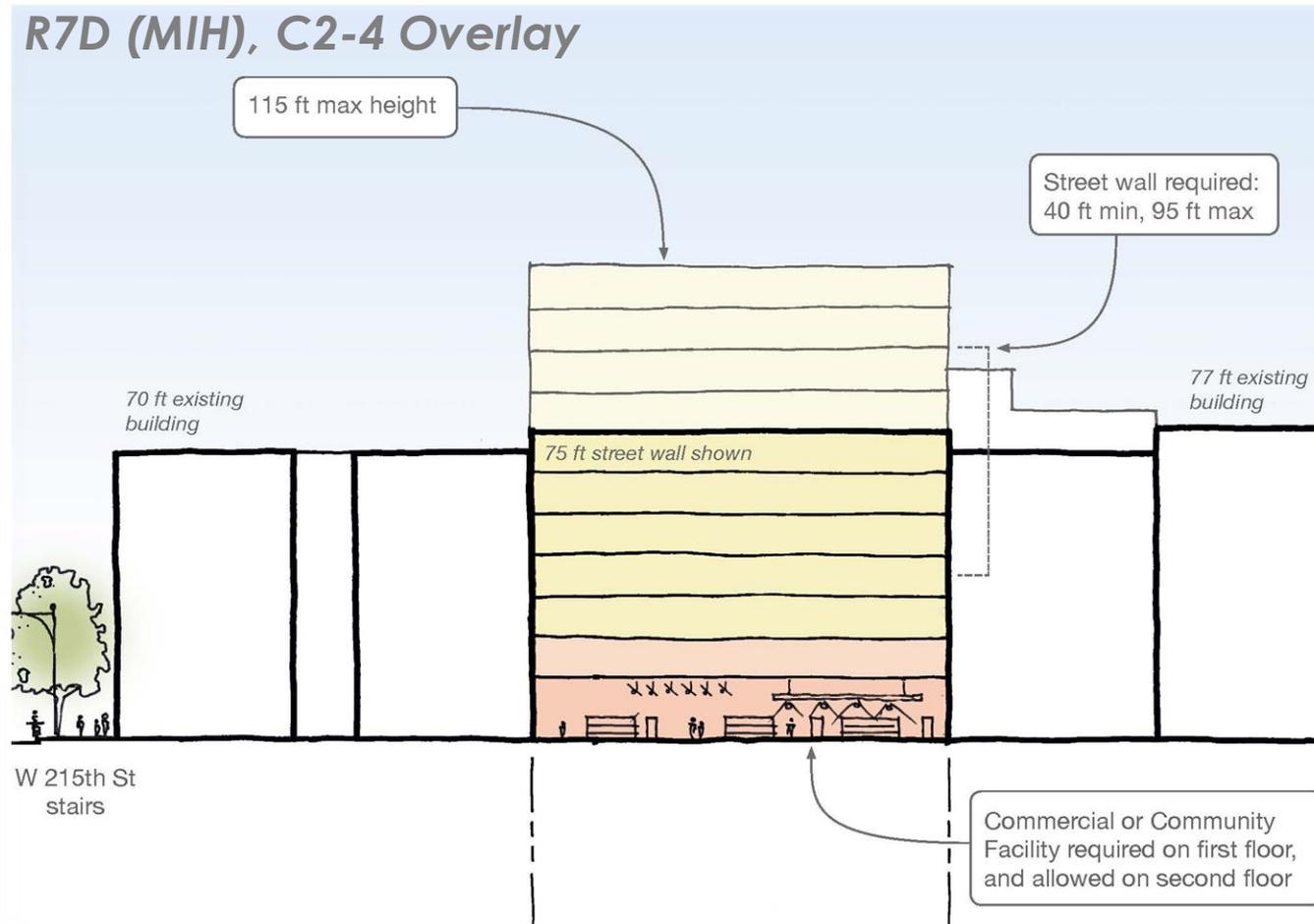


Allow library site to be redeveloped with improved library, UPK, and 100% affordable housing



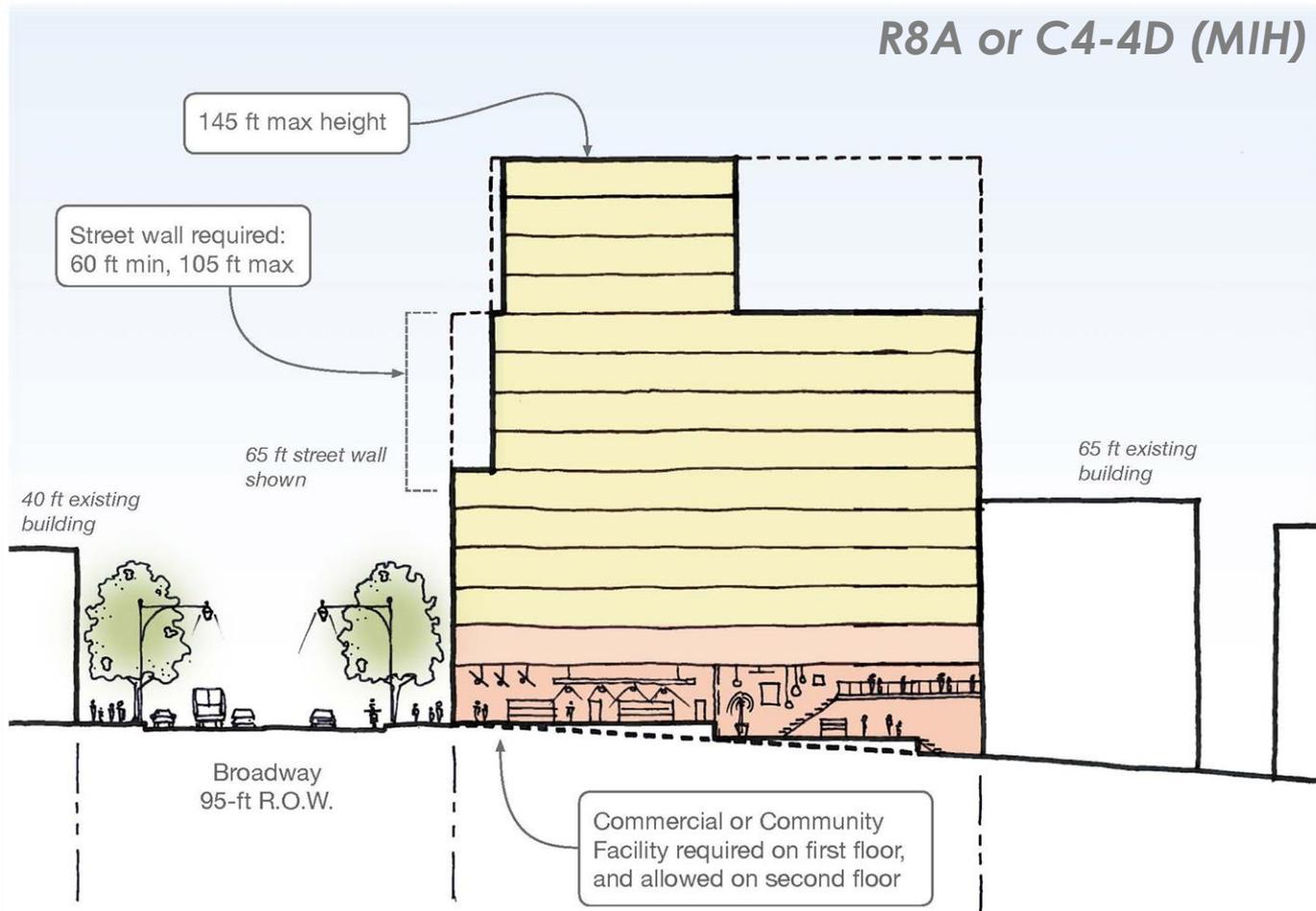
Proposed Zoning will require affordable housing where development potential exists today

R7D (MIH) with C2-4 overlay and C4-5D would be mapped on the corridors

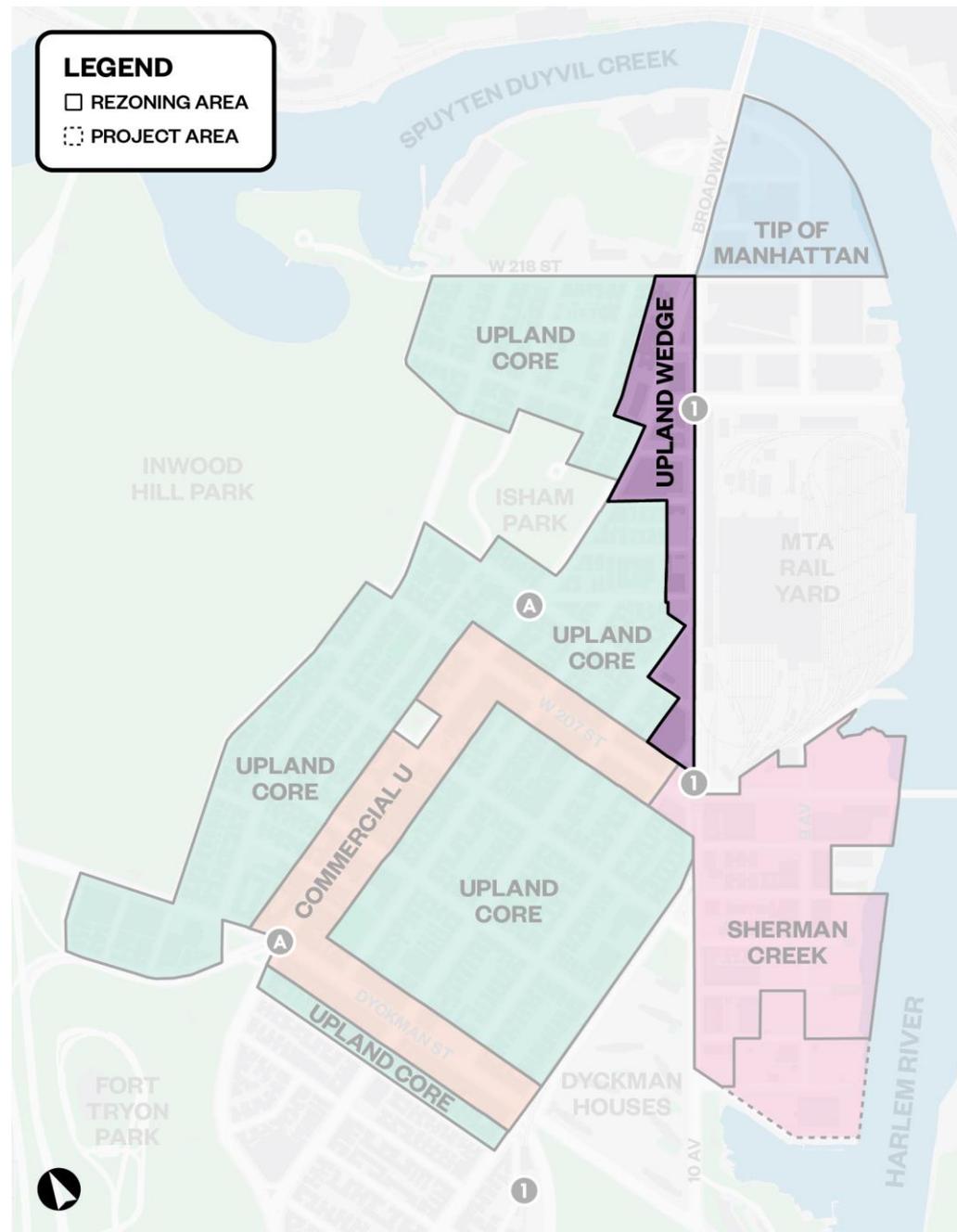


Proposed Zoning will require affordable housing where development potential exists today

R8A and C4-4D (with MIH) would be mapped at major intersections above subway stations



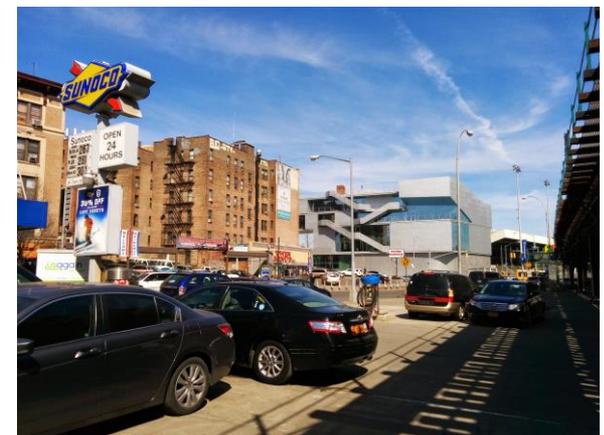
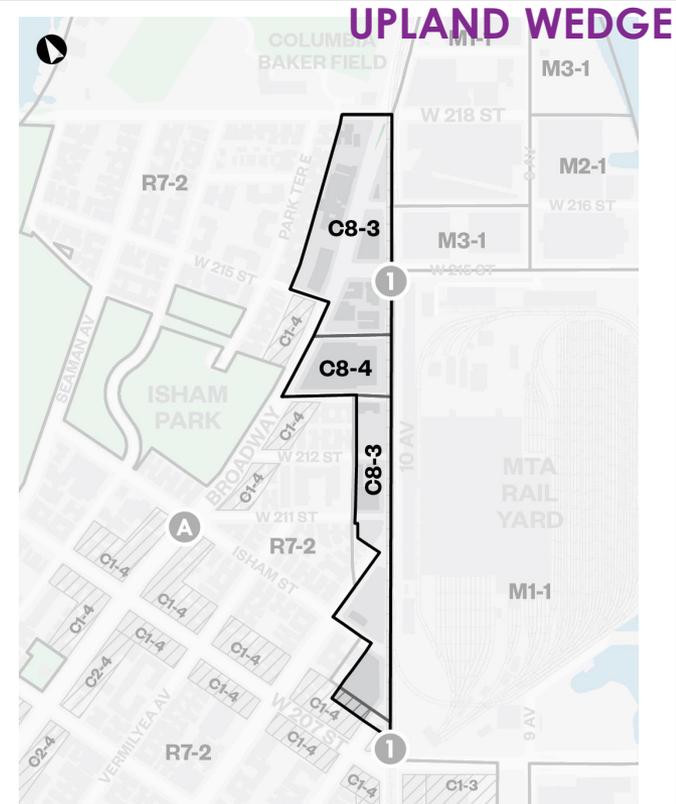
UPLAND WEDGE



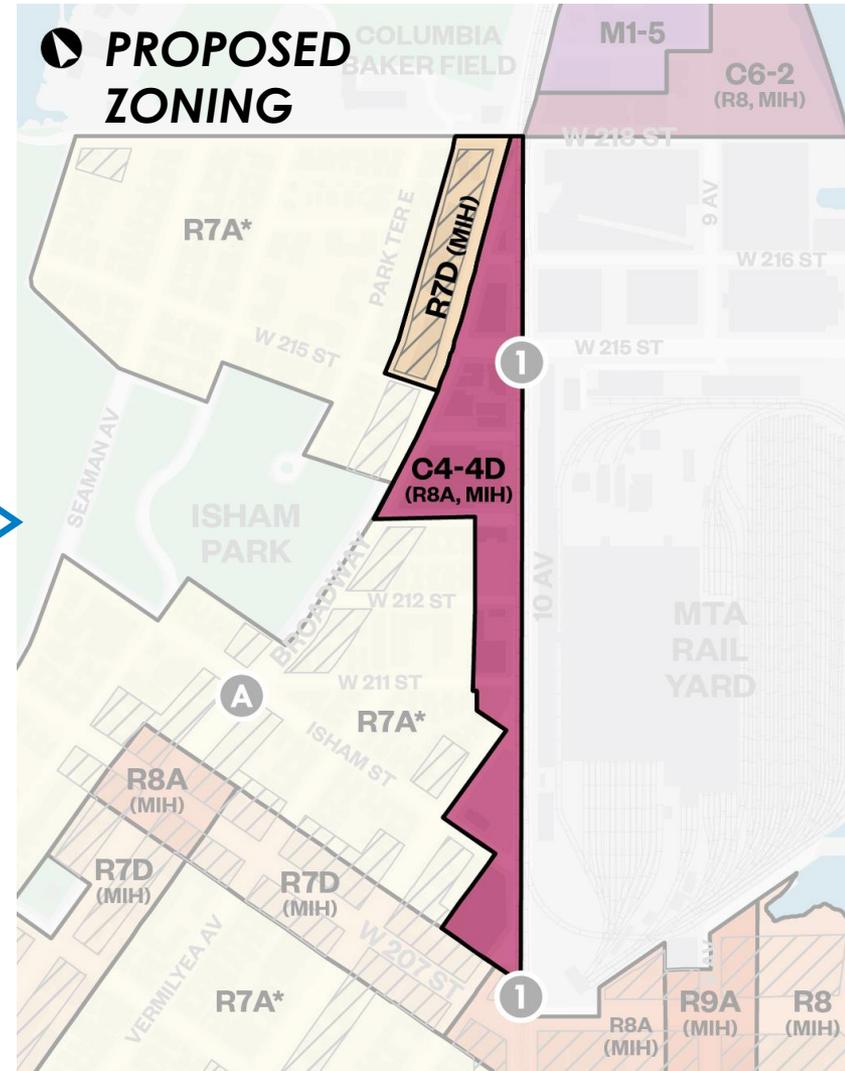
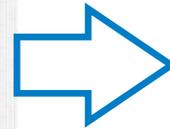
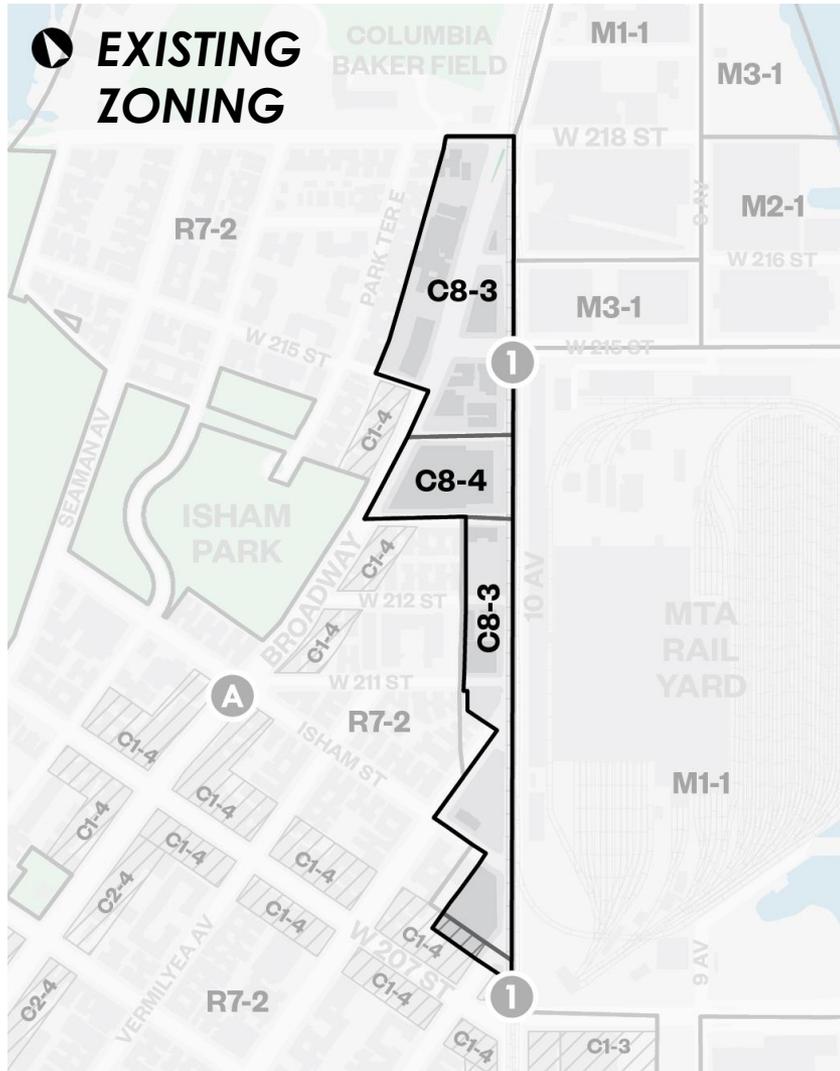
Tenth Ave is not pedestrian friendly and has unrealized potential

ISSUES

- 10th Avenue is dominated by 1 Train viaduct and **unappealing to pedestrians**
- **Underutilized lots** along Broadway north of 213th St
- Existing C8 zoning districts **do not allow housing**, and disrupt the residential and mixed-use character



Proposed Zoning aims to encourage a diverse mix of uses and pedestrian-friendly streets



Proposed Zoning aims to encourage a diverse mix of uses and pedestrian-friendly streets

ISSUES

Existing zoning does not allow housing; opportunity for diverse mix of uses

10th Ave dominated by 1 Train and unappealing to pedestrians

Underutilized lots along Broadway north of 213th St

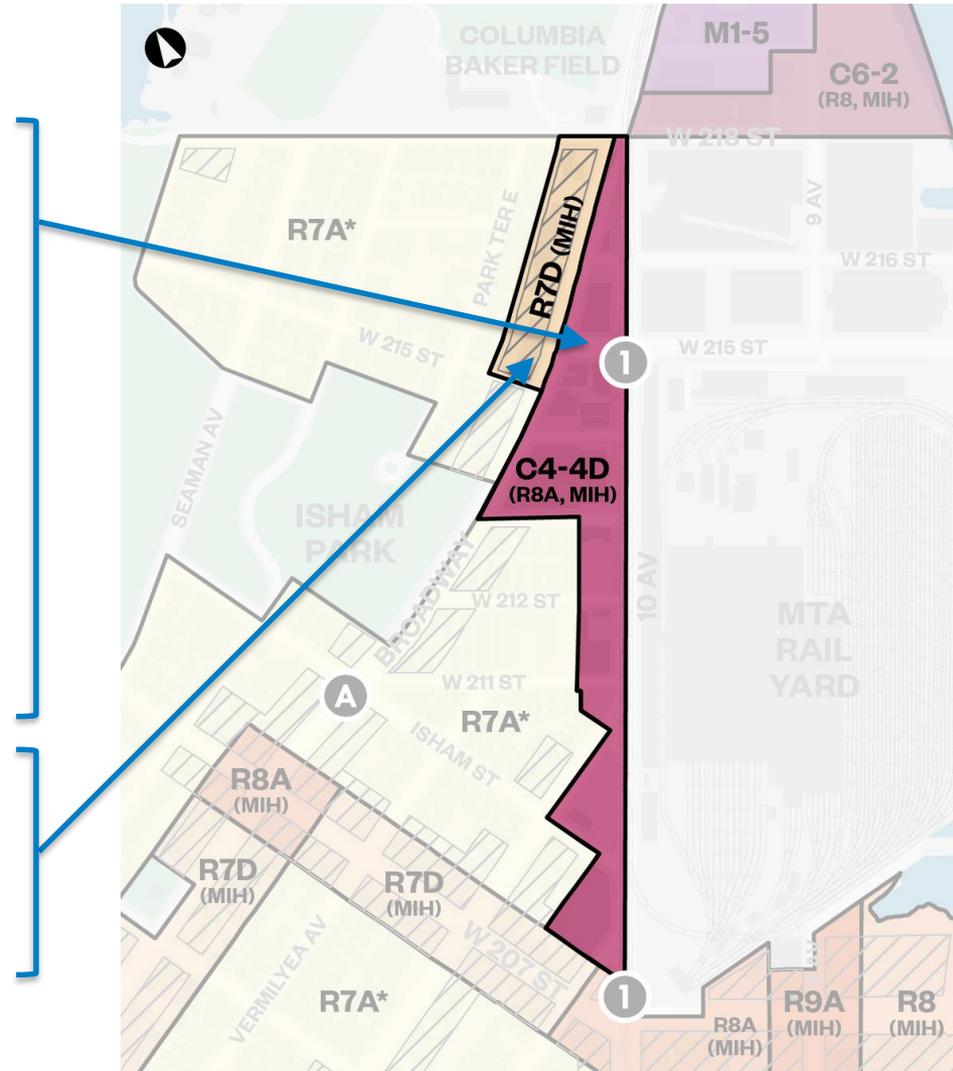
STRATEGIES

➔ **Rezone C8 districts to C4-4D and R7D to encourage commercial and community space, as well as housing (requiring affordable)**

➔ **Make 10th Ave more appealing by rezoning C8 districts to C4-4D to encourage mixed-use development, require pedestrian-friendly ground floors**

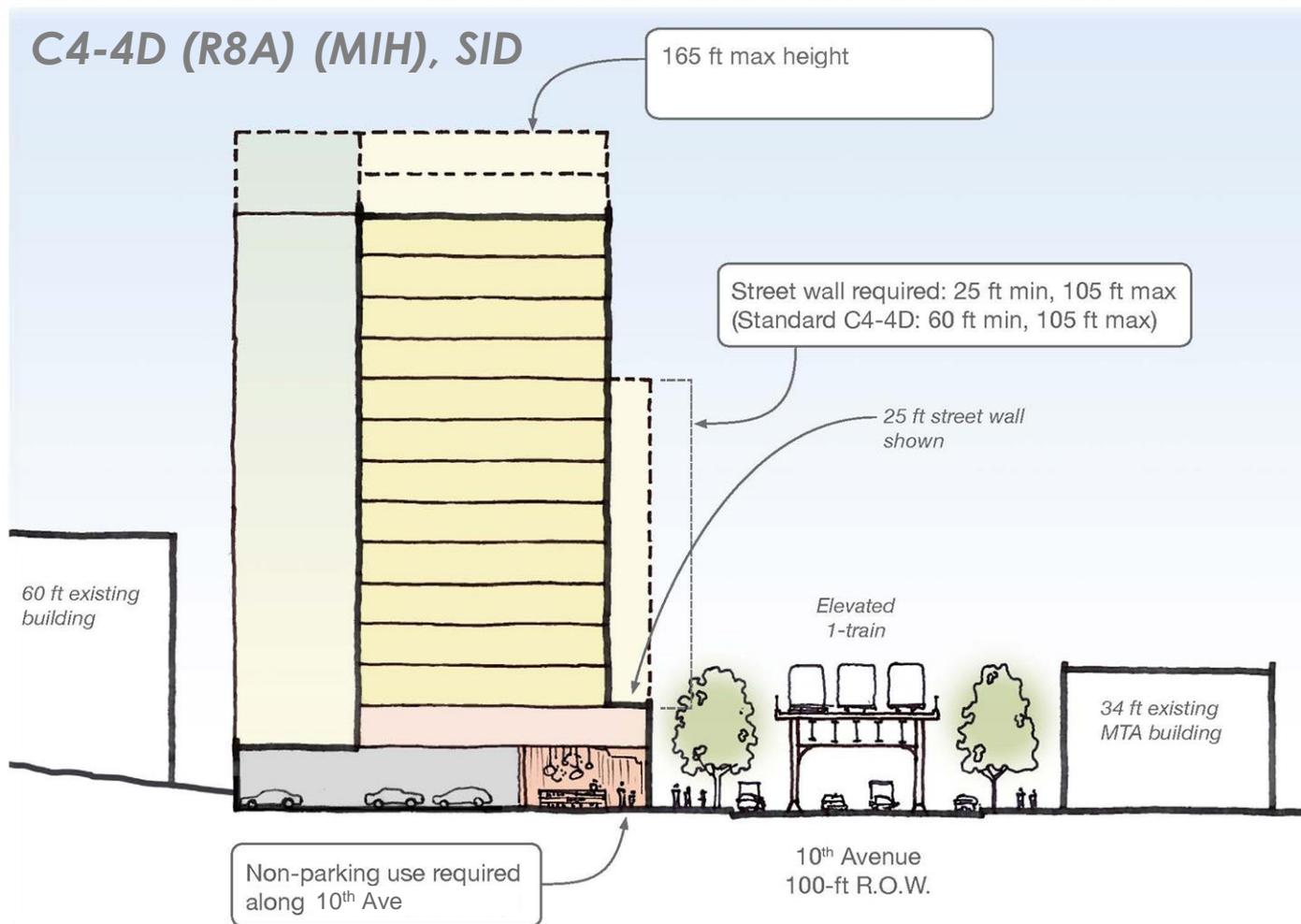
➔ **Rezone C8-3 to R7D to fill in the gaps while providing a transition to R7A to the west**

- *Response to community feedback*



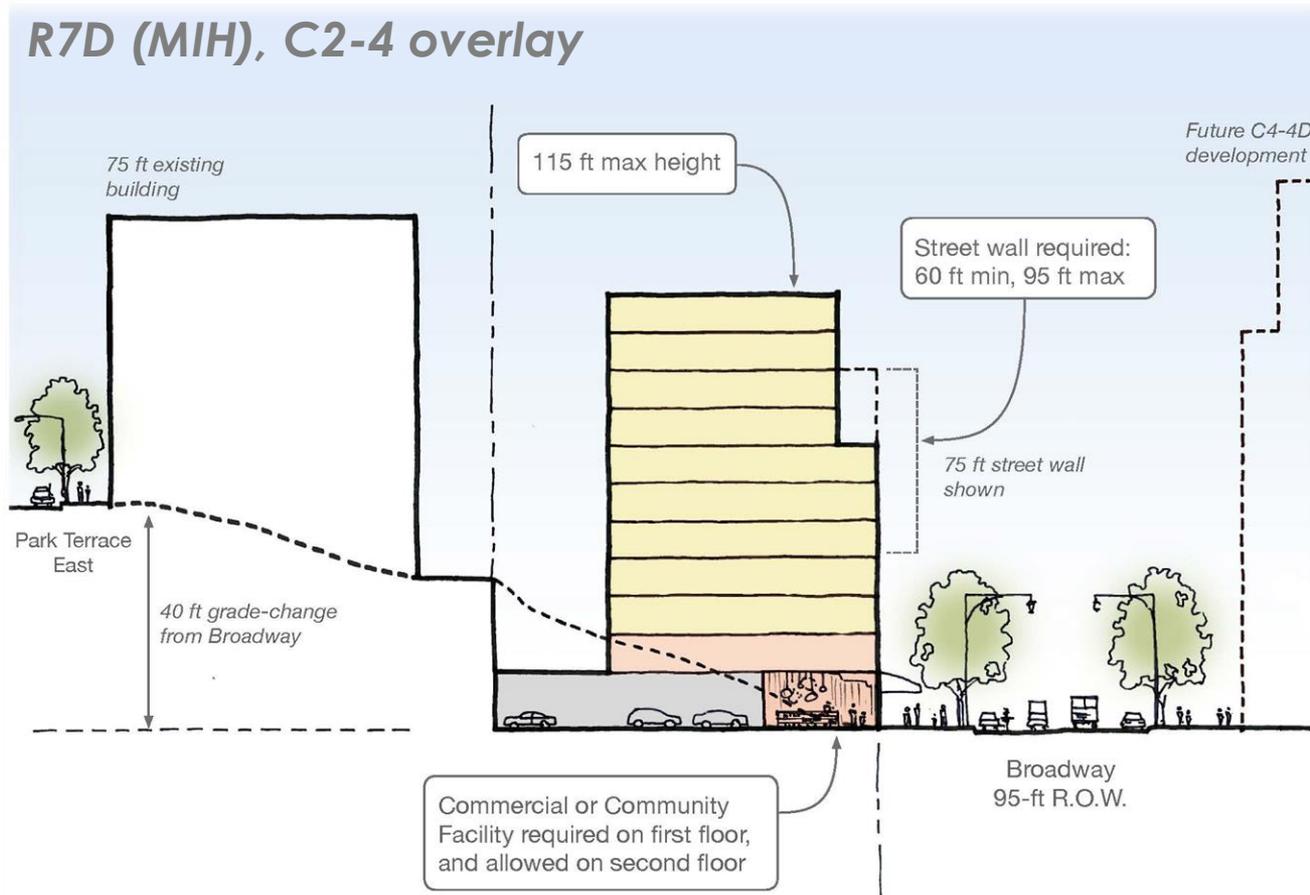
Proposed Zoning aims to encourage a diverse mix of uses and pedestrian-friendly streets

Along 10th Avenue, zoning allows for a building to set back from the elevated train

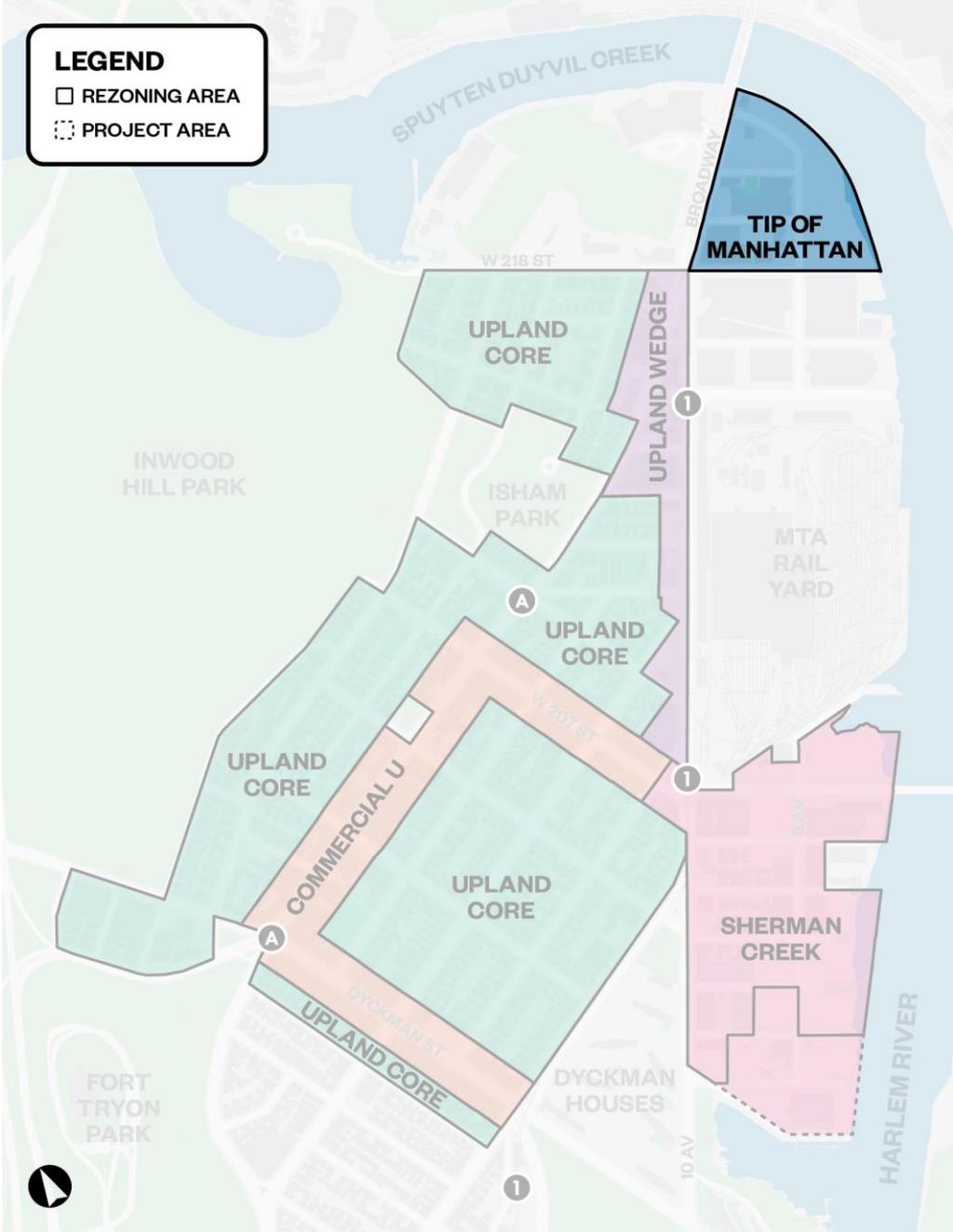


Proposed Zoning aims to encourage a diverse mix of uses and pedestrian-friendly streets

In response to community concerns, R7D is proposed along Broadway to provide a transition to the residential area to the west



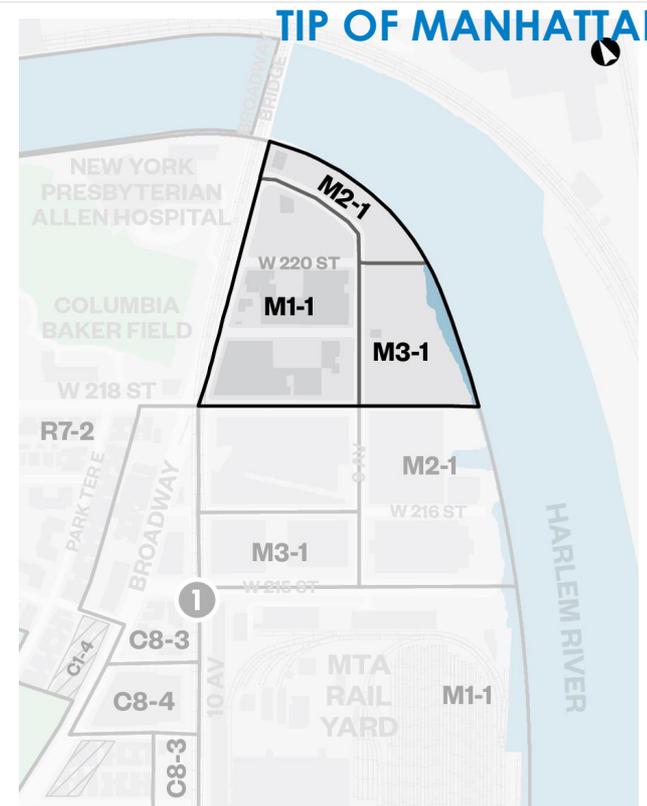
TIP OF MANHATTAN



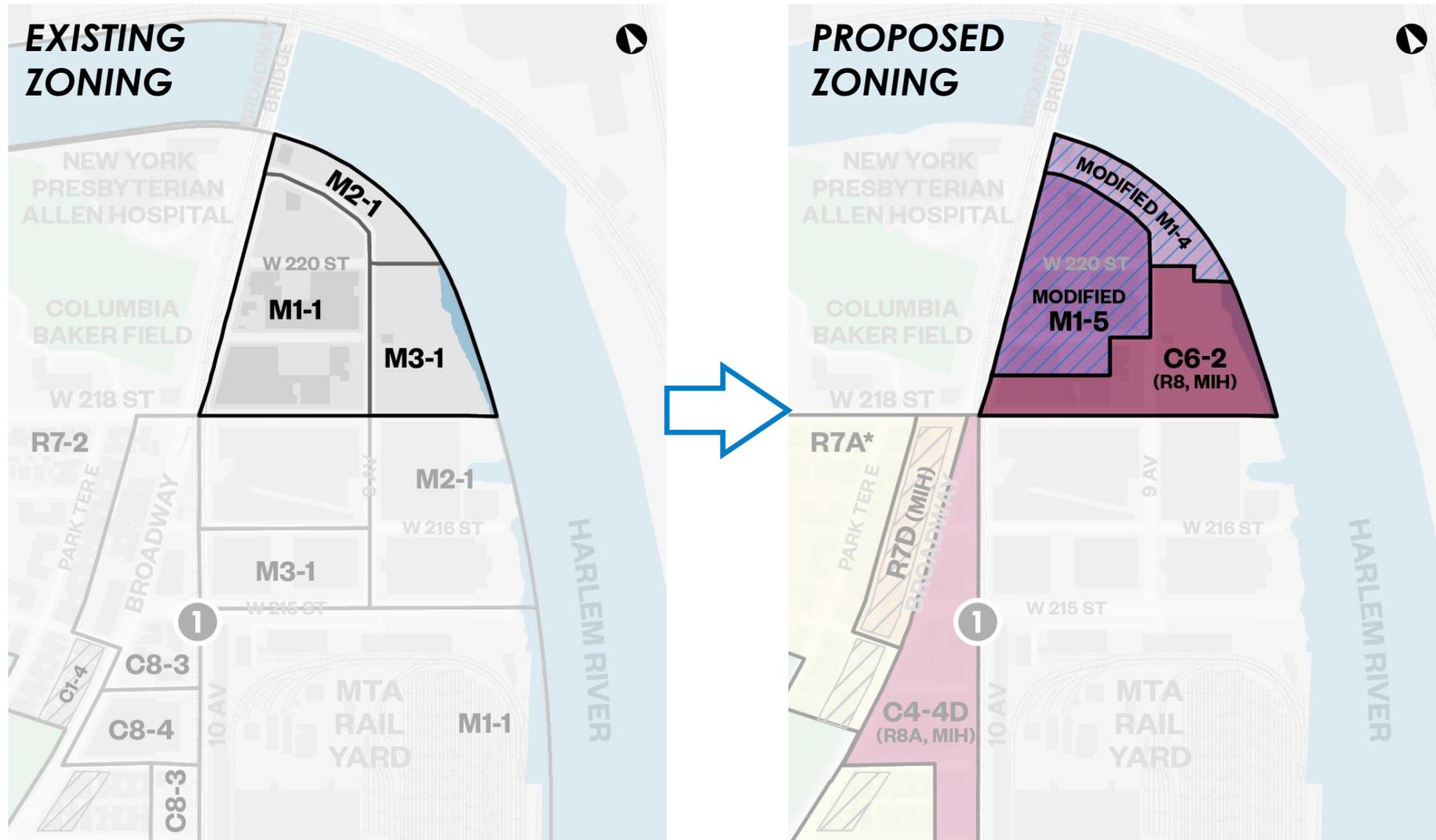
Streets in Tip of Manhattan aren't pedestrian friendly, and there is no public access to the waterfront

ISSUES

- Large areas of **surface parking** have **unfulfilled potential** to benefit community
- Existing zoning **prohibits housing**
- Streets are **not pedestrian-friendly**
- **No public access to the waterfront**



Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space



Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

ISSUES

Large lots with unfulfilled potential to create jobs

Existing zoning prohibits housing

Streets are not pedestrian-friendly

STRATEGIES

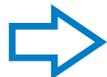


Allow a board range of commercial and community facility uses (but not housing) in modified M districts, to facilitate future institutional expansion and job growth

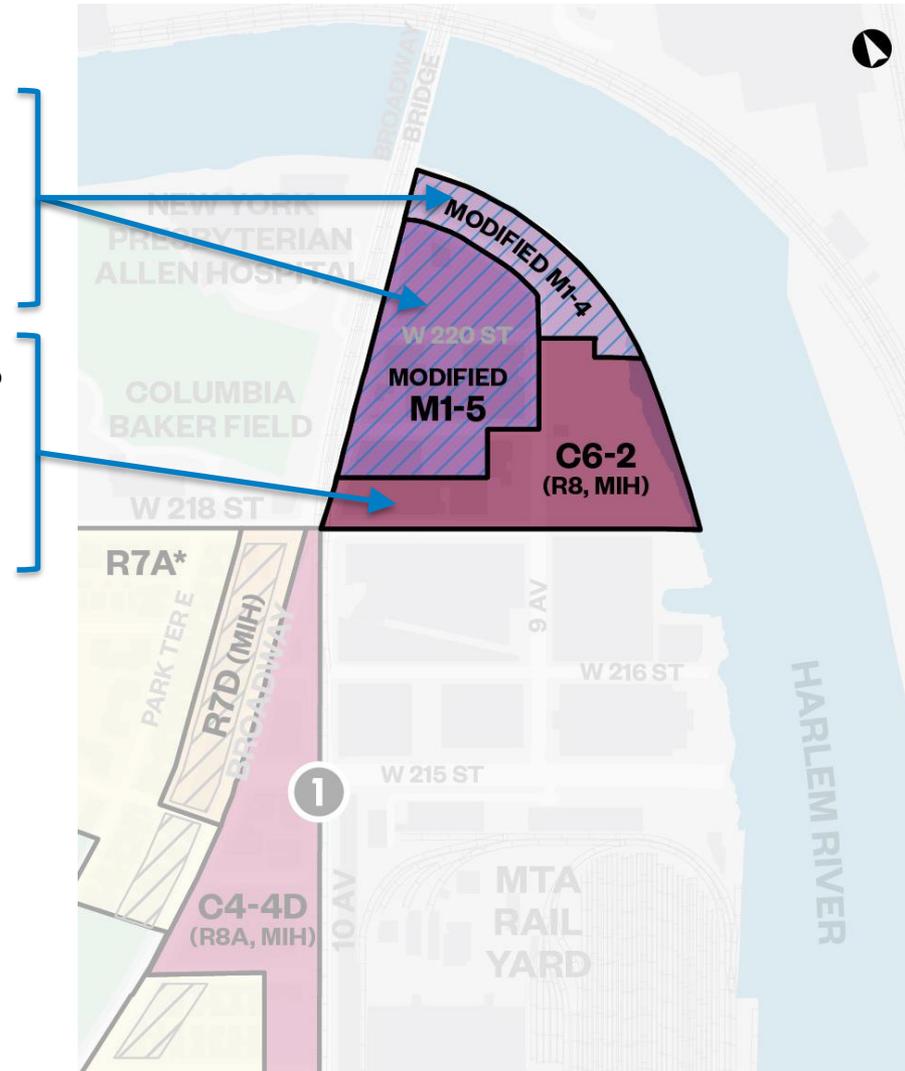
Rezone south/waterfront to C6-2 to encourage diverse mix of uses



Require permanently affordable housing in C6-2



Require parking to be located behind more active uses and require nonresidential, transparent uses on major streets



Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

ISSUES

No public access to the waterfront



STRATEGIES

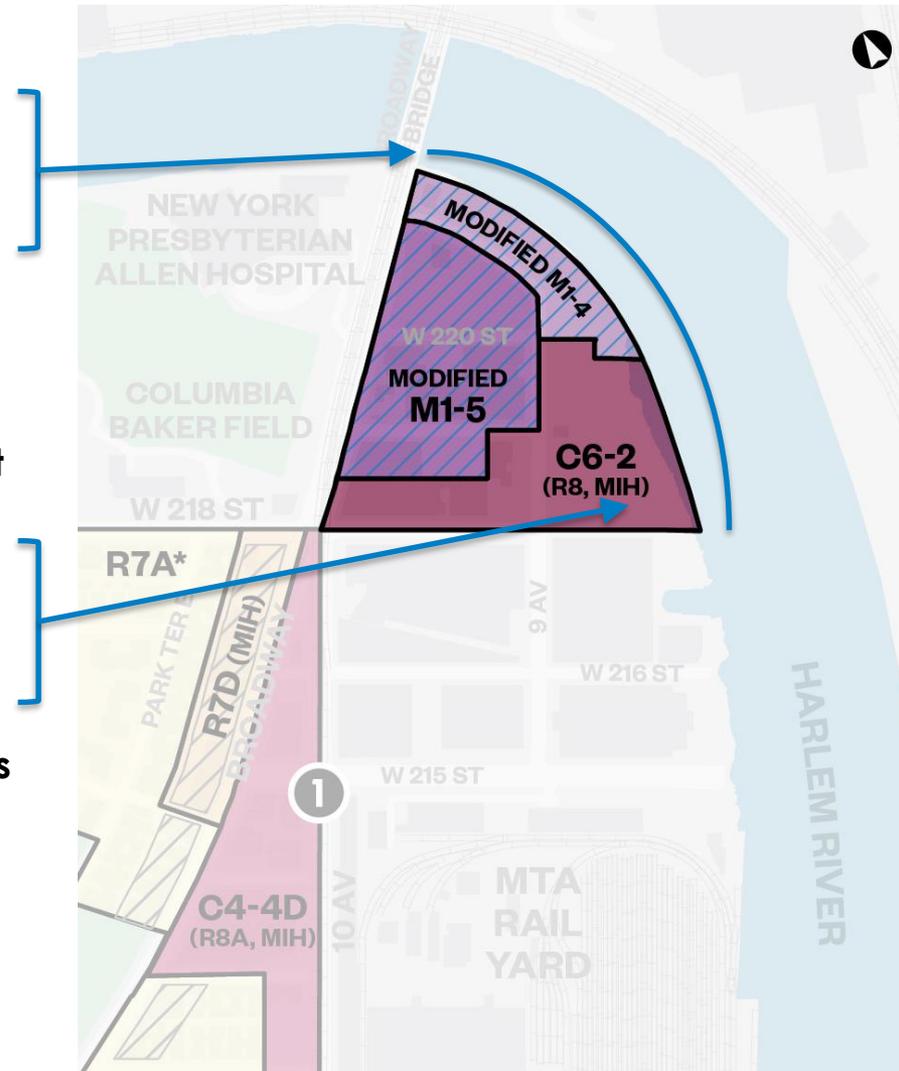
Create framework for continuous public waterfront esplanade with Waterfront Access Plan (WAP)

Require public open space in mixed-use waterfront development

City-owned waterfront land is inaccessible and undevelopable

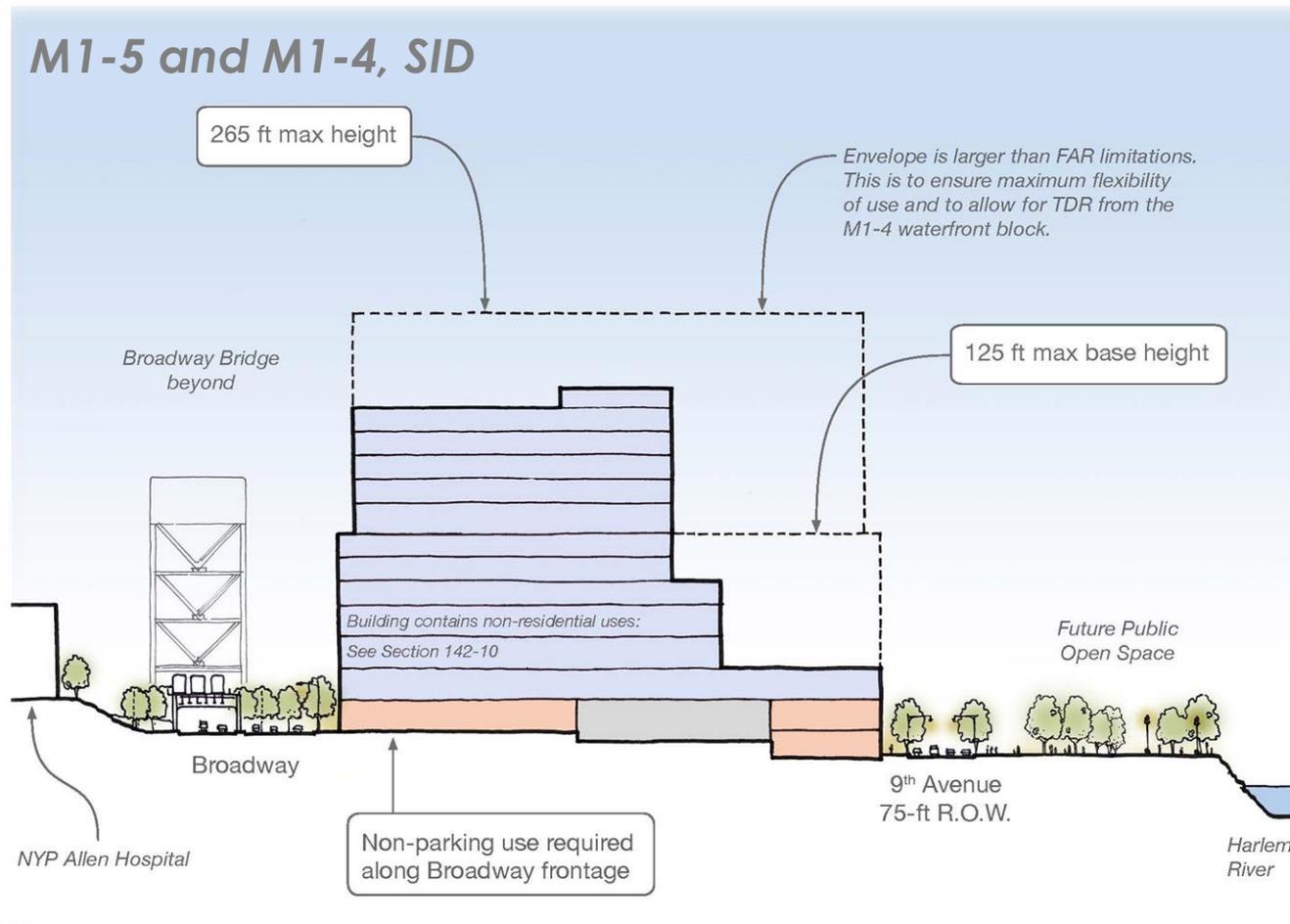


Reconfigure two adjacent City-owned and privately-owned lots to create two properties with street and waterfront frontages



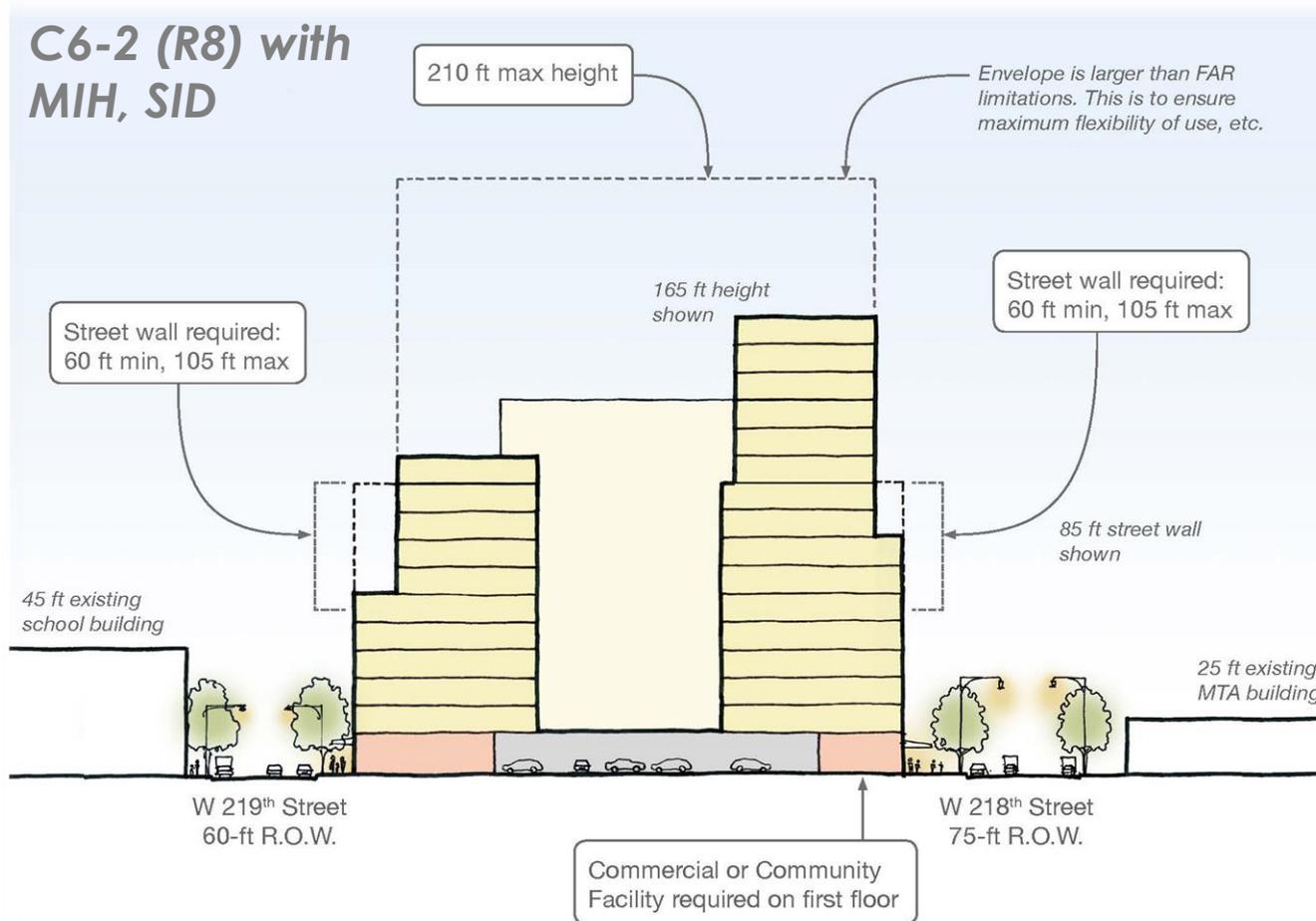
Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

The proposed M zones would be modified to allow for a mix of job-intensive commercial and community facility uses

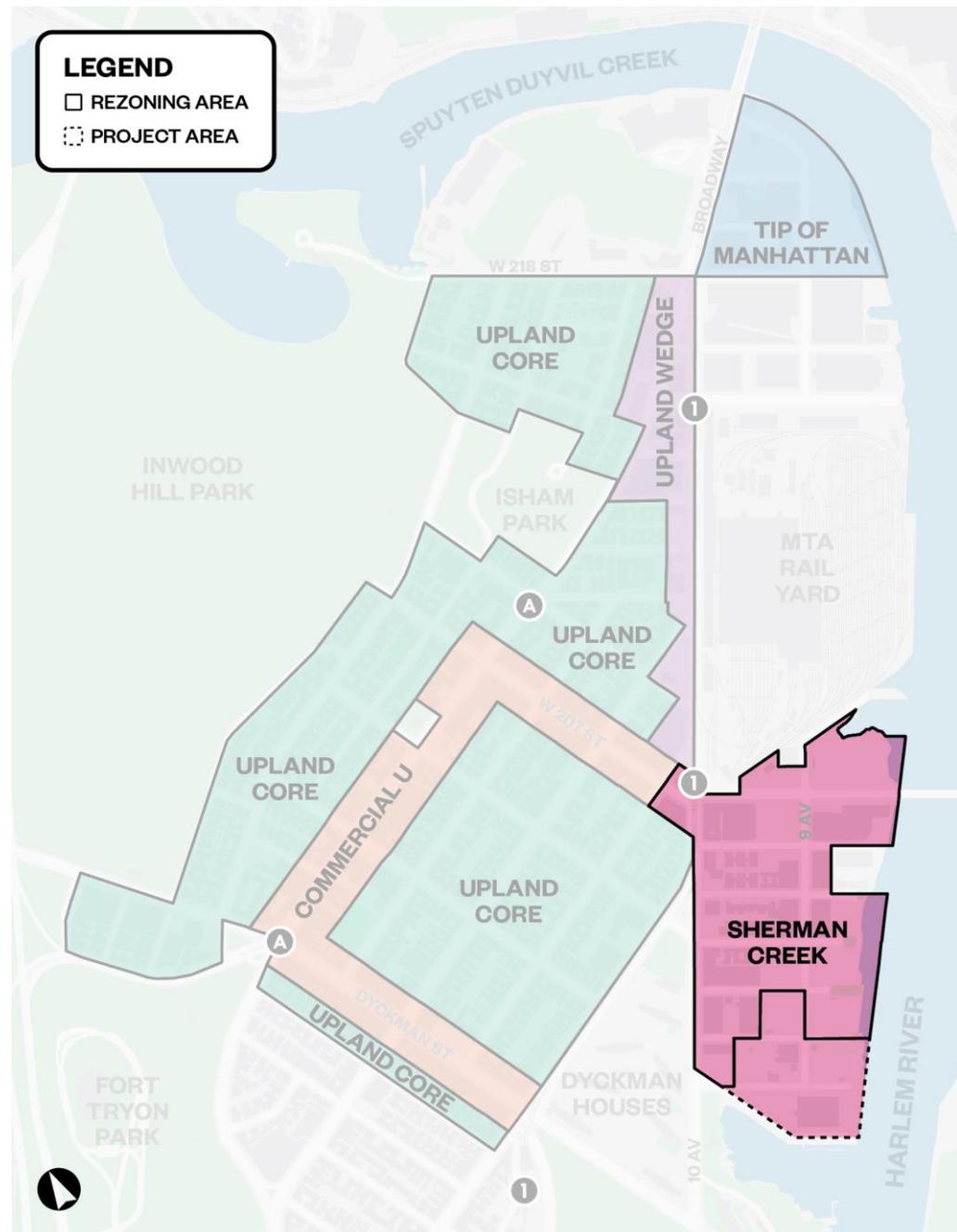


Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

The C6-2 District would allow for a vibrant mix of uses along 218th St and the waterfront



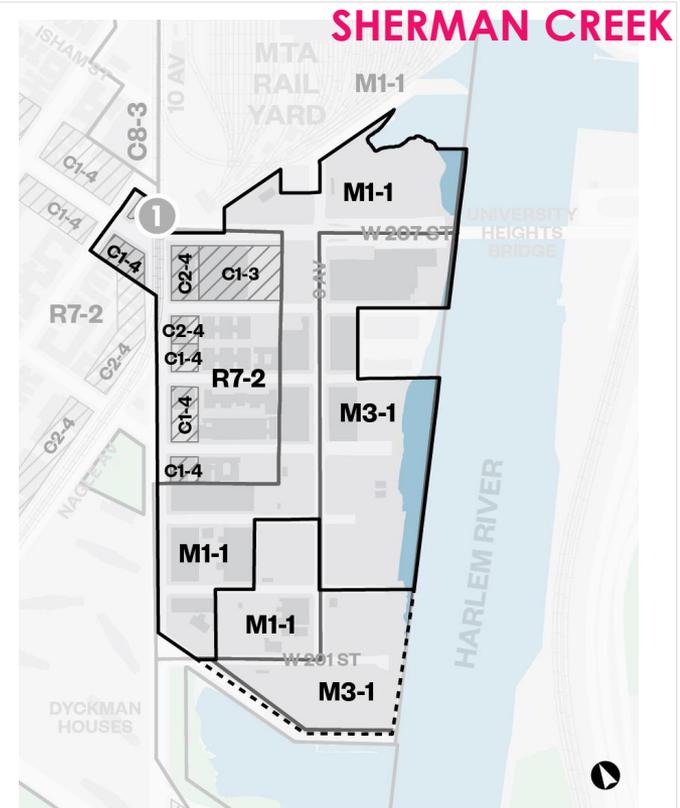
SHERMAN CREEK



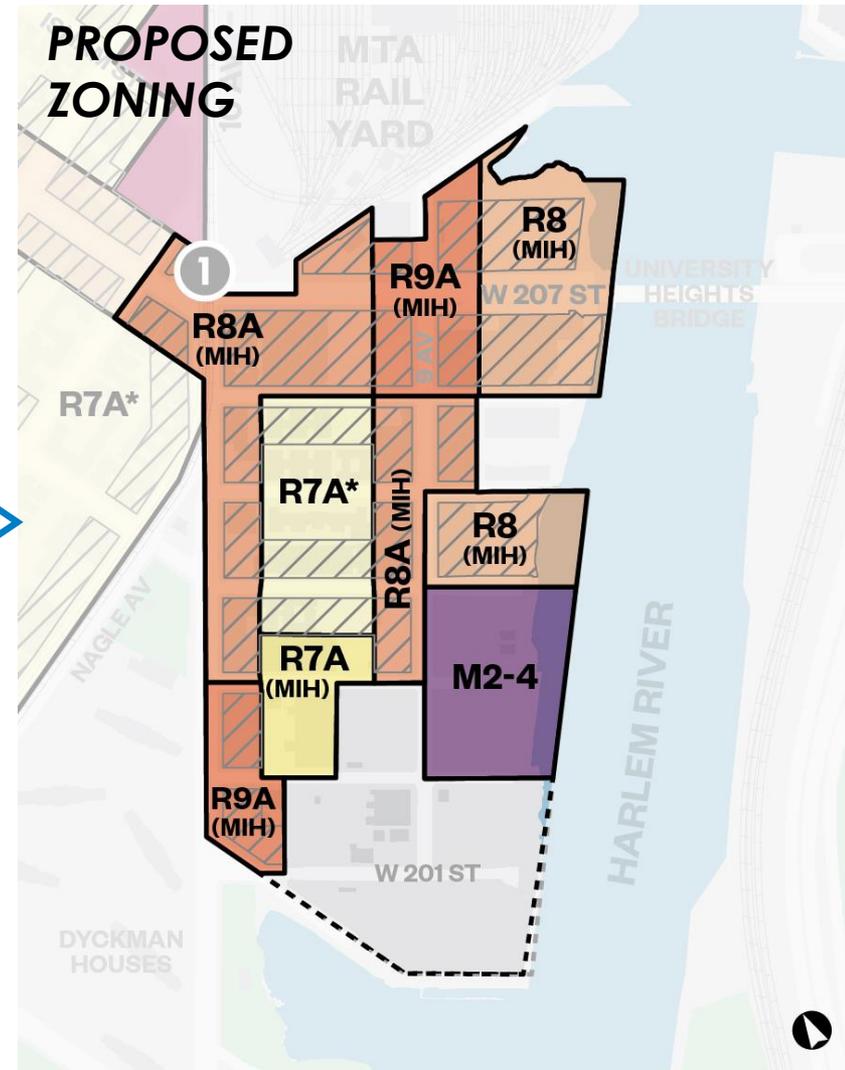
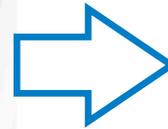
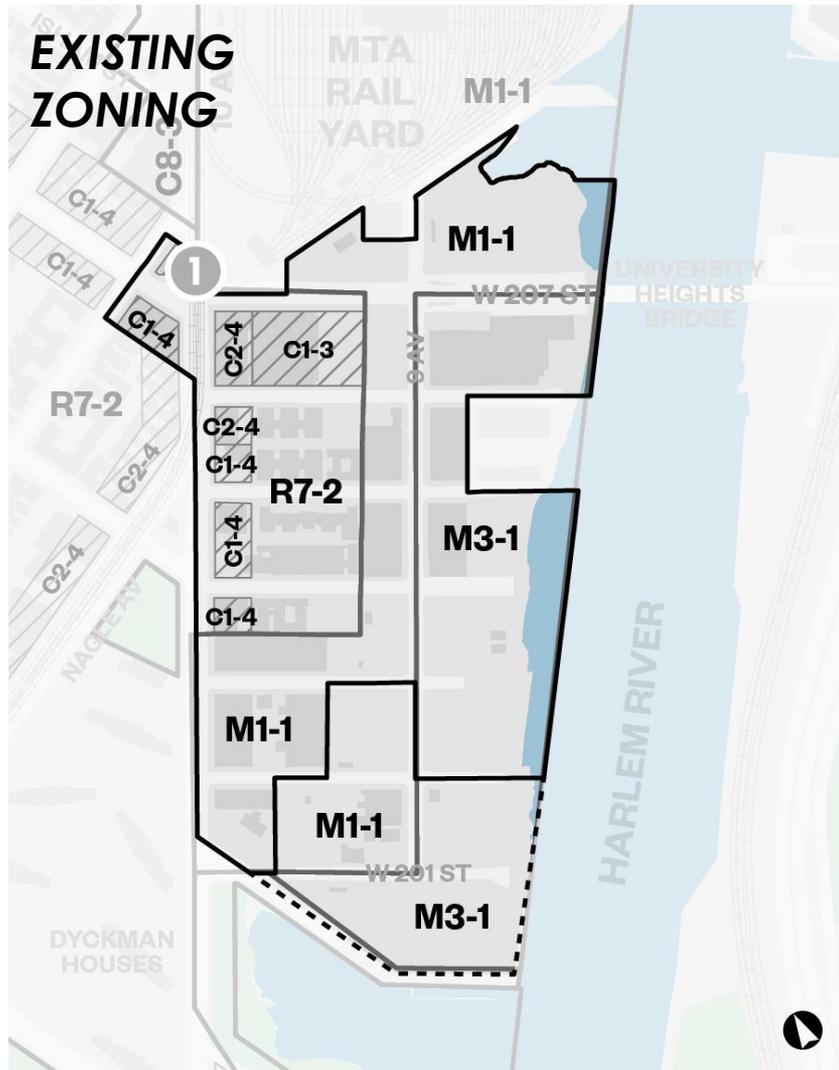
Sherman Creek is a missed opportunity for affordable housing, jobs, and access to waterfront

ISSUES

- No public access to the waterfront
- Existing zoning prohibits housing
- Streets are not pedestrian-friendly
- Con Ed operations limit opportunities



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

ISSUES

No public access to the waterfront

Existing zoning prohibits housing

Streets are not pedestrian-friendly

Con Ed operations limit opportunities

STRATEGIES

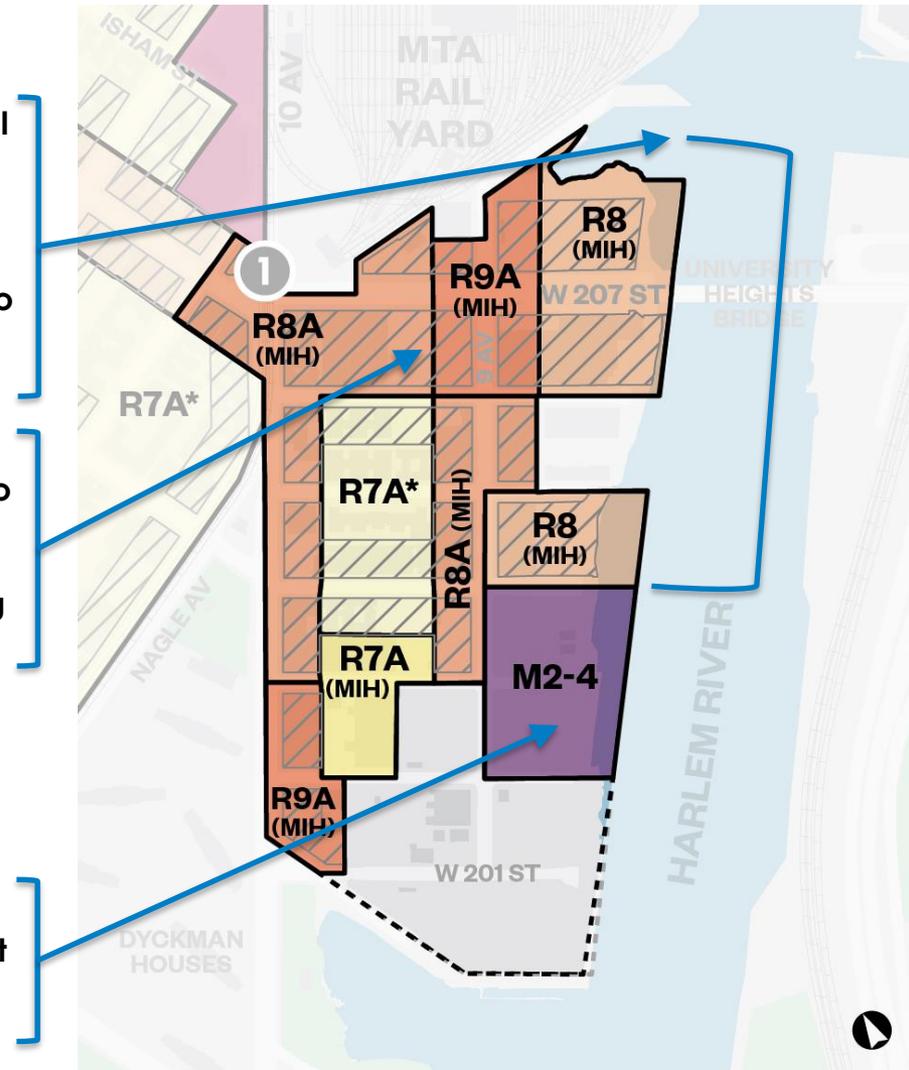
➔ Require public open space in all waterfront development (residential, commercial, community facility)

Encourage non-waterfront lots to merge with City-owned parcels to become waterfront lots

➔ Rezone M districts to R districts to encourage new mixed-use development, and require permanently affordable housing

➔ Encourage active streets by requiring parking to be located behind other uses and requiring nonresidential, transparent uses on major streets

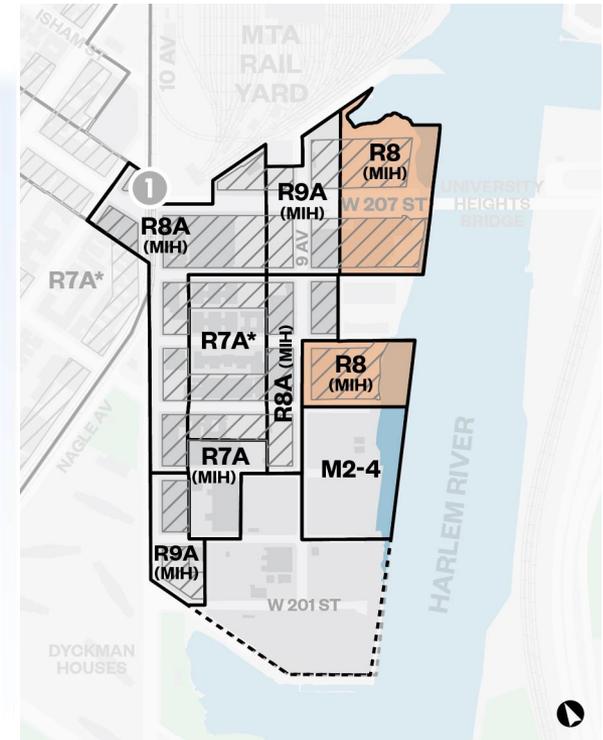
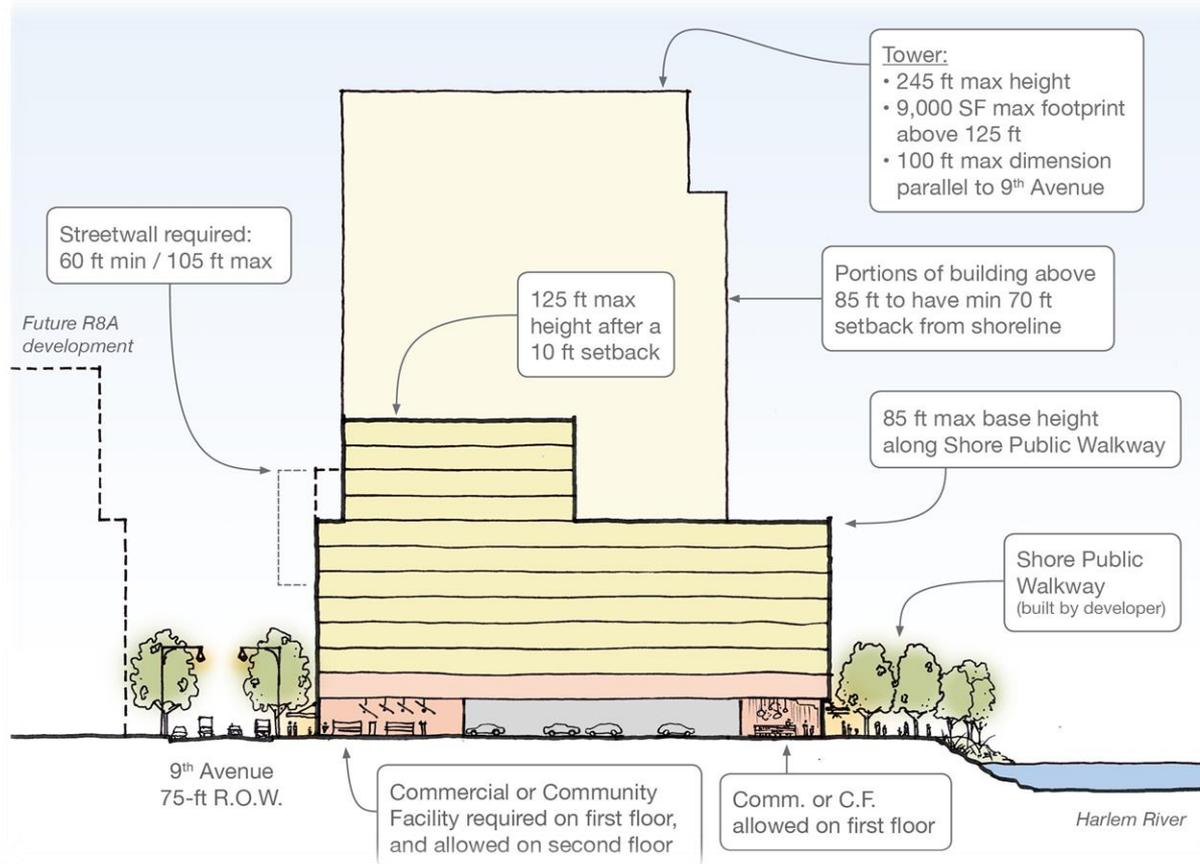
➔ Consolidate Con Ed footprint to facilitate housing and waterfront access while allowing for continuing operations



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Along the waterfront, R8 would be tailored to maximize light and views to the river, and to activate the waterfront

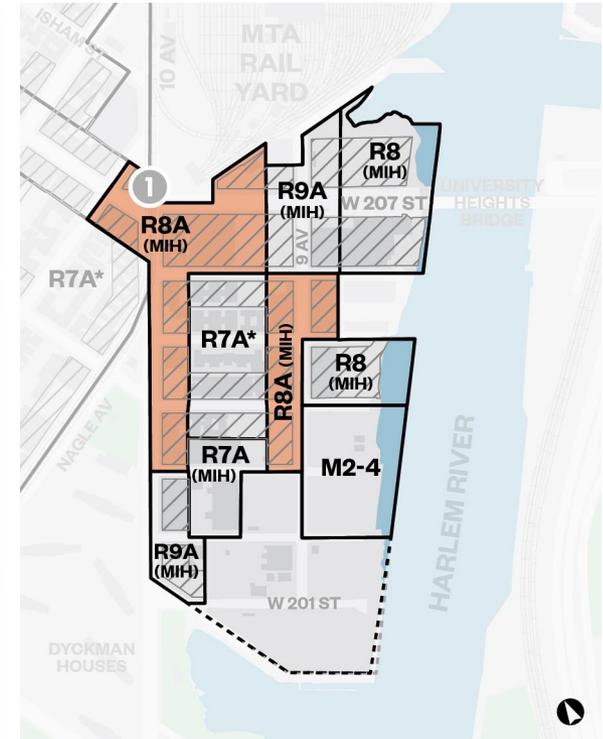
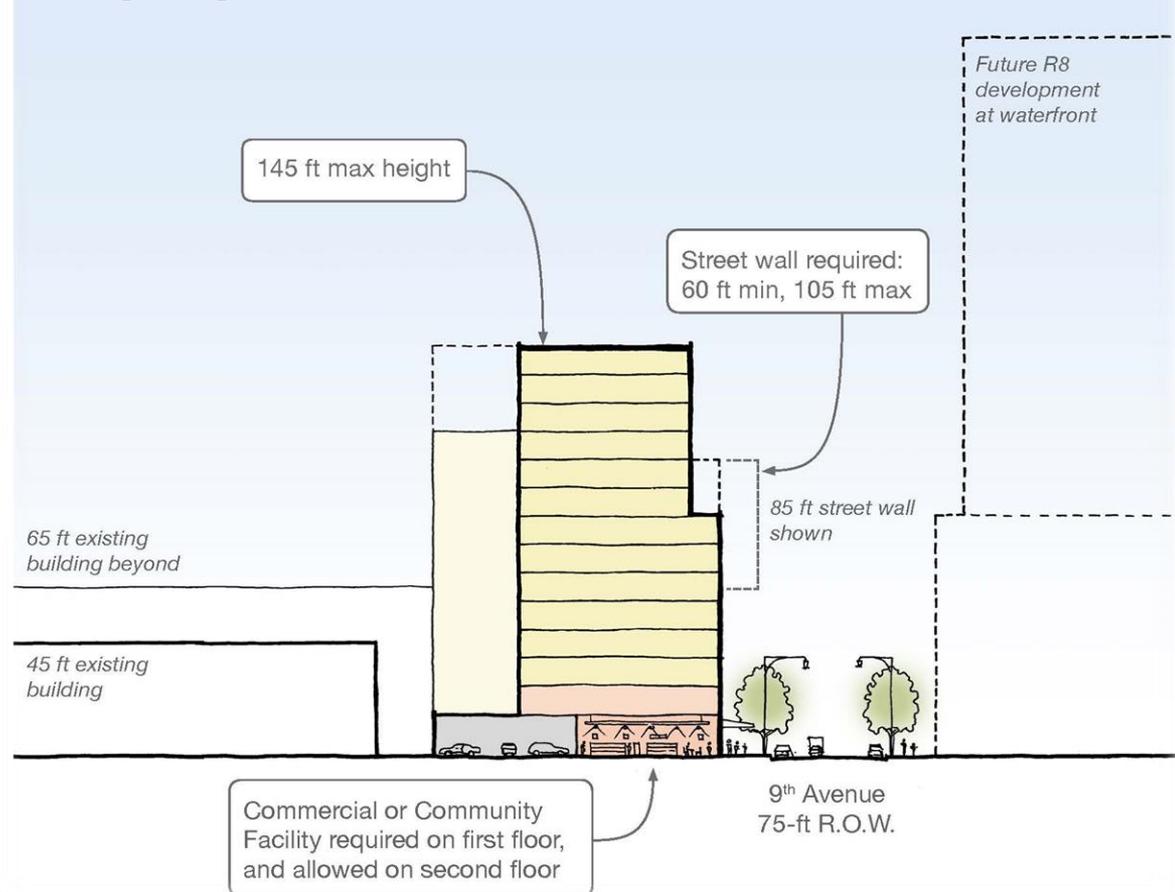
R8 (MIH), C2-4, SID



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Inland, R8A would provide a transition between the waterfront and existing residential development

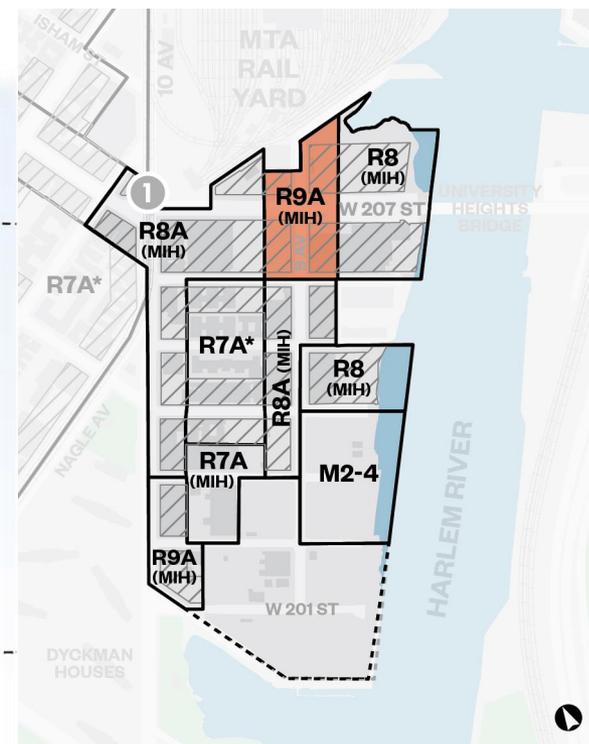
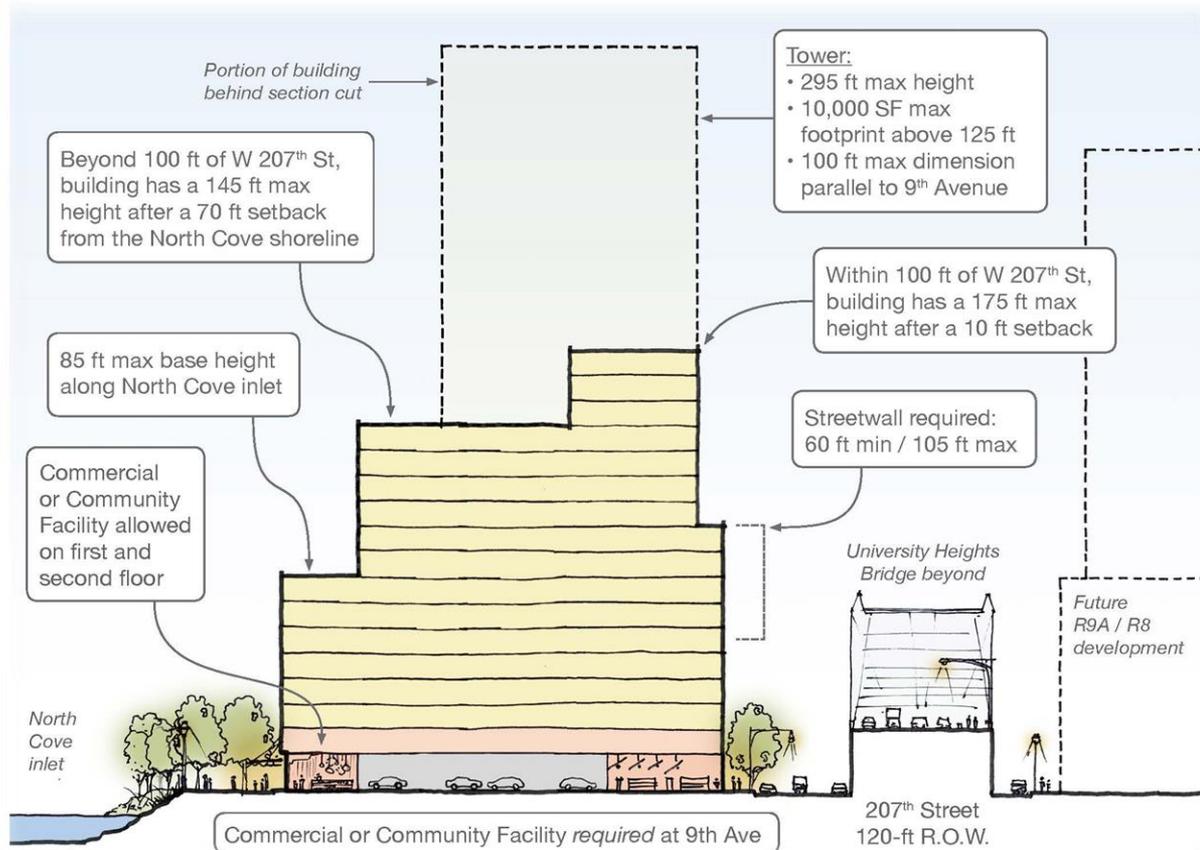
R8A (MIH), C2-4, SID



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

At the intersection of 207th St and 9th Ave, R9A would allow increased density at this gateway to Inwood

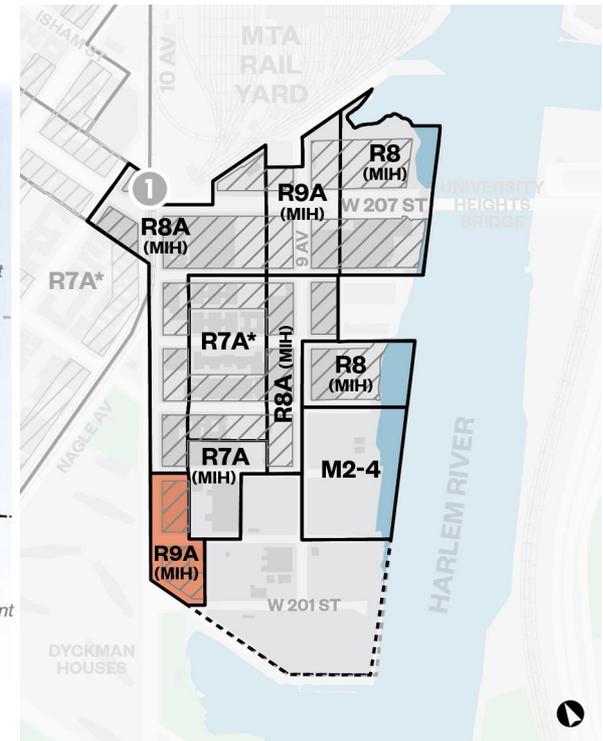
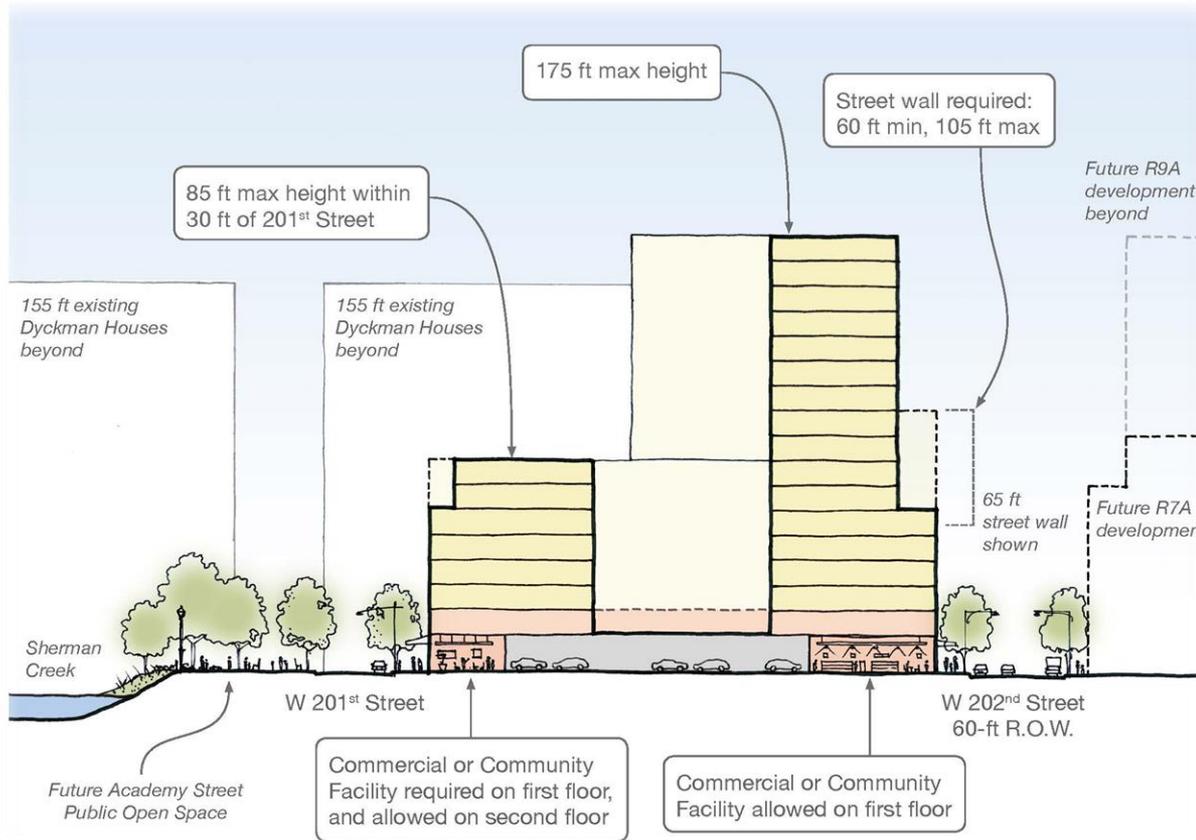
R9A (MIH), C2-4, SID



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Inland, R9A would meet the context of the neighborhood to the west and step down to future open space on Academy Street

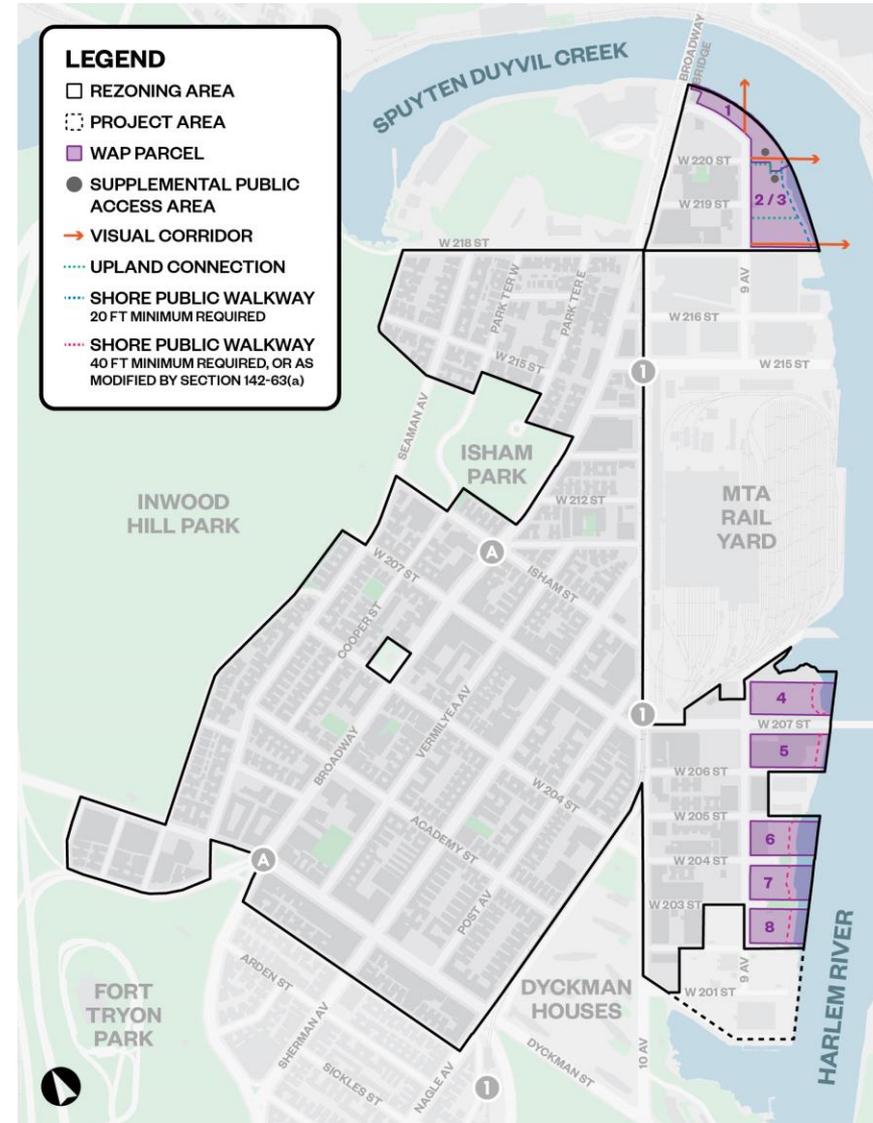
R9A (MIH), C2-4, SID



Proposed Waterfront Access Plan (WAP) would create a framework to reclaim the Harlem River waterfront

The WAP would require new development to create public waterfront open spaces

- Covers the Tip of Manhattan and Sherman Creek
- Leverages private development to provide public open space
- Redevelopment on waterfront lots would trigger requirements to build out the shore public walkway
- Fulfill longstanding community goals of waterfront access



Future of Inwood

The Proposed Actions would create opportunity for affordable housing, community space, and jobs in Inwood, while preserving its unique character

Broadway and Academy Street looking southwest



Conceptual Rendering: For illustrative purposes only

Future of Inwood

The Proposed Actions would create the opportunity for quality public open space on the waterfront, near new mixed-use development

Academy Street looking West



Conceptual Rendering: For illustrative purposes only



APPENDIX

The Draft Environmental Impact Statement was published on January 16th

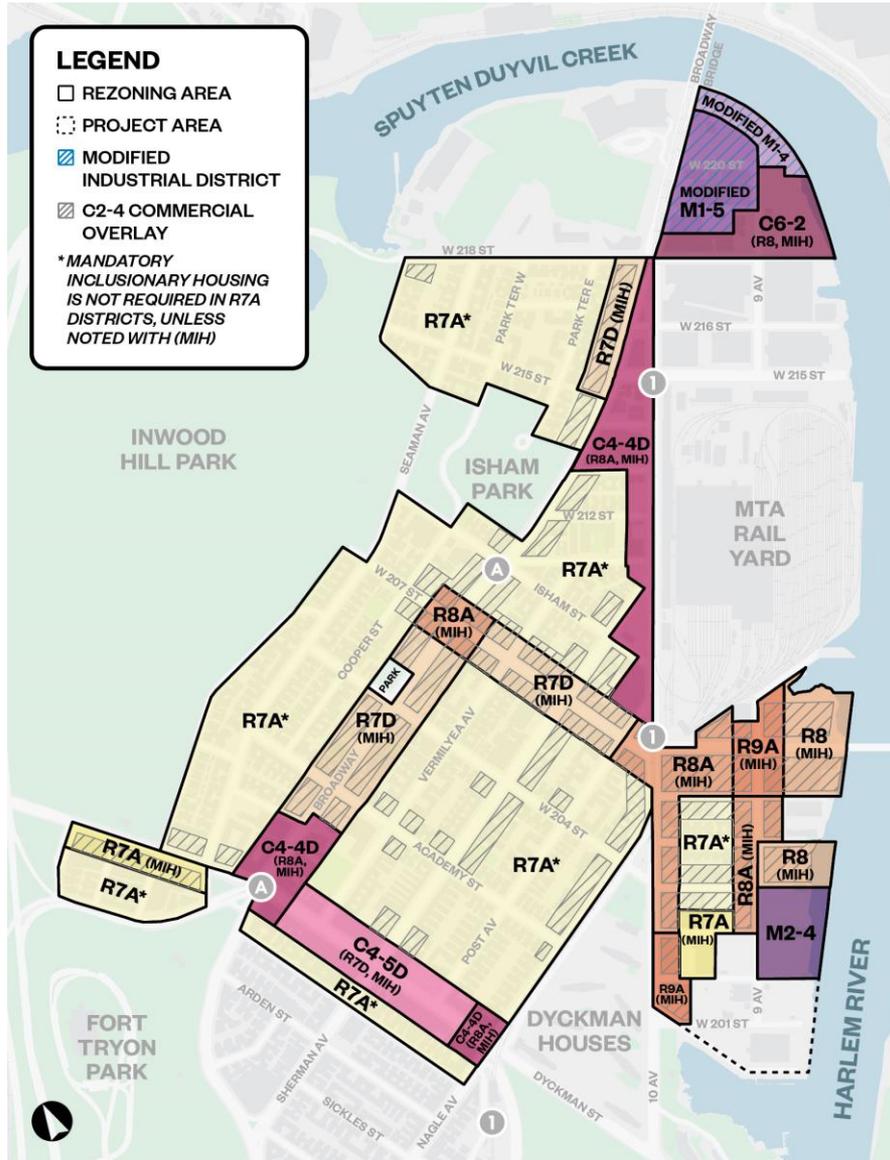
DEIS Chapters with No Impacts

- Land Use, Zoning, & Public Policy
- Socioeconomic Conditions
- Community Facilities
 - Schools
 - Child Care Centers
 - Library
- Urban Design & Visual Resources
- Natural Resources
- Hazardous Materials
- Water & Sewer Infrastructure
- Solid Waste & Sanitation Services
- Energy
- Transportation
 - Parking
 - Pedestrian & Vehicular safety
- Air Quality
- GHG & Climate Change
- Noise
- Public Health
- Neighborhood Character

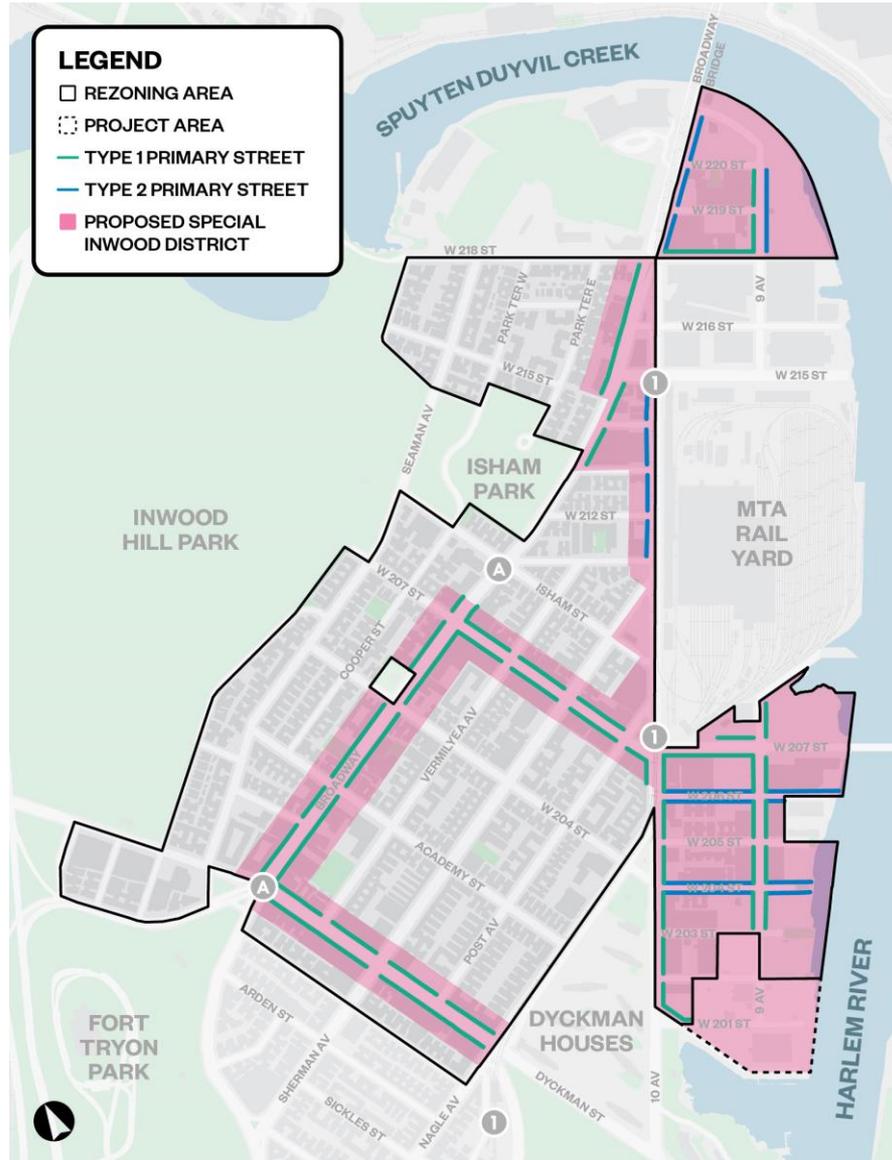
DEIS Chapters with Impacts

- Open Space
- Shadows
- Historic & Cultural Resources
- Transportation
 - Traffic
 - Transit
 - Pedestrians
- Construction

Proposed Zoning



Ground Floor Uses



Zoning in the Upland Core does not protect existing character

R7-2 has no height limit and does not require streetwalls

R7-2 with C1-4 and C2-4 Overlays

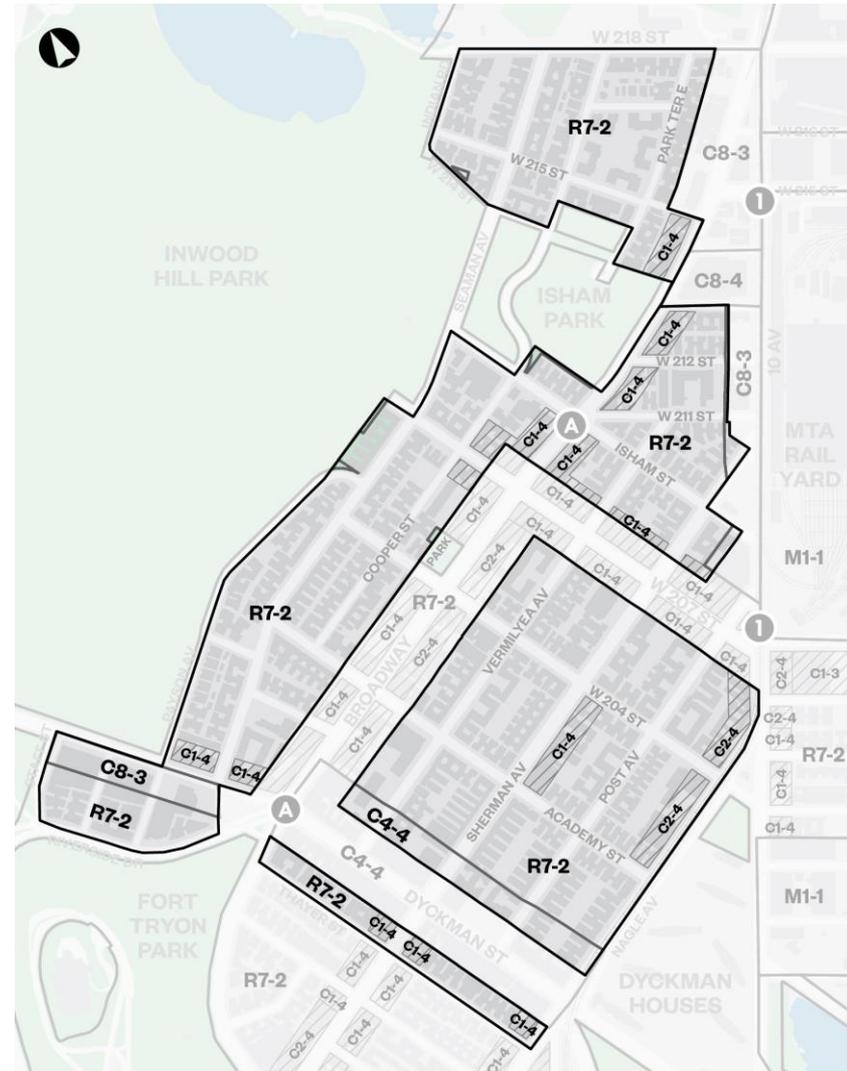
- Max density: 4.0 FAR for Residential, 6.5 for Community Facility, and 2.0 for Commercial (in overlay districts, 1st floor only)
- Max height: **NO limit** (contextual rules optional)
- **NO** affordable housing required

C4-4

- Similar to R7-2, but more commercial allowed (3.4 FAR)

C8-3

- Max density: 2.0 for Commercial (automotive and heavy commercial), 6.5 for Community Facility
- Residential **NOT** permitted
- Max height: **NO limit**



Proposed Zoning aims to preserve character and require affordable housing where possible

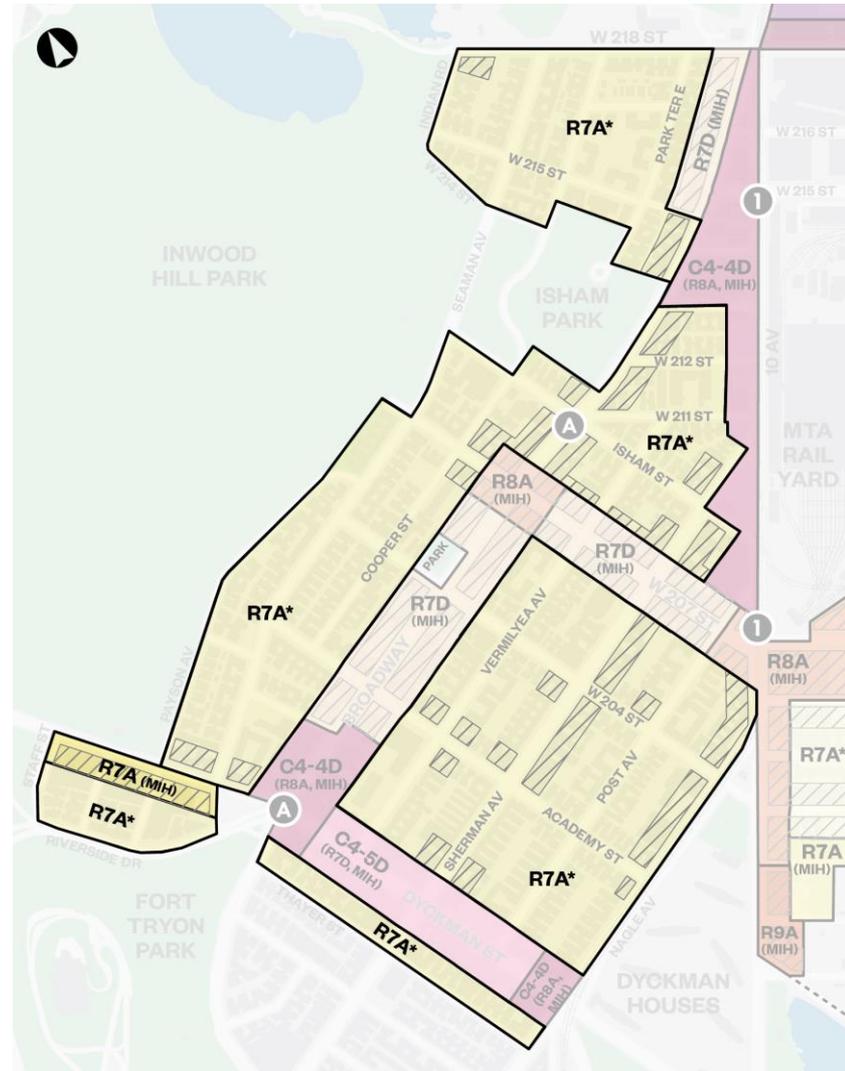
80% of expanded rezoning area proposed for contextual district

R7A (without MIH)

- Max density: 4.0 FAR for Residential and Community Facility
- Max height: 8 stories (80-85 ft)
- Setbacks at 6 stories (narrow street: 10 ft; wide street: 15 ft on narrow), and street wall required
- Ground-floor commercial uses permitted (where existing)

R7A with MIH

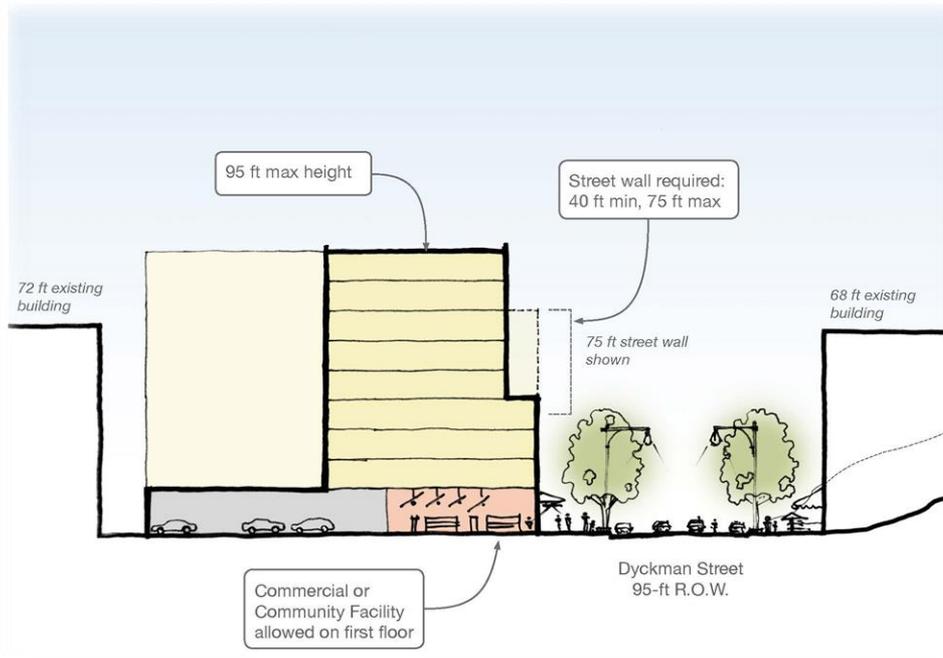
- Max density: 4.6 FAR for Residential, 4.0 for Community Facility
- Max height: 9 stories (95 ft)
- Setbacks at 7 stories (narrow street: 10 ft; wide street: 15 ft on narrow), and street wall required (40-75 ft)
- Ground-floor commercial uses permitted (where existing)
- 25-30% permanently affordable housing required



In response to the community, proposed zoning aims to preserve existing character in Upland Core

R7A with MIH is illustrated here. R7A without MIH would be limited to 8 stories.

R7A with MIH and C2-4 Overlay



Commercial U has significant development potential, but new development could be out of context

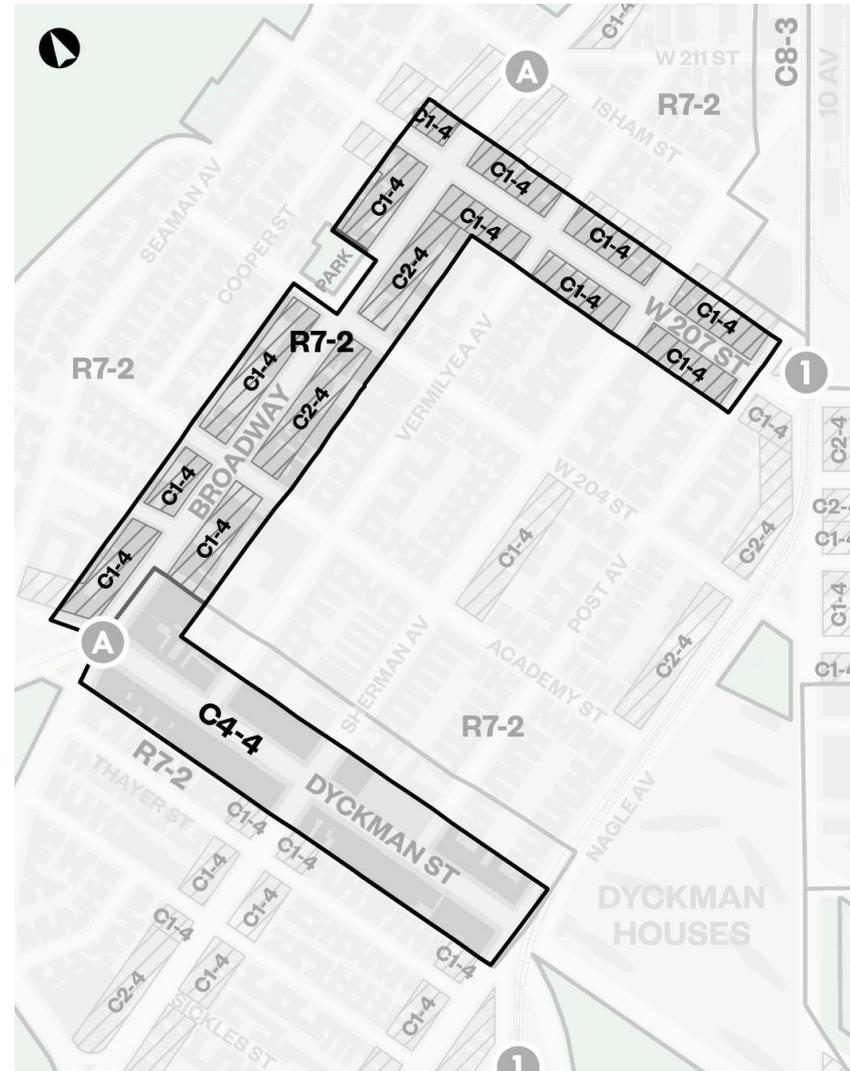
There are several underutilized lots, and R7-2 and C4-4 have no height limit and do not require streetwalls

R7-2 with Commercial overlays

- Max density: 4.0 FAR for Residential, 6.5 for Community Facility, 2.0 for Commercial (1st floor only)
- Max height: No limit (contextual rules optional)
- No affordable housing required

C4-4

- Similar to R7-2, except a maximum commercial FAR of 3.4 is permitted



Proposed Zoning aims to require affordable housing where development potential exists today

Where there is development potential today in the Commercial U, require affordable housing

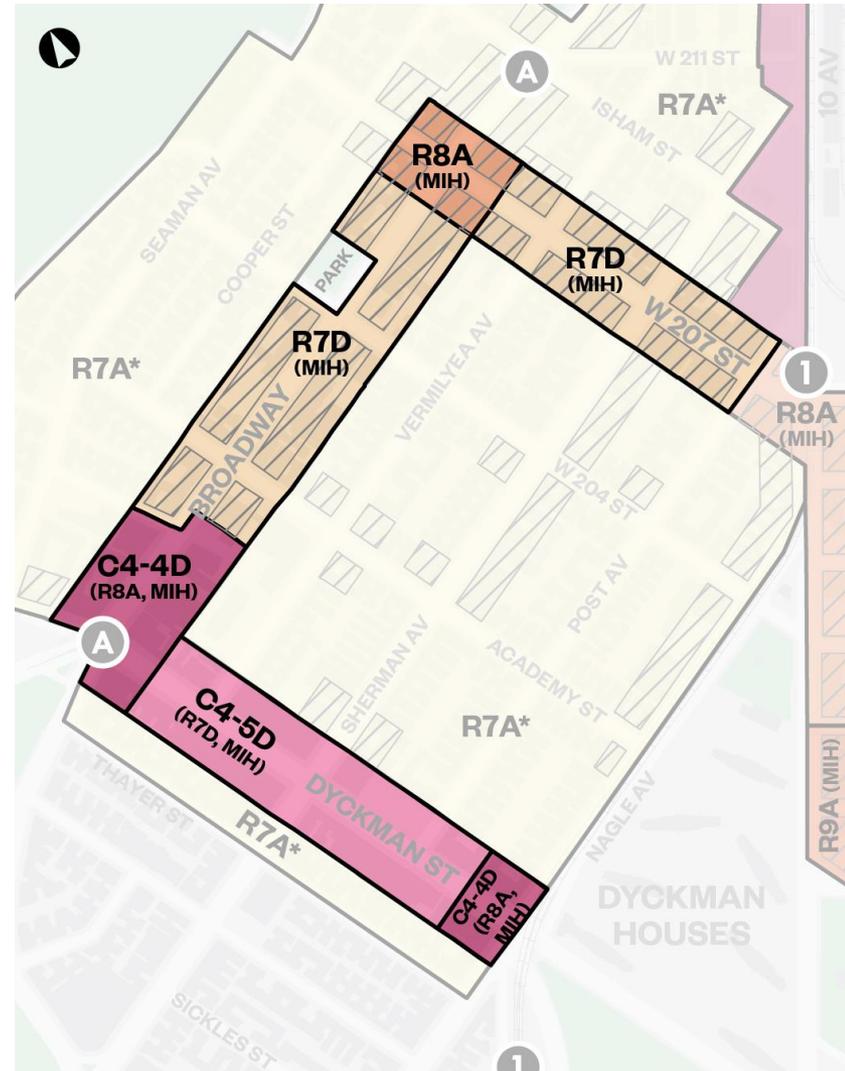
R7D (MIH) with C2-4 overlay, SID

- Max density: 5.6 FAR for Residential, 4.2 for Community Facility, 2.0 for Commercial (allowed on 1st & 2nd floors)
- Max height: 11 stories (110-115 ft)*
- Setbacks at 9 stories (narrow street: 10 ft; wide street: 15 ft on narrow), street wall required (40-95 ft)*, active ground floor required
- 25-30% permanently affordable housing required

*Buildings adjacent to legally required lot line windows allowed to break streetwall and rise an additional story (10 ft) with provision of open area

C4-5D (MIH), SID

- Similar to R7D, except a maximum commercial FAR of 3.4 is permitted



Proposed Zoning aims to require affordable housing where development potential exists today

Concentrate density on major intersections

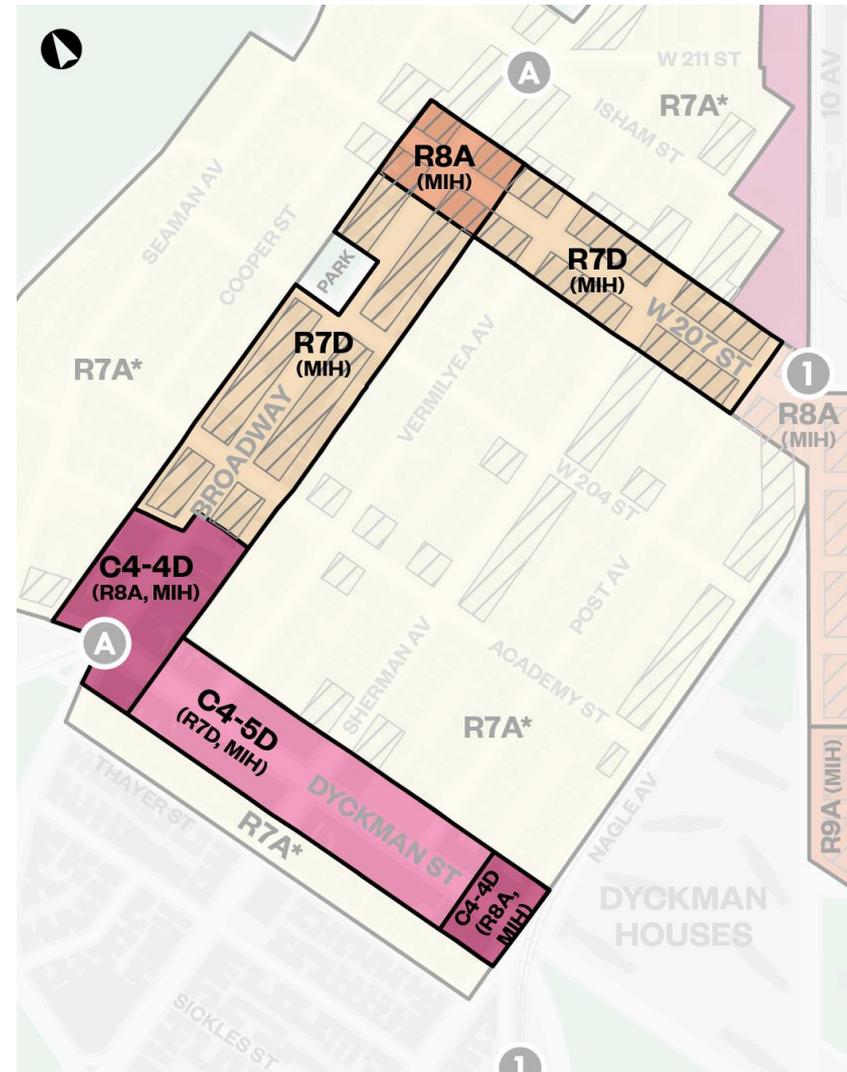
R8A (MIH) with C2-4 overlay, SID

- Max density: 7.2 FAR for Residential, 6.5 for Community Facility, 2.0 for Commercial (allowed on 1st & 2nd floors)
- Max height: 14 stories (140-145 ft)*
- Setbacks at 10 stories (narrow street: 10 ft; wide street: 15 ft on narrow), street wall required (60-105 ft)*, active ground floors required*
- 25-30% permanently affordable housing required

*Buildings adjacent to legally required lot line windows allowed to break streetwall and rise an additional story (10 ft) with provision of open area

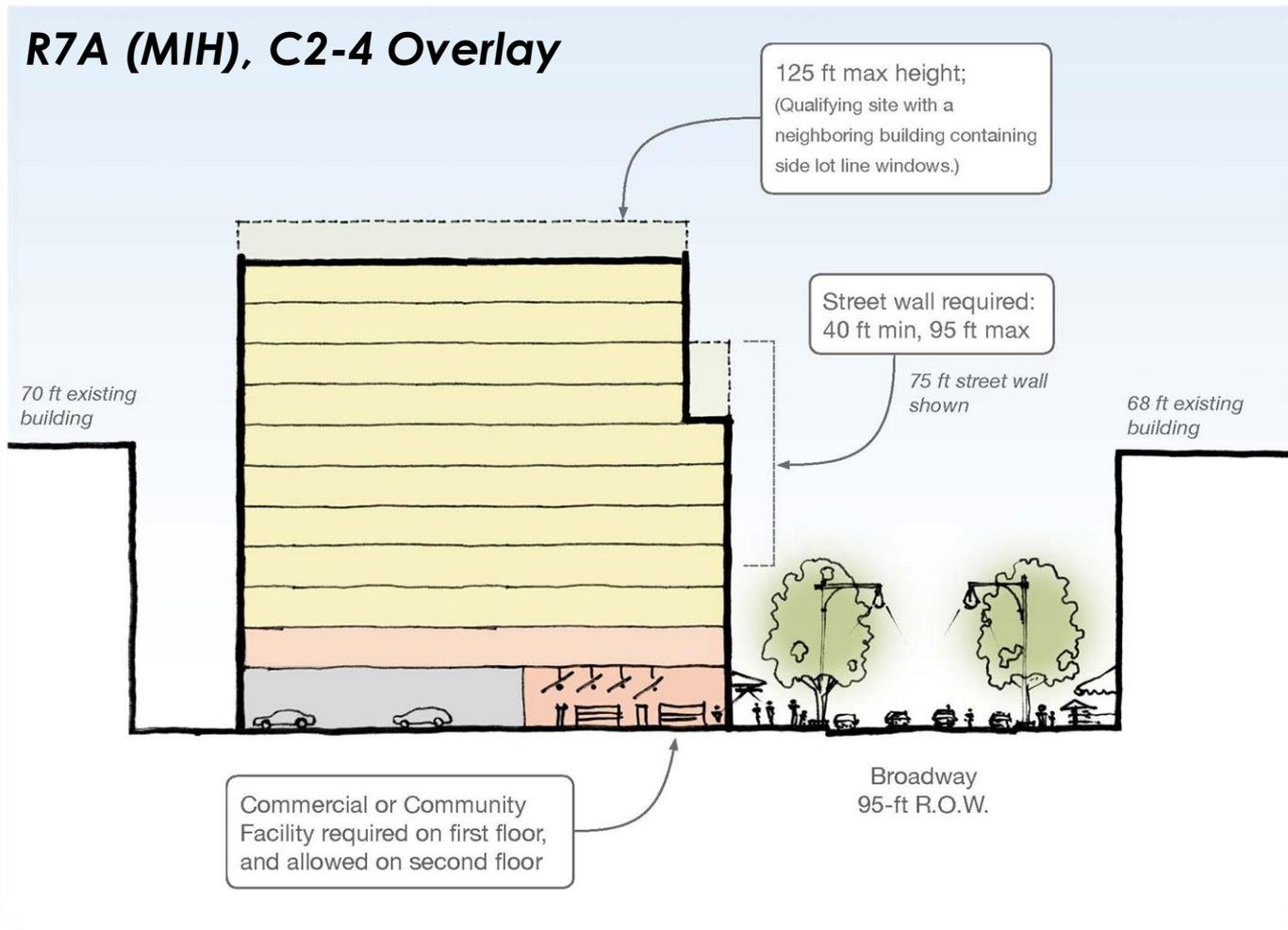
C4-4D (MIH), SID

- Similar to R8A, except a maximum commercial FAR of 3.4 is permitted



Proposed Zoning aims to require affordable housing where development potential exists today

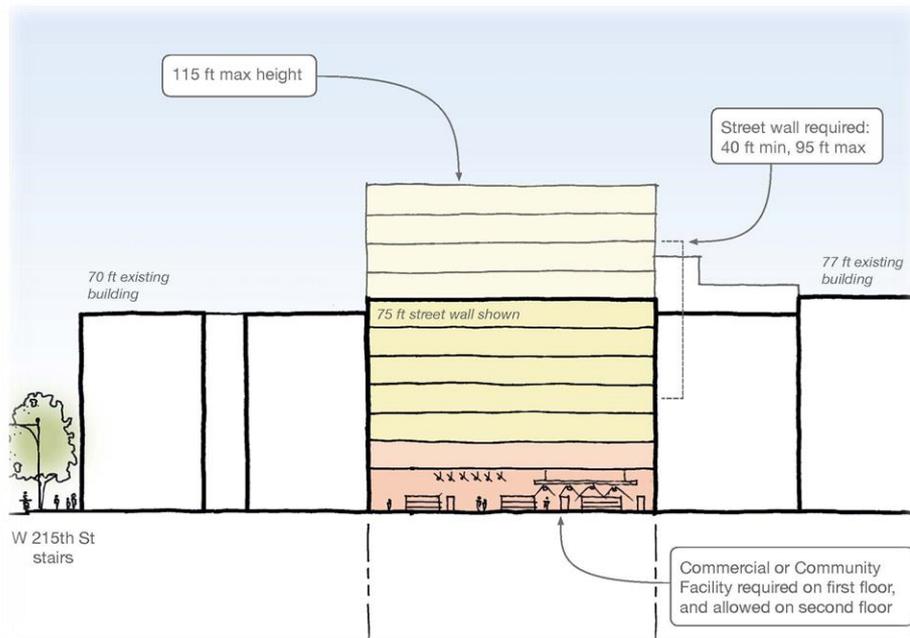
R7D (MIH) with C2-4 overlay and C4-5D would be mapped on the corridors



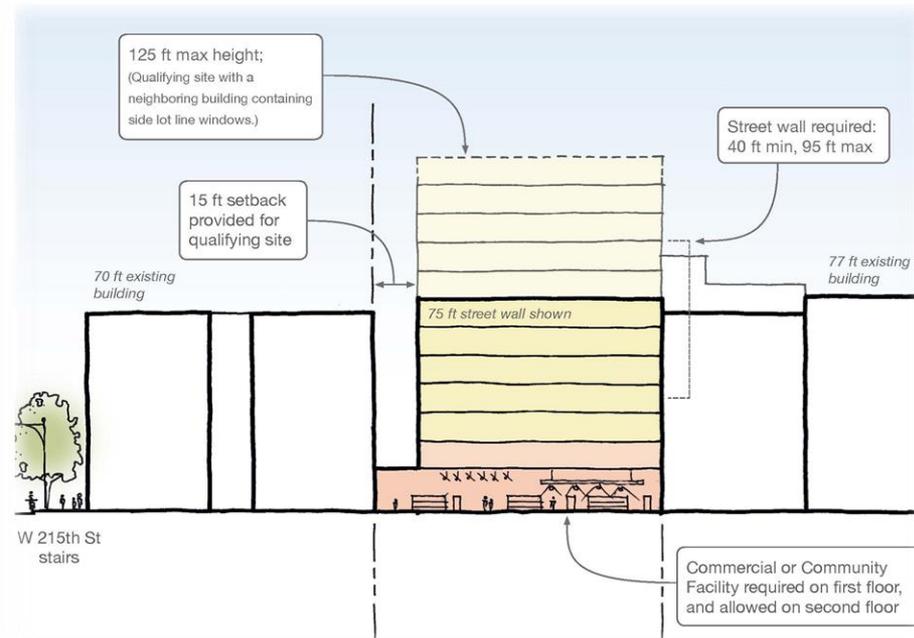
Proposed Zoning will require affordable housing where development potential exists today

R7D (MIH) with C2-4 overlay and C4-5D would be mapped on the corridors

R7D (MIH), C2-4 Overlay



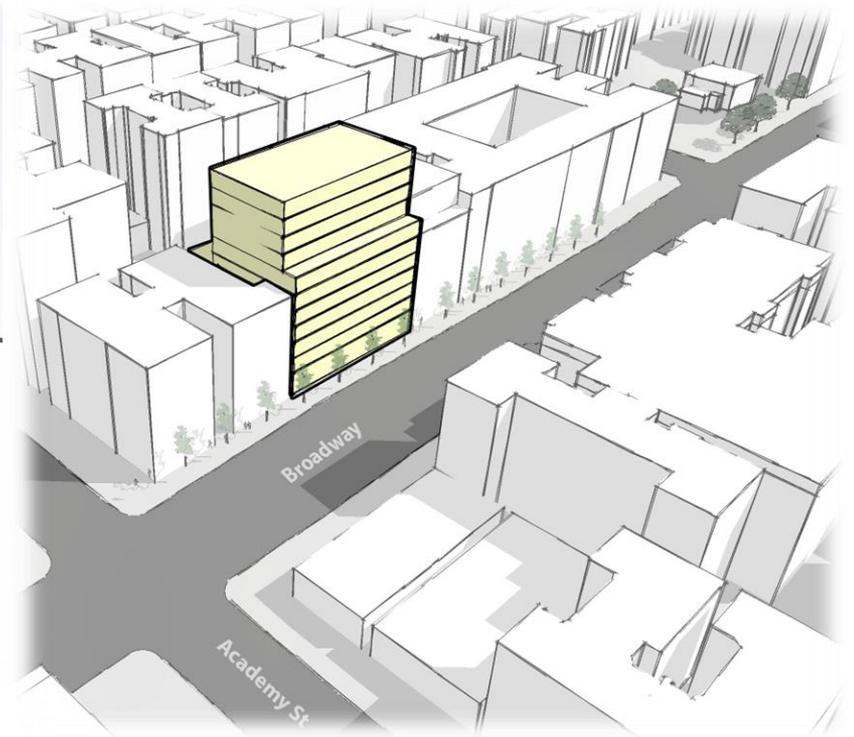
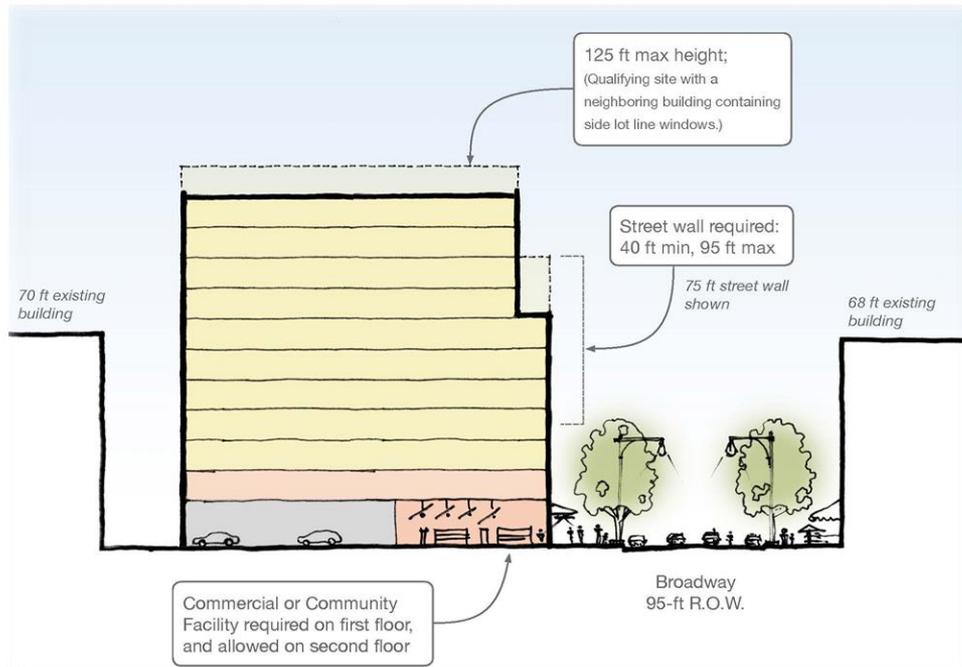
With optional side lot line window provision



Proposed Zoning will require affordable housing where development potential exists today

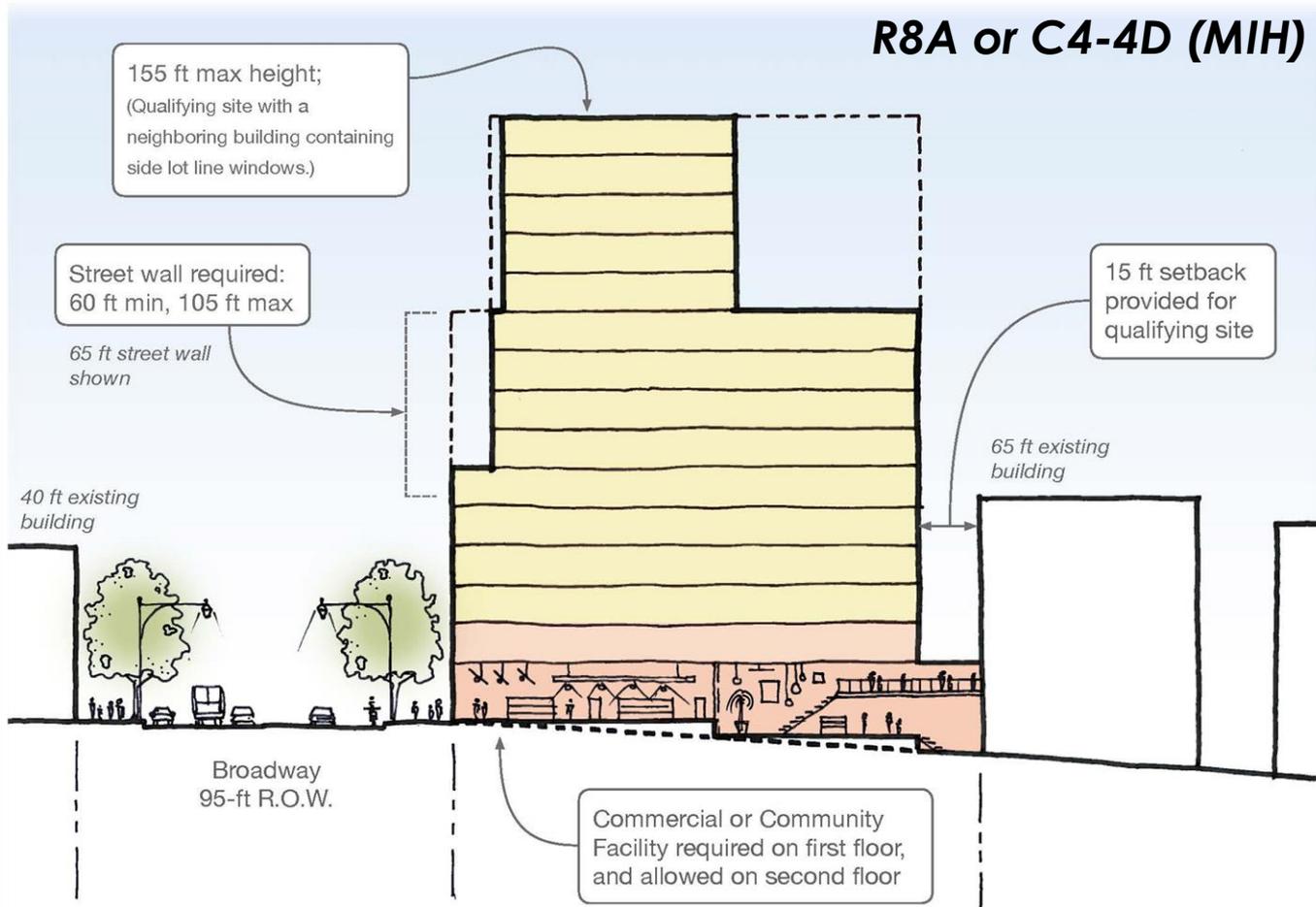
R7D (MIH) with C2-4 overlay and C4-5D would be mapped on the corridors

R7D (MIH), C2-4 Overlay



Proposed Zoning aims to require affordable housing where development potential exists today

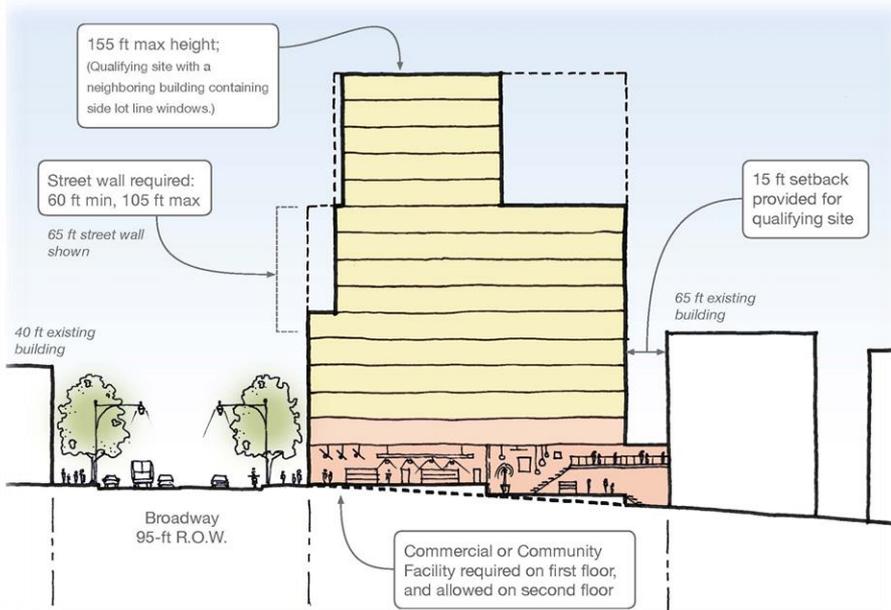
This shows the same site, but with a set back from a building with a side lot line window



Proposed Zoning aims to require affordable housing where development potential exists today

R8A and C4-4D would be mapped on the major intersections

R8A or C4-4D (MIH)



Tenth Ave along the 1 Train is unappealing to pedestrians; there are many underutilized lots along both Tenth and Broadway

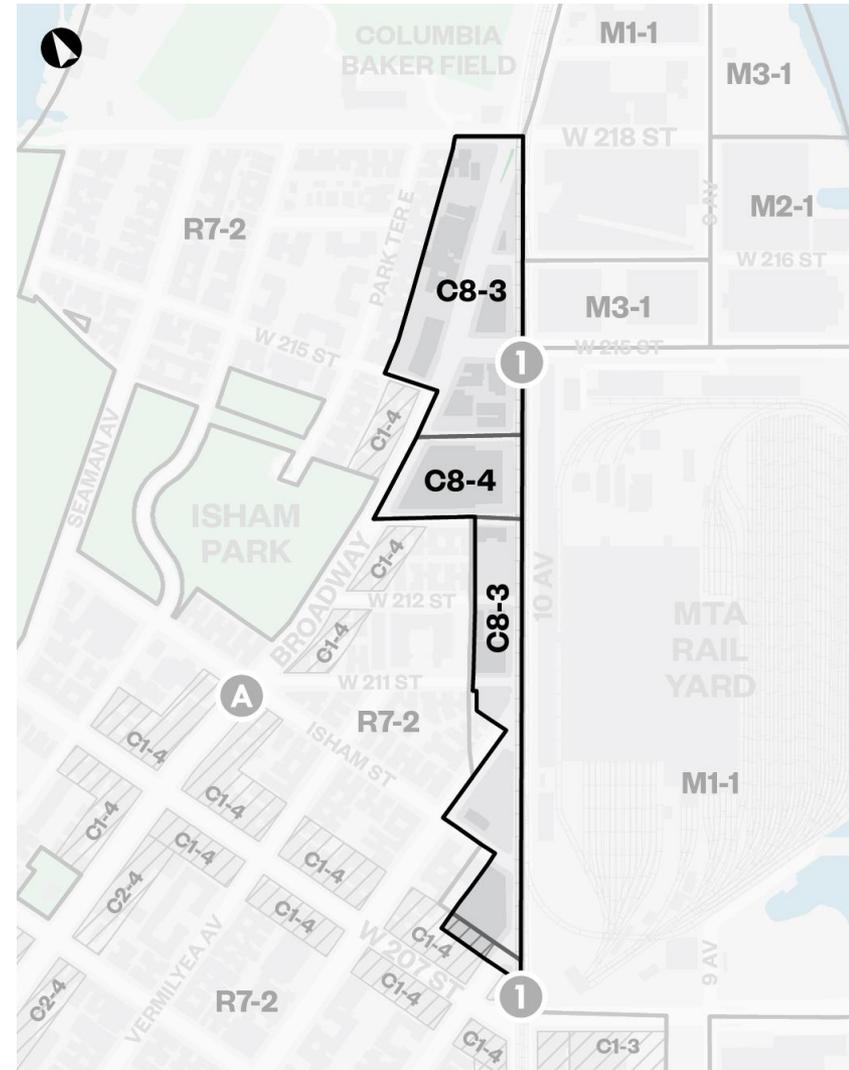
There are significant gaps along Tenth Avenue, existing zoning does not allow housing

C8-3

- Max density: 2.0 FAR for Commercial (auto and heavy commercial), 6.5 for Community Facility (**housing not permitted**)
- Max height: **No limit**

C8-4

- Similar to C8-3, except maximum commercial FAR of 5.0 is permitted

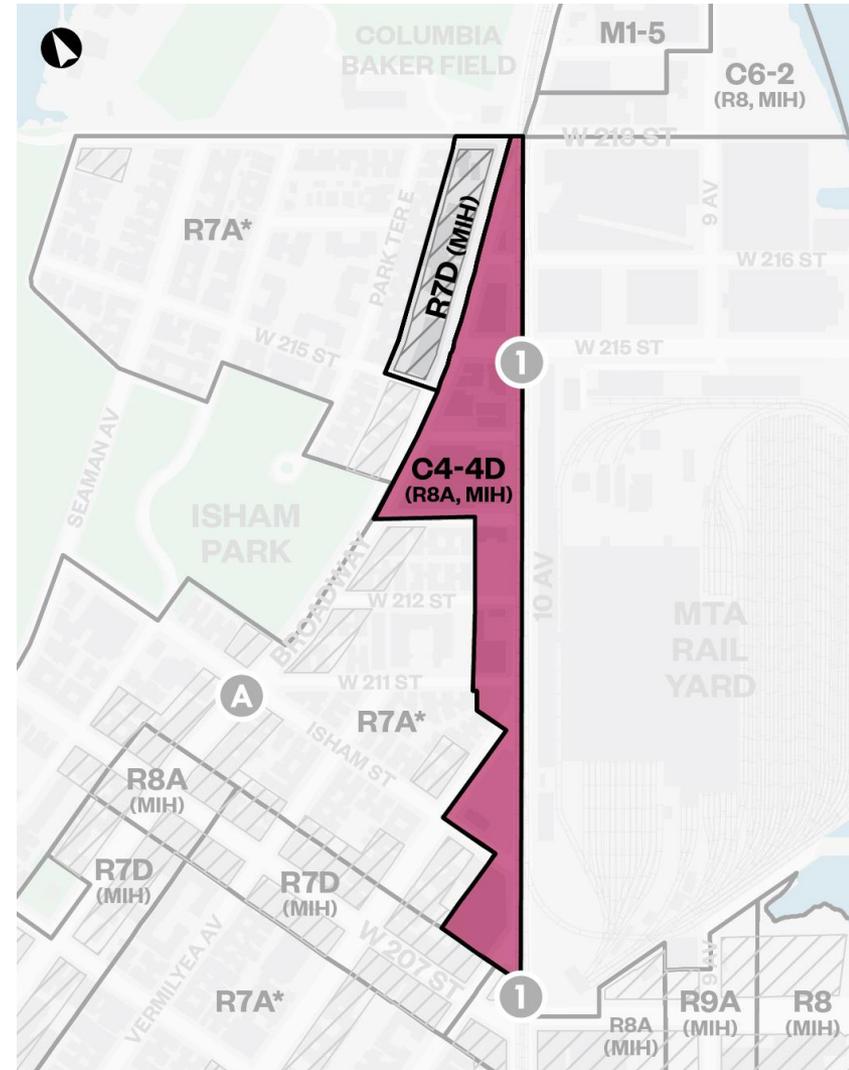


Proposed Zoning aims to encourage a diverse mix of uses and an active pedestrian realm

Mixed-use zoning, active ground floor requirements, and flexibility to set back from the elevated train

C4-4D (R8A) with MIH, SID

- Max density: 7.2 FAR for Residential, 6.5 for Community Facility, 3.4 for Commercial
- Max height: 16 stories (165 ft)
- Allow buildings to set back from elevated viaduct, streetwall required (25-105 ft), non-parking use required along Broadway
- 25-30% permanently affordable housing required

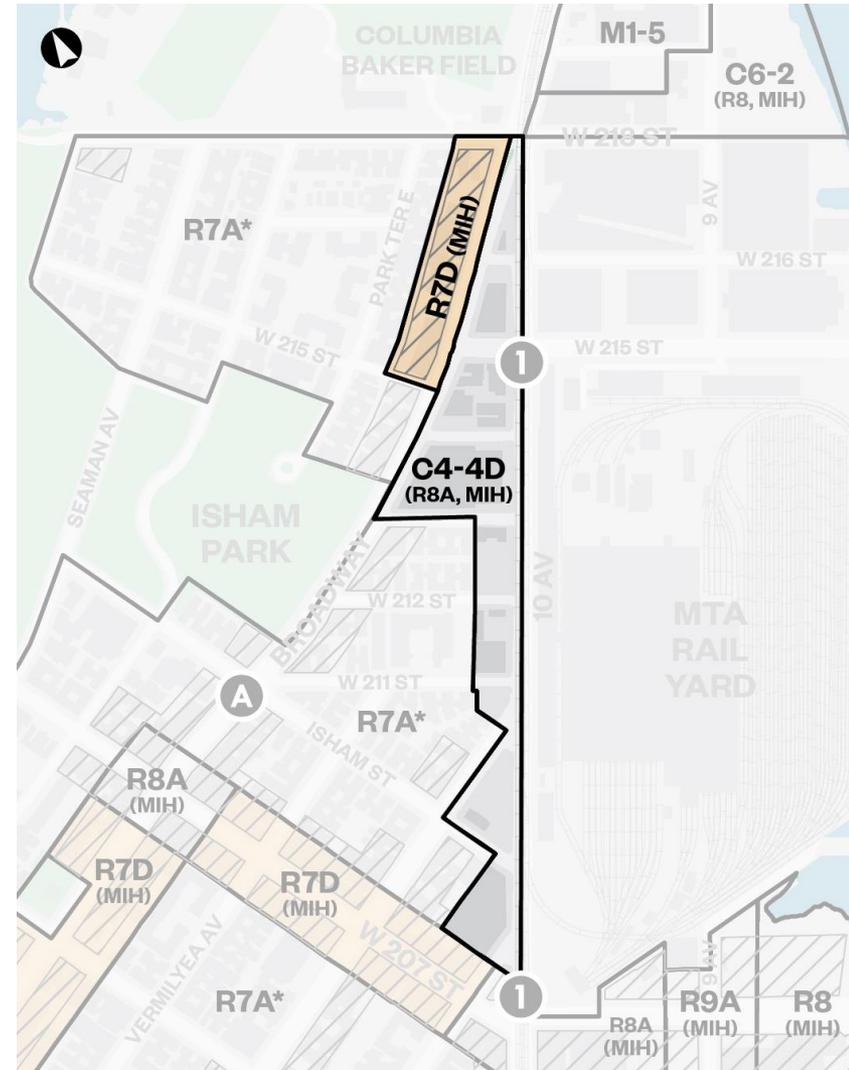


Proposed Zoning aims to encourage a diverse mix of uses and an active pedestrian realm

Fill in gaps along Broadway while providing transition to areas west

R7D with MIH and C2-4 overlay, SID

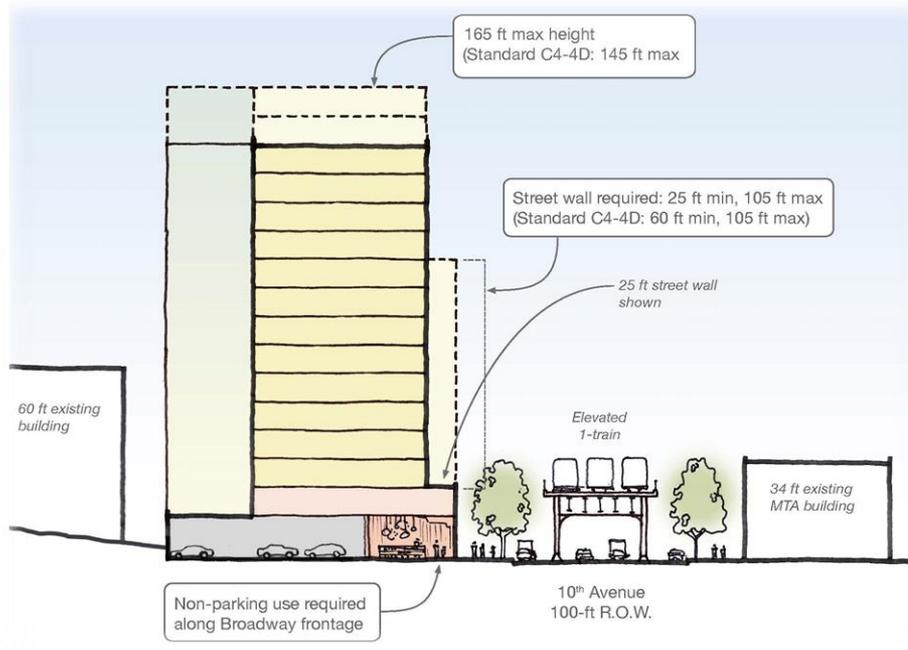
- Max density: 5.6 FAR for Residential, 4.2 for Community Facility, 2.0 for Commercial (allowed on 1st & 2nd floors only)
- Max height: 11 stories (110-115 ft)
- Setbacks at 9 stories, street wall required (60-95 ft), active ground floor required
- 25-30% permanently affordable housing required



Proposed Zoning aims to encourage a diverse mix of uses and pedestrian-friendly streets

Along 10th Avenue, zoning allows for a building to set back from the elevated train

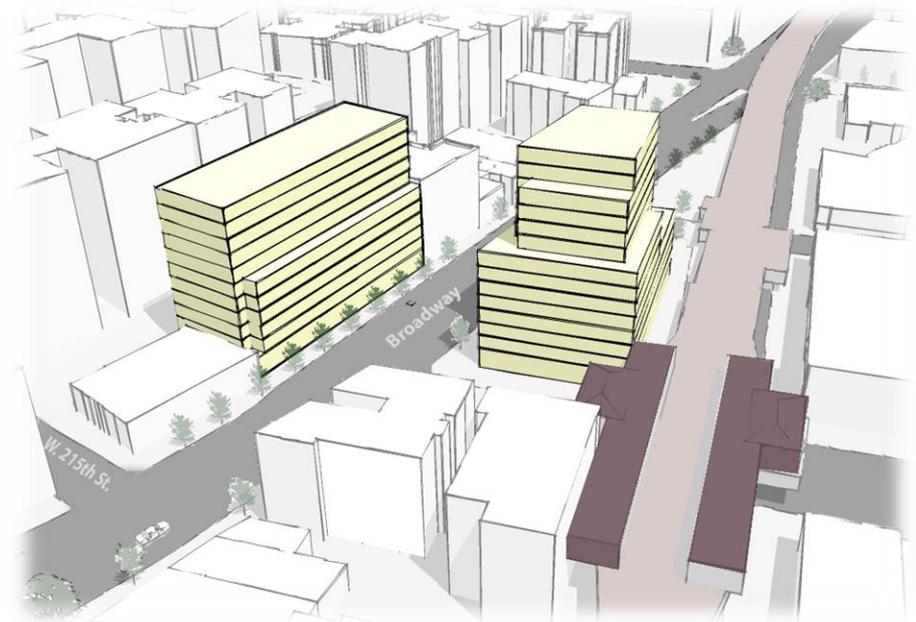
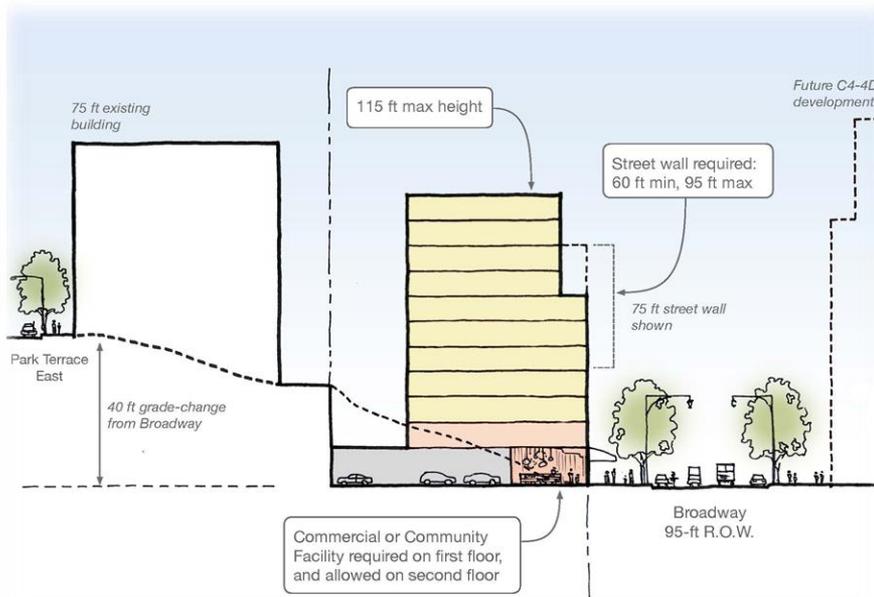
C4-4D (R8A) (MIH), SID



Proposed Zoning aims to encourage a diverse mix of uses and pedestrian-friendly streets

In response to community concerns, R7D is proposed along Broadway to provide a transition to the residential area to the west

R7D (MIH), C2-4 overlay



Tip of Manhattan is dominated by underutilized lots, streets aren't pedestrian friendly, and there is no public access to the waterfront

Existing zoning prohibits housing and limits potential to unlock the waterfront

M1-1

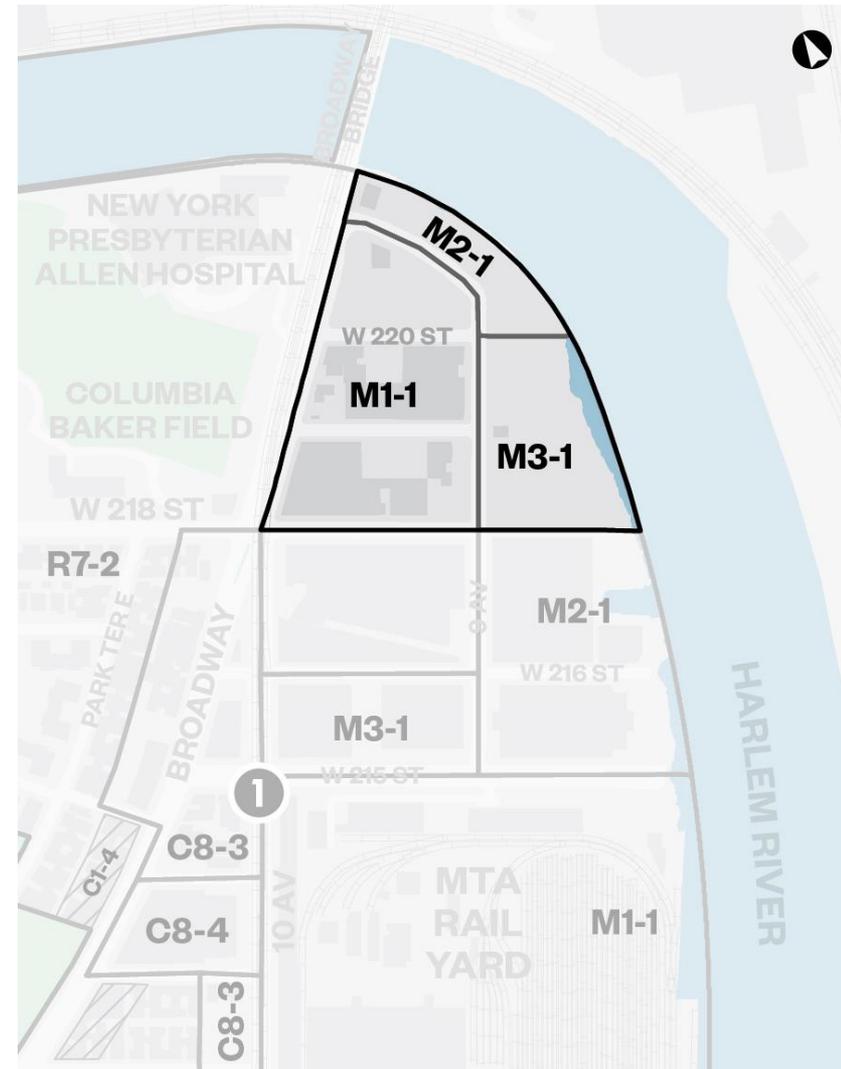
- Max density: 1.0 FAR for light industrial, 1.0 for Commercial 2.4 for Community Facility (**housing not permitted**)
- Max height: **No limit**

M2-1

- Max density: 2.0 FAR for Industrial and Commercial (**housing and community facility not permitted**)
- Max height: **No limit**

M3-1

- Max density: 2.0 FAR for Industrial and Commercial (**housing and community facility not permitted**)
- Max height: **No limit**



Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

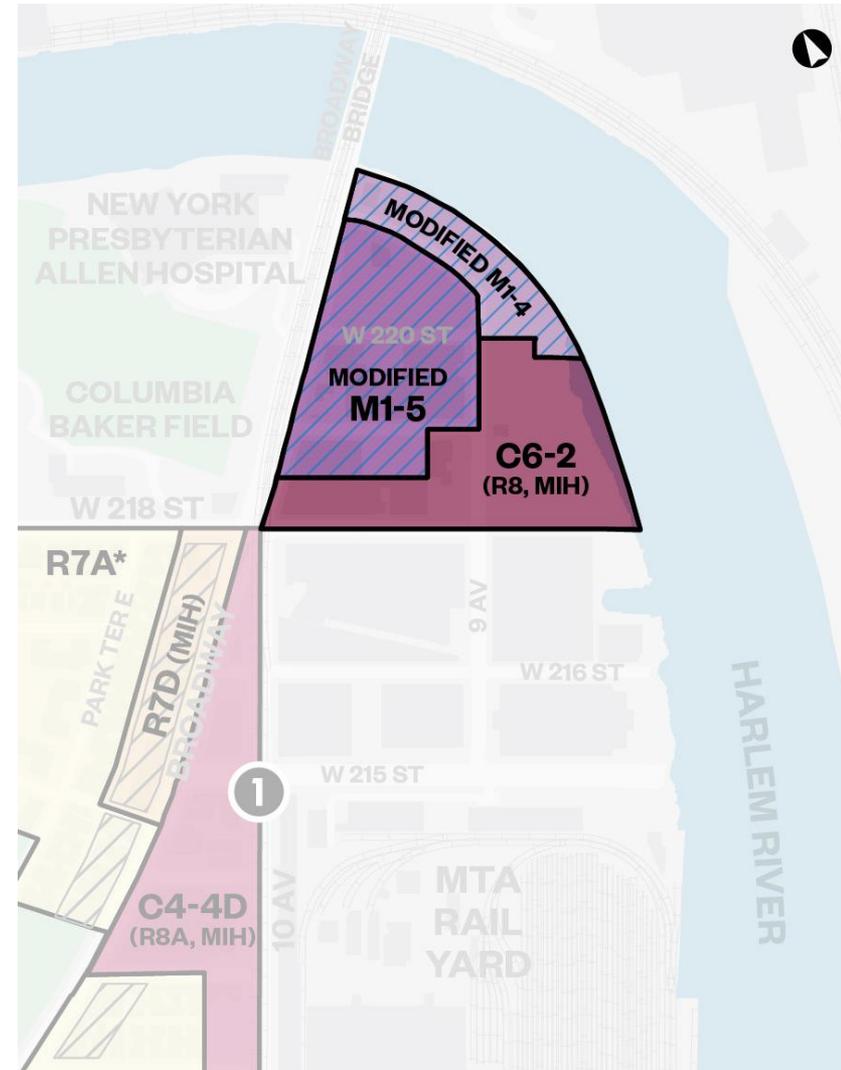
Transform parking lots into pedestrian-friendly waterfront with housing and commercial/institutional uses

M1-5, SID

- Max density: 5.0 FAR for commercial, 5.0 for light industrial, 6.5 for Community Facility (housing not permitted)
- Max height:
- 12 stories (125 ft) within 10 ft of street line
- 26 stories (265 ft) beyond 10 ft
- Non-parking use required along Broadway frontage

M1-4, SID

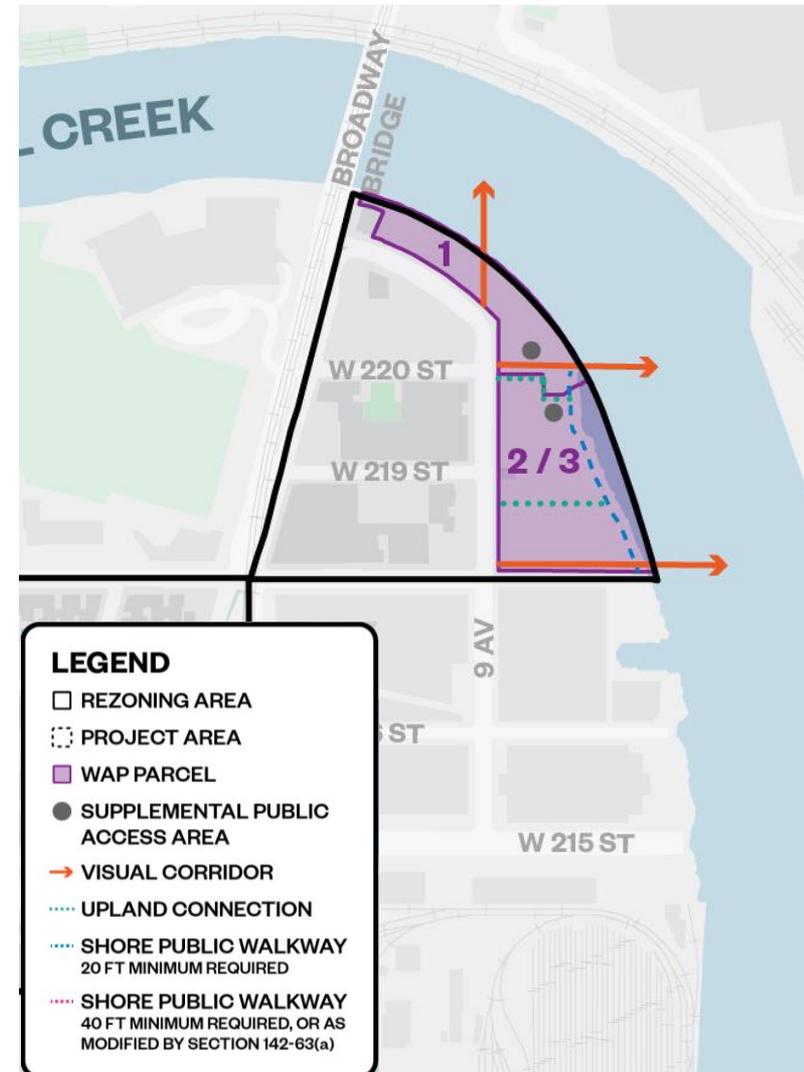
- Development rights (2.0 FAR) can be transferred to M1-5 in exchange for large waterfront public open space



Proposed Waterfront Action Plan (WAP) aims to provide a framework for continuous access to the waterfront

Require waterfront open space, allowing for concentrated areas in ToM where space is constrained

- Create a framework for continuous shore public walkway through public and private investment
- Redevelopment on waterfront lots would trigger requirements to build out the shore public walkway on private sites
- SID allows transfer of development rights across Ninth Ave to allow for viable development on upland lots and require more open space along the waterfront



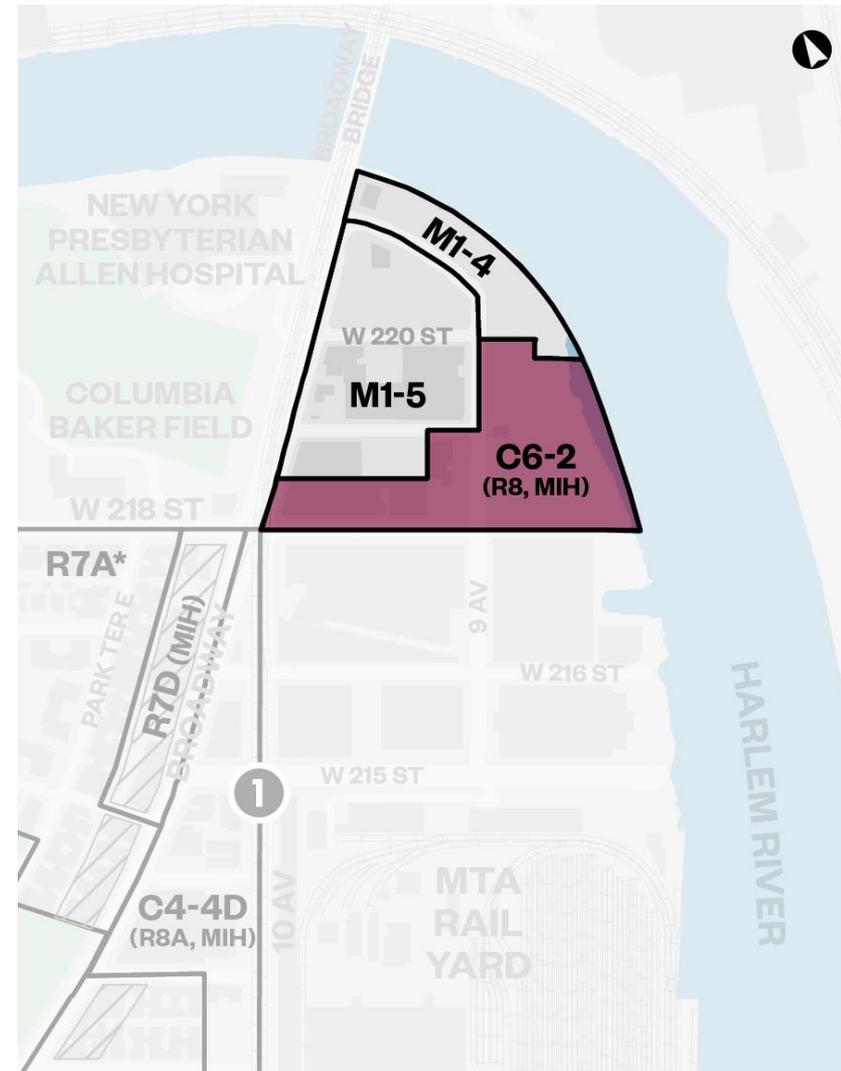
Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

Transform parking lots into pedestrian-friendly waterfront with housing and commercial/institutional uses

C6-2 (R8) with MIH, SID

Upland portion (west of Ninth Ave)

- Max density: 7.2 FAR for Residential, Commercial: 6.0 FAR, 6.5 for Community Facility
- Max height: 21 stories (210 ft)
- Setbacks at 105 ft (narrow street: 15 ft; wide street: 10 ft)
- Streetwall required (60-105 ft), active ground floor required
- Public waterfront open space required
- 25-30% permanently affordable housing required



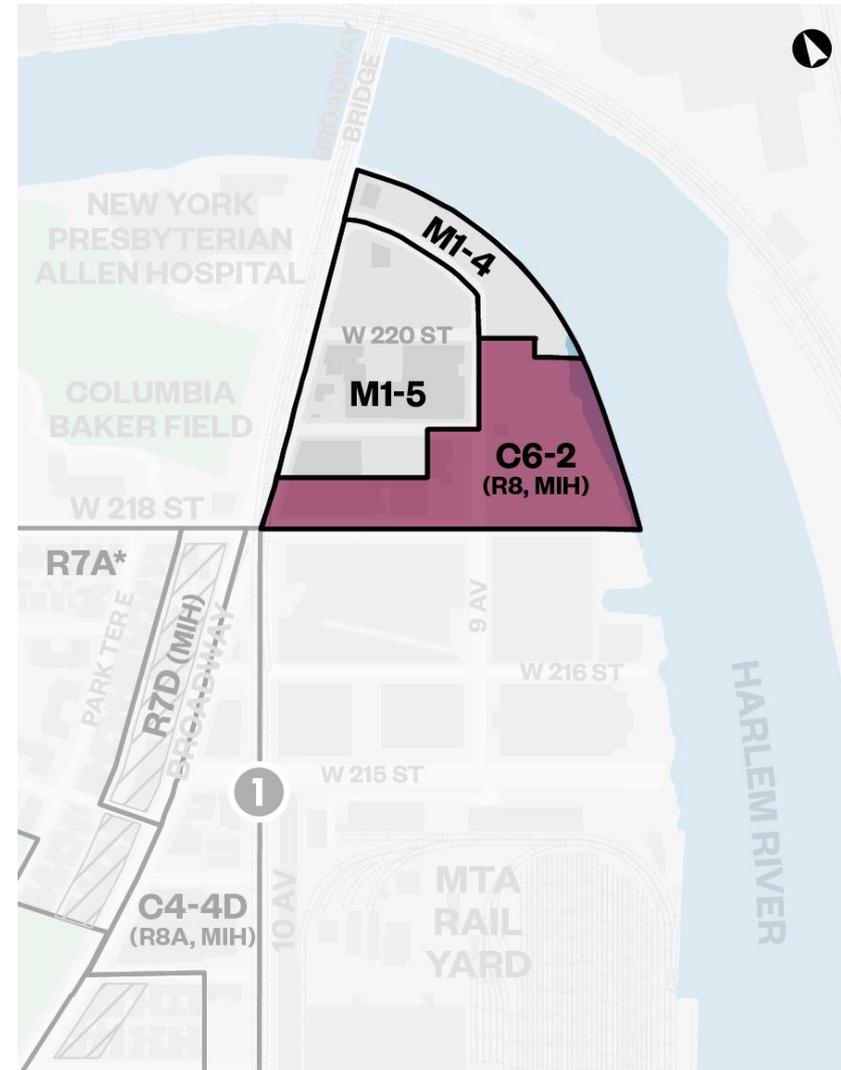
Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

Transform parking lots into pedestrian-friendly waterfront with housing and commercial/institutional uses

C6-2 (R8) with MIH, SID

Waterfront Portion (east of Ninth Ave)

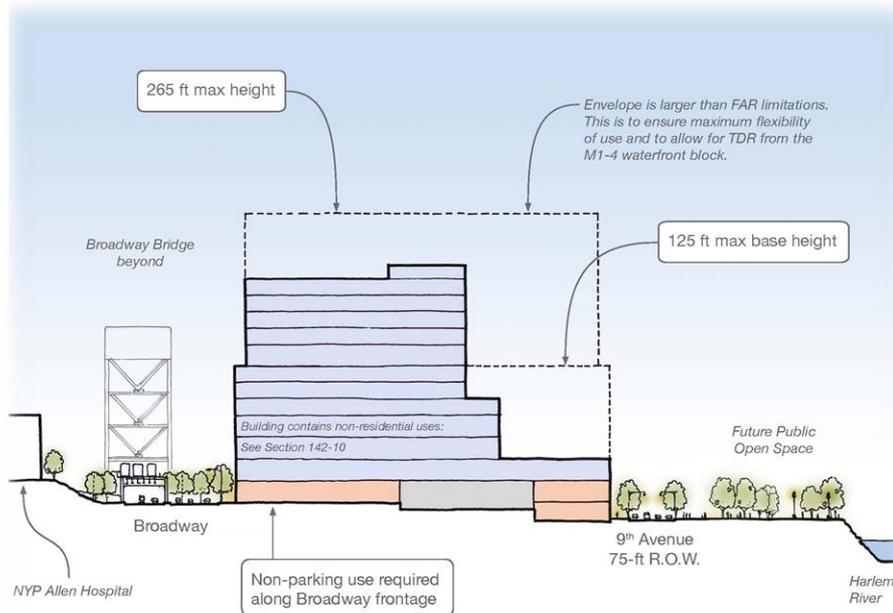
- Lots without 100 ft of shoreline frontage:
 - Max FAR of 4.6, no public waterfront open space required
 - Max height 95 ft; streetwall required (40-65 ft)
- Lots with 100 ft of shoreline frontage:
 - Max density: 7.2 FAR for Residential, Commercial: 6.0 FAR, 6.5 for Community Facility
 - Public waterfront open space required
 - Max height: 26 stories (265 ft); street wall required (60-105 ft)
 - For towers (over 155 ft):
 - 1 tower allowed on smaller lots, 2 towers on larger lots
 - Footprint and orientation regulated to maximize light and views to river
- 25-30% permanently affordable housing required



Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

The proposed M zones would be modified to allow for a mix of job-intensive commercial and community facility uses

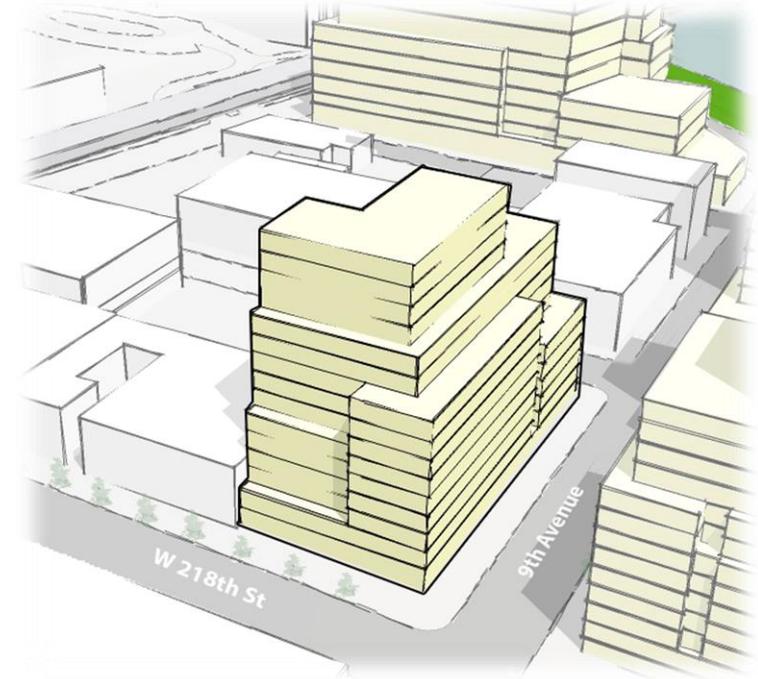
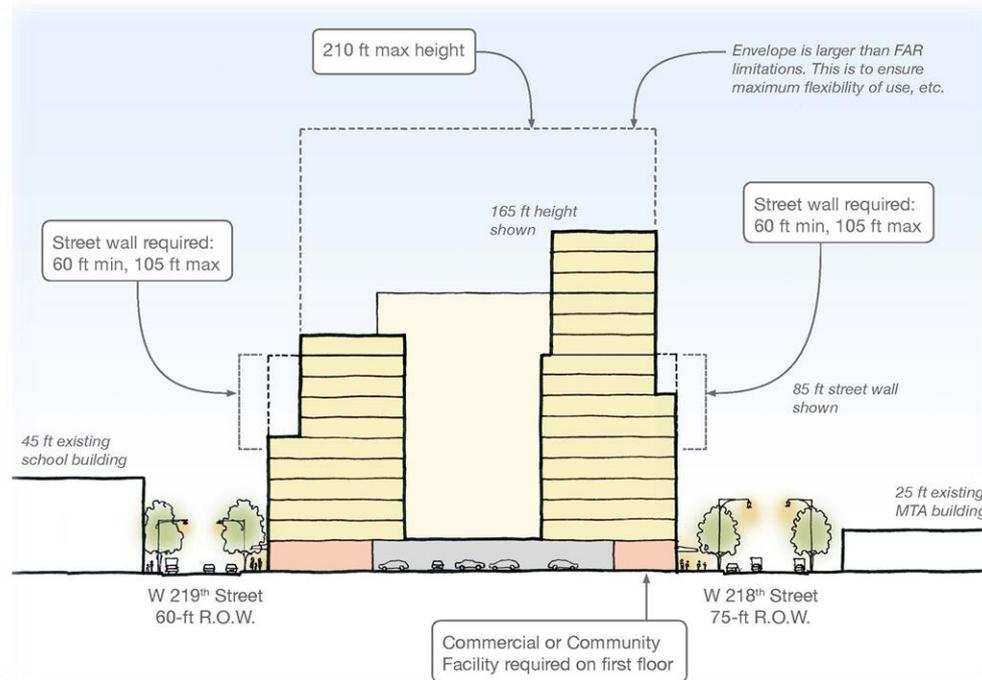
M1-5 and M1-4, SID



Proposed Zoning aims to encourage job-intensive uses and active streets, require public waterfront open space

The C6-2 District would allow for a vibrant mix of uses along 218th St and the waterfront

C6-2 (R8) with MIH, SID



There is a missed opportunity in Sherman Creek to create a vibrant waterfront community

Existing zoning prohibits vibrant, mixed-use development

M1-1

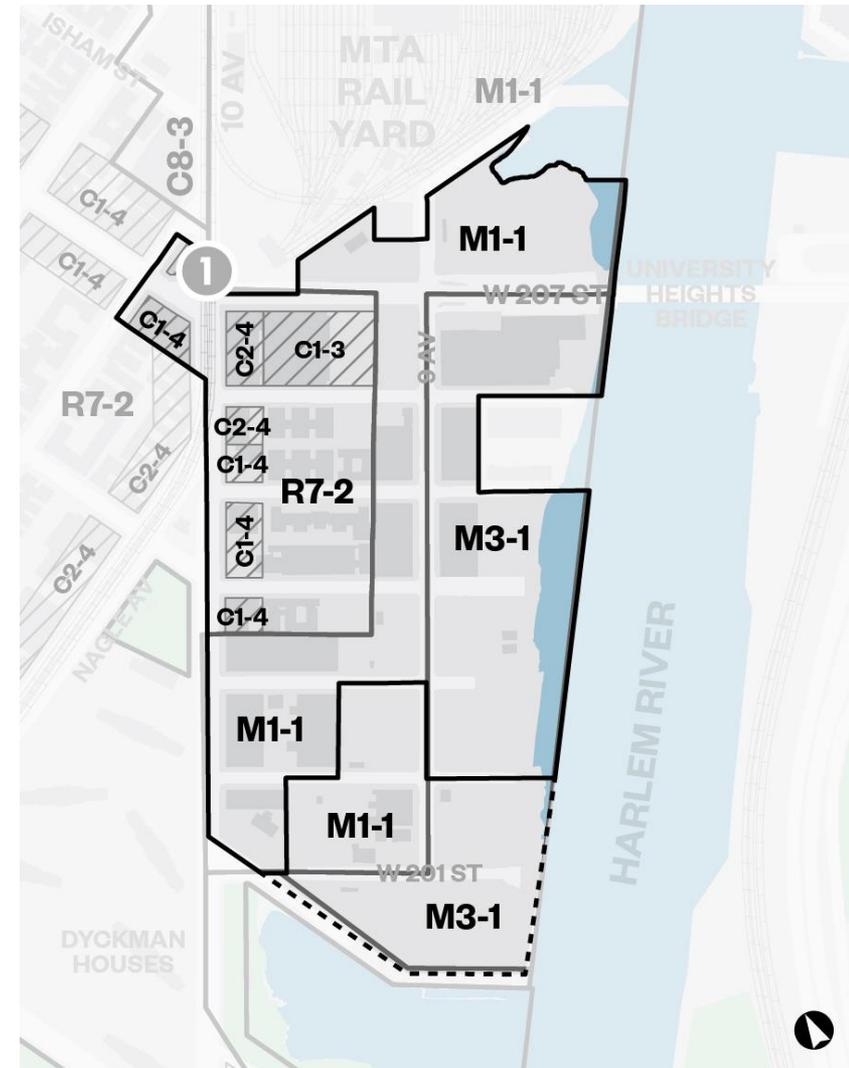
- Max Density:
 - Light Industrial: 1.0 FAR
 - Commercial: 1.0 FAR
 - Community Facility: 2.4 FAR
- Max Height: No limit

M3-1

- Max Density:
 - Medium to Heavy Industrial: 2.0 FAR
 - Commercial: 2.0 FAR
- Max height: 60 ft (before setback)

R7-2

- Max Density:
 - Residential: 4.0 FAR
 - Community Facility: 6.5 FAR
 - Commercial: 204 FAR (in overlay districts)
- Max height: No limit

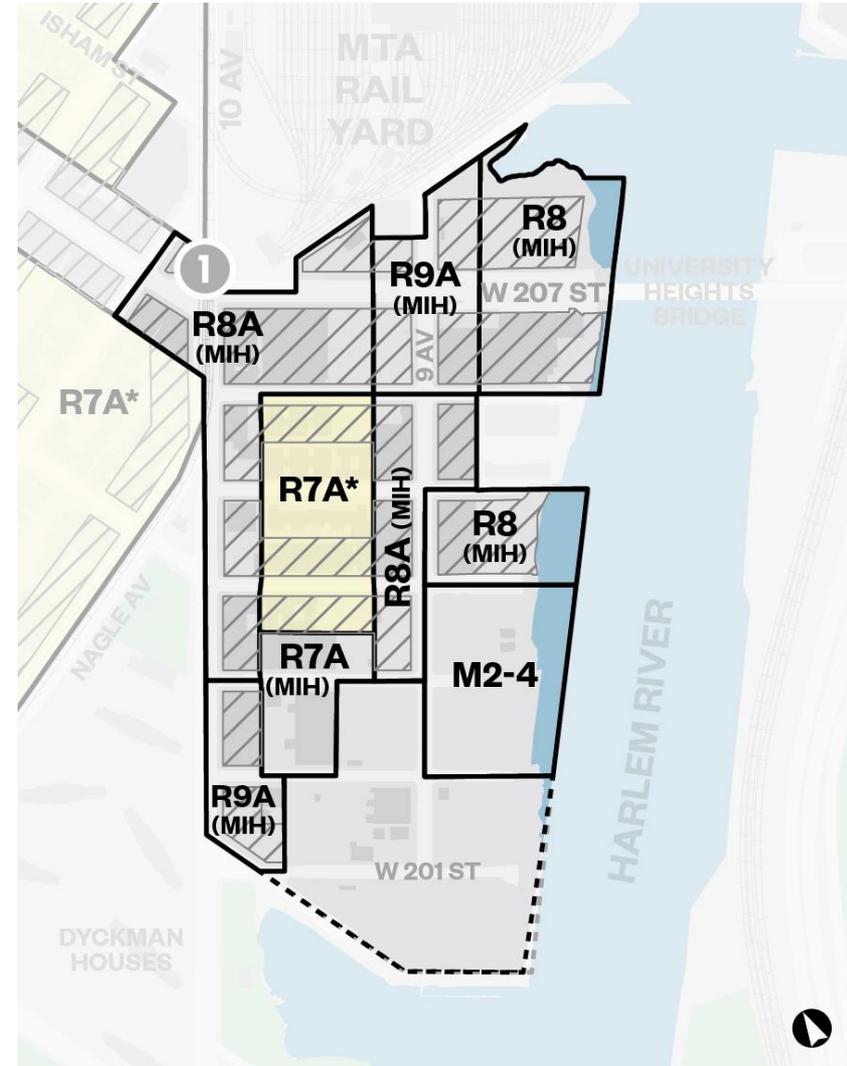


Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Goal: Preserve existing residential context

R7A, with C2-4 overlays, SID

- Max Density:
 - Residential: 4.0 FAR
 - Community Facility: 4.0 FAR
 - Commercial: 2.0 FAR (allowed on 1st & 2nd floors)
- Max Height:
 - 8 stories (80-85 ft)
- Base Height:
 - 40 to 65 feet

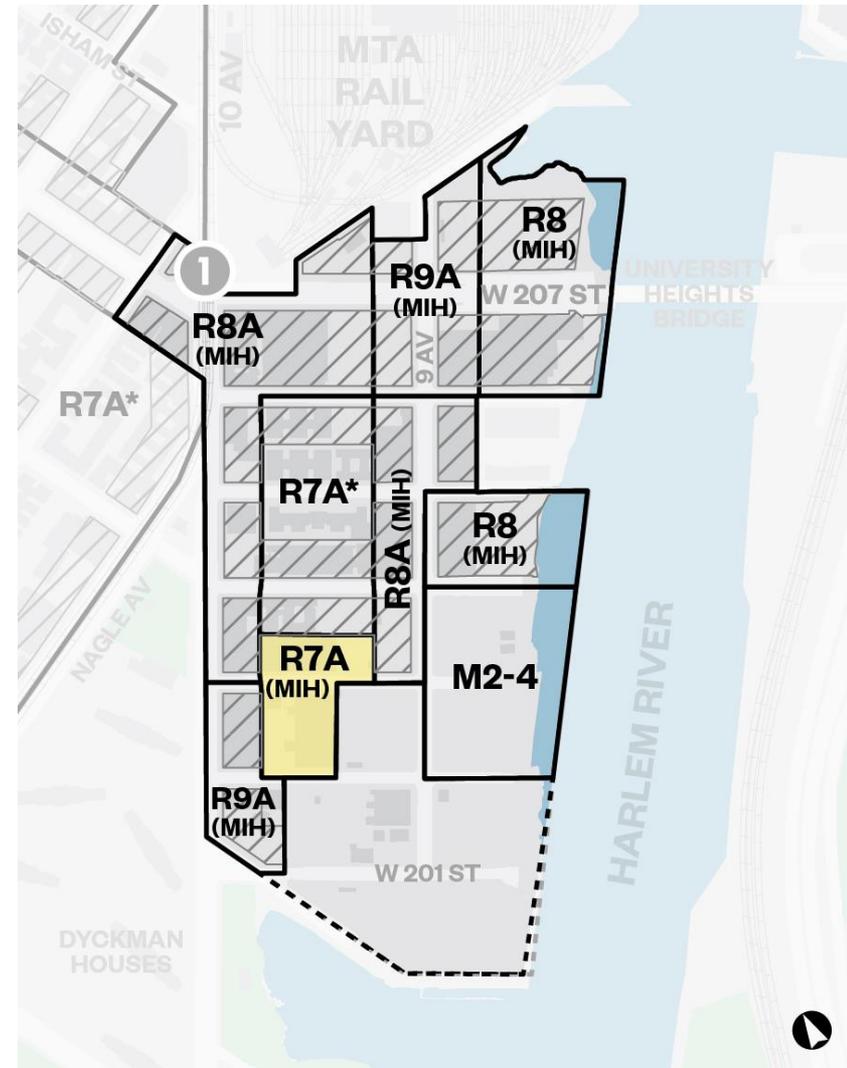


Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Goal: Require affordable housing where possible

R7A, SID

- Max Density:
 - Residential: 4.6 FAR
 - Community Facility: 4 FAR
- Max Height:
 - 9 stories (90-95 ft)
- Base Height:
 - 40 to 75 feet
- MIH



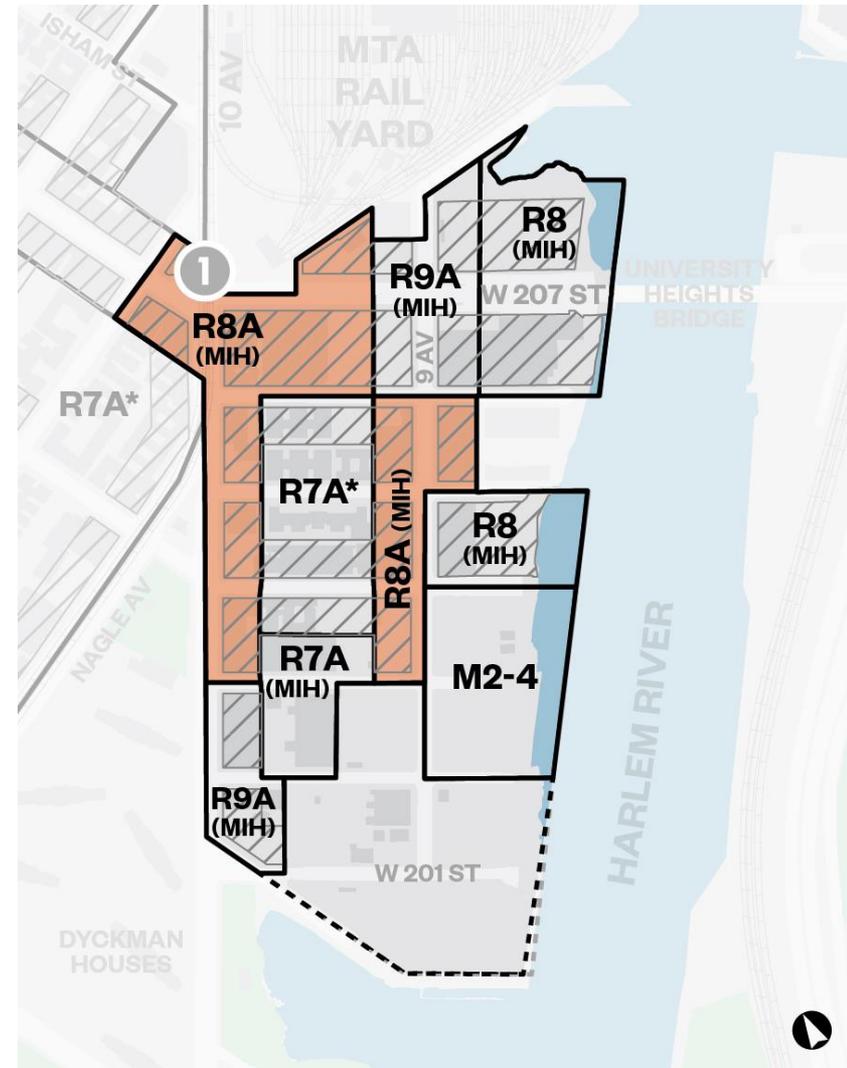
Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Goal: Create a vibrant mixed-use district

R8A with C2-4 Overlays, SID

- Max Density:
 - Residential: 7.2 FAR
 - Community Facility: 6.5 FAR
 - Commercial: 2.0 FAR (allowed on 1st & 2nd floors)
- Max Height:
 - 14 stories (140-145 ft)
- Base Height:
 - 60 to 105 feet*
- MIH

*Buildings allowed lower base height when adjacent to the elevated rail (25 to 105 feet)

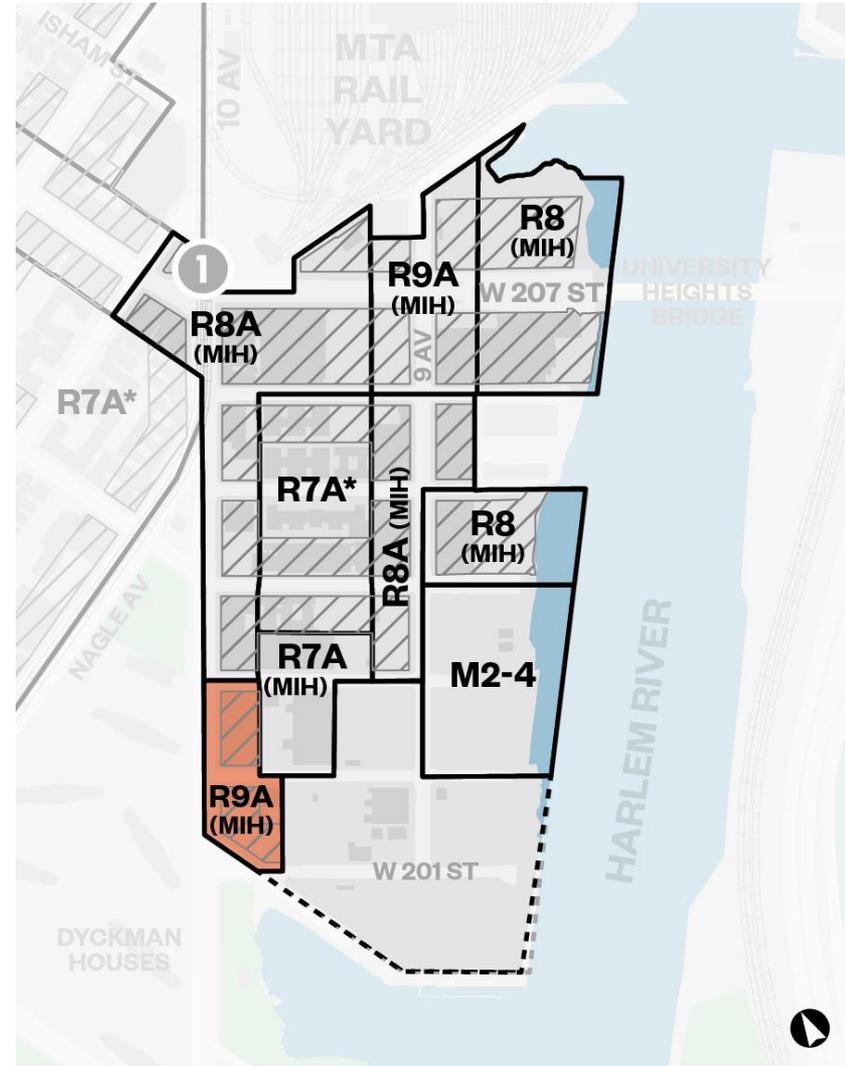


Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Goal: Create a vibrant mixed-use district

R9A with C2-4 Overlays, SID

- Max Density:
 - Residential: 8.5 FAR
 - Community Facility: 7.5 FAR
 - Commercial: 2.0 FAR
- Max Height:
 - 17 stories (175 ft)
 - Within 30 ft of W 201st St and former Academy St, max height 85 ft
- Base Height
 - 60 to 105 ft
- MIH



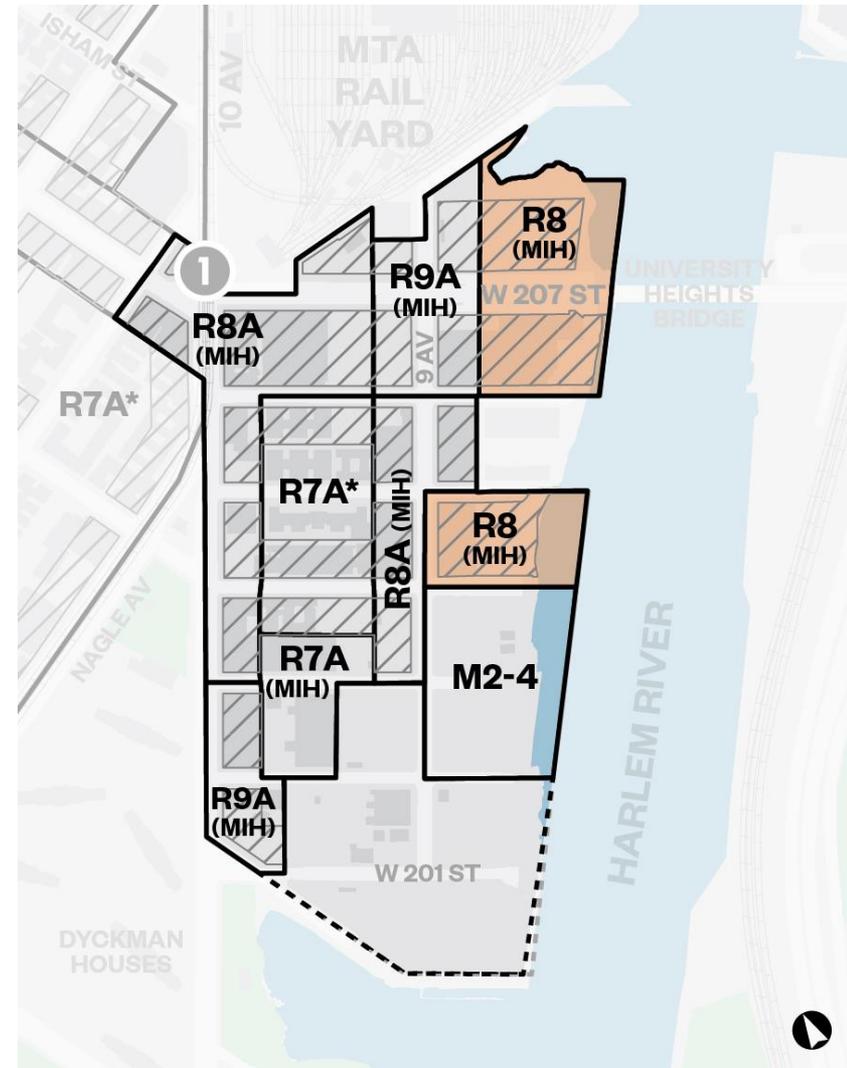
Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Goal: Create a vibrant mixed-use district with waterfront open space

R8 Waterfront with C2-4 Overlays, SID

- Max Density:
 - Residential: 7.2 FAR
 - Community Facility: 6.5 FAR
 - Commercial: 2.0 FAR (allowed on 1st & 2nd floors only)
- Max Height:
 - 24 stories (245 ft)
 - 29 stories (295 ft)*
- Base Height:
 - 60 to 105 feet
- Tower rules in effect after 155 feet
- Public open space required on waterfront

*Max height increased to 295 feet at the North Cove Site

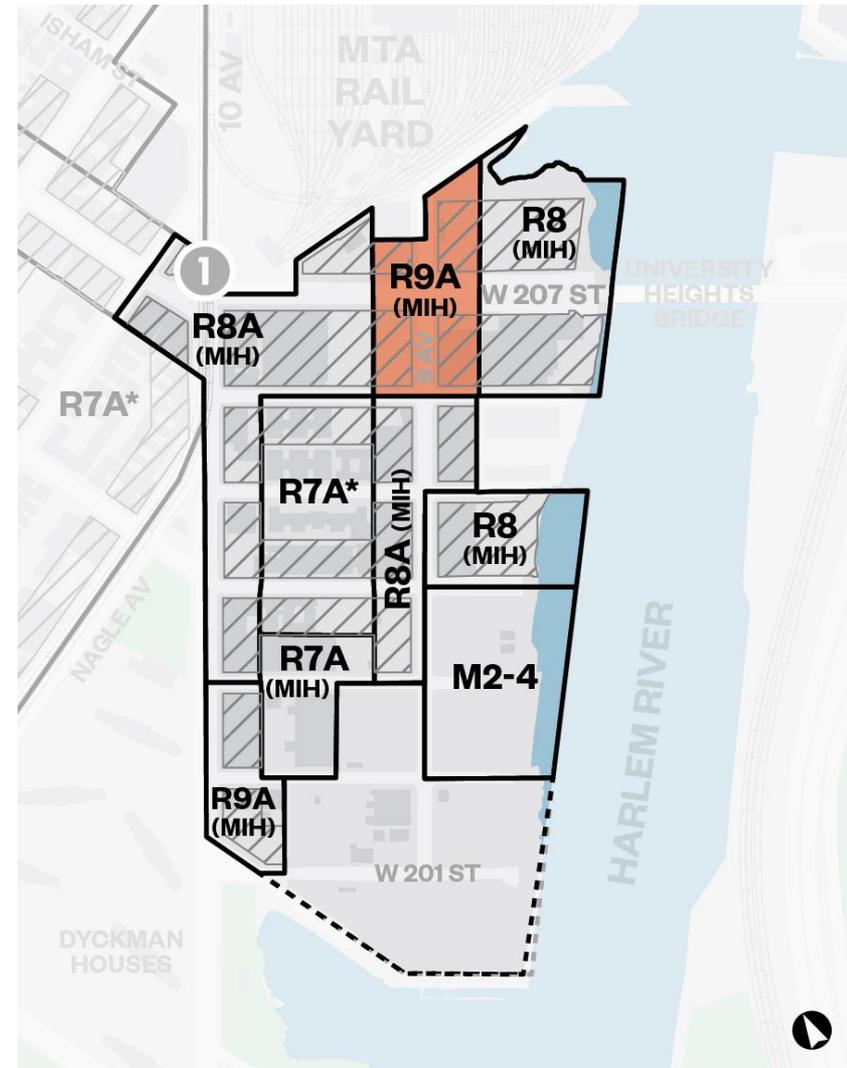


Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Goal: Create a vibrant mixed-use district

R9A with C2-4 Overlays, SID

- Max Density:
 - Residential: 8.5 FAR
 - Community Facility: 7.5 FAR
 - Commercial: 2.0 FAR
- Max Height:
 - East side of 9th Ave: 29 stories (295 ft)
 - Within 100 ft of W 207th St: 17 stories (175 ft) after 10 ft setback
 - Beyond 100 ft of W 207th St: 14 stories (145 ft) after 70 ft setback
- Base Height
 - 60 to 105 ft
- MIH

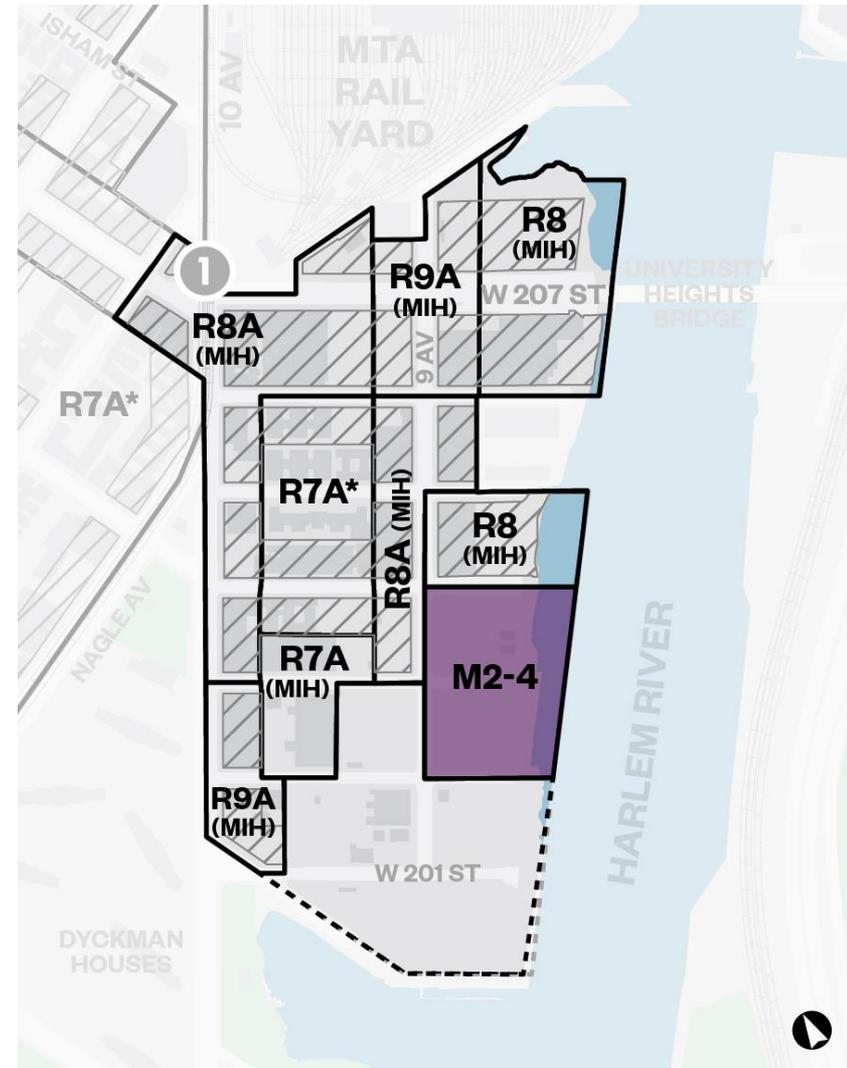


Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Goal: Consolidate Con Ed Facilities while preserving operations

M2-4, SID

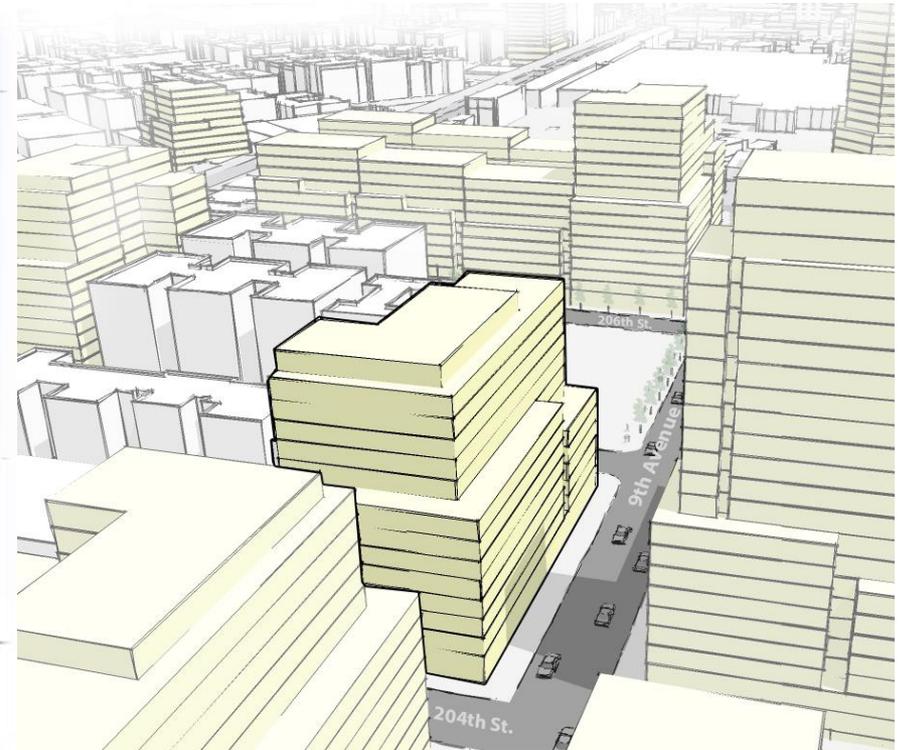
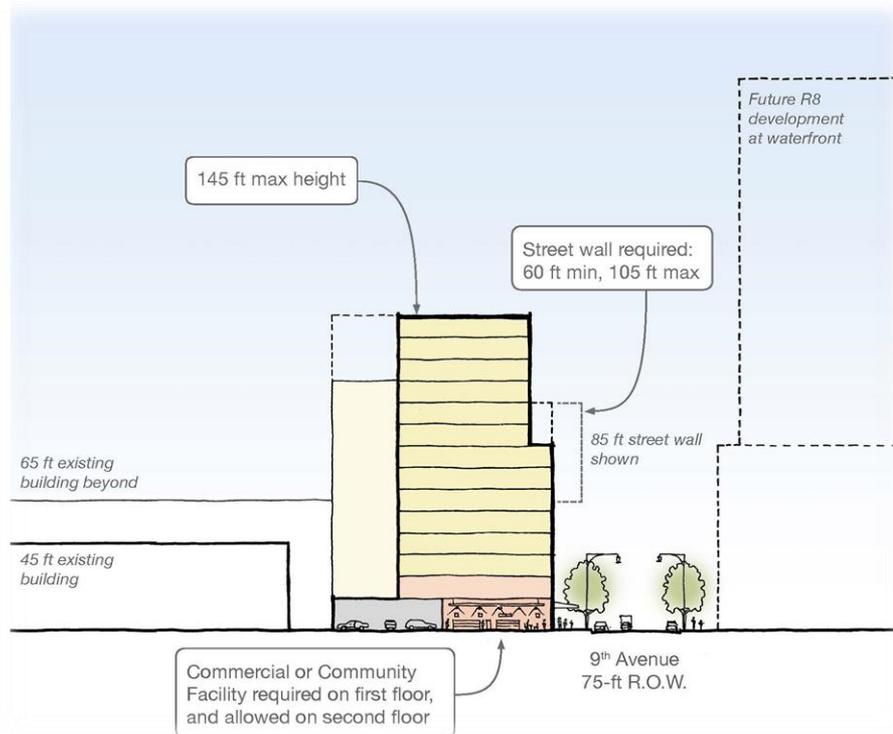
- Max Density:
 - Industrial: 5.0 FAR
 - Commercial: 5.0 FAR
- SID would modify zoning to rationalize Con Ed operations:
 - waive rear yard requirement;
 - allow bridge over street for new facility;
 - allow for accessory parking on rooftop;
 - and modify enclosure/screening requirements.



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Along the waterfront, R8 would be tailored to maximize light and views to the river, and to activate the waterfront

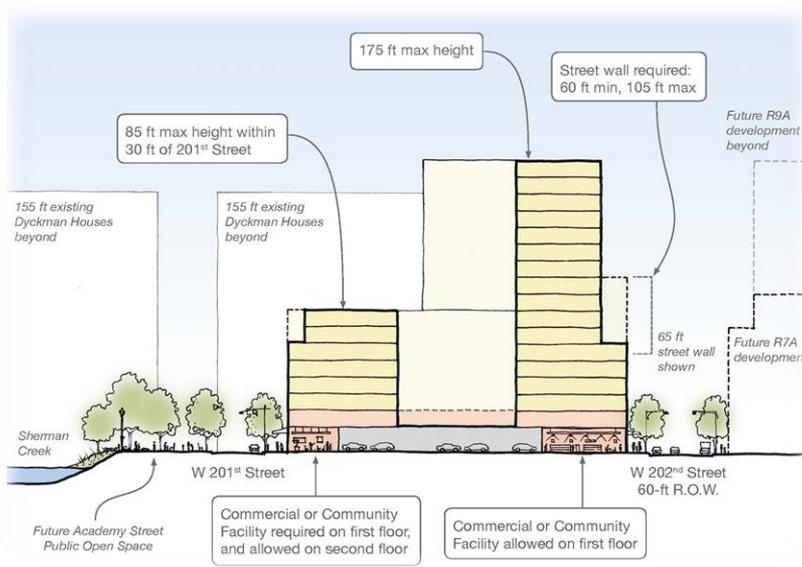
R8A (MIH), C2-4, SID



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Inland, R9A would meet the context of the neighborhood to the west and step down to future open space on Academy Street

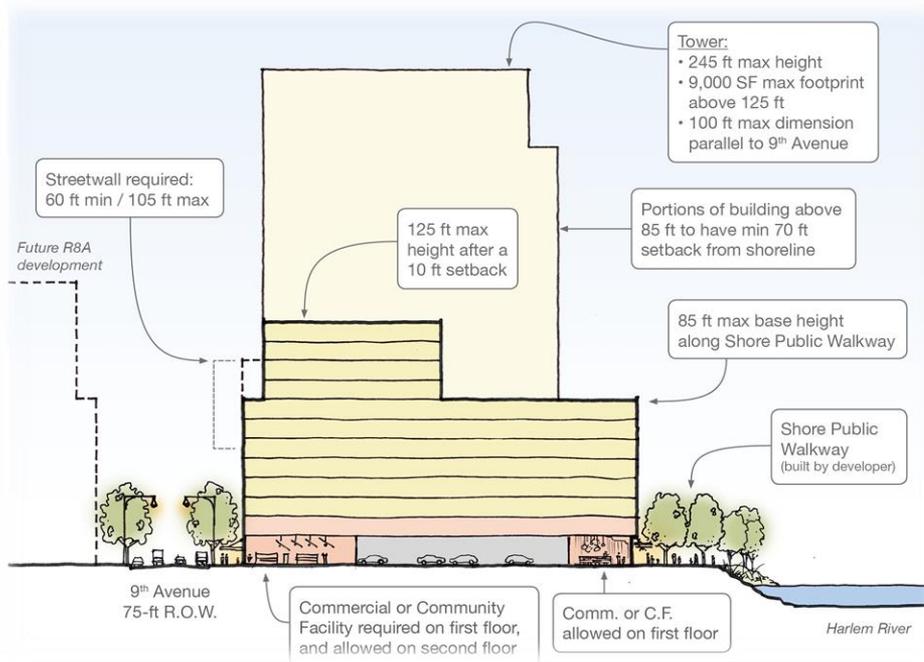
R9A (MIH), C2-4, SID



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

Along the waterfront, R8 would be tailored to maximize light and views to the river, and to activate the waterfront

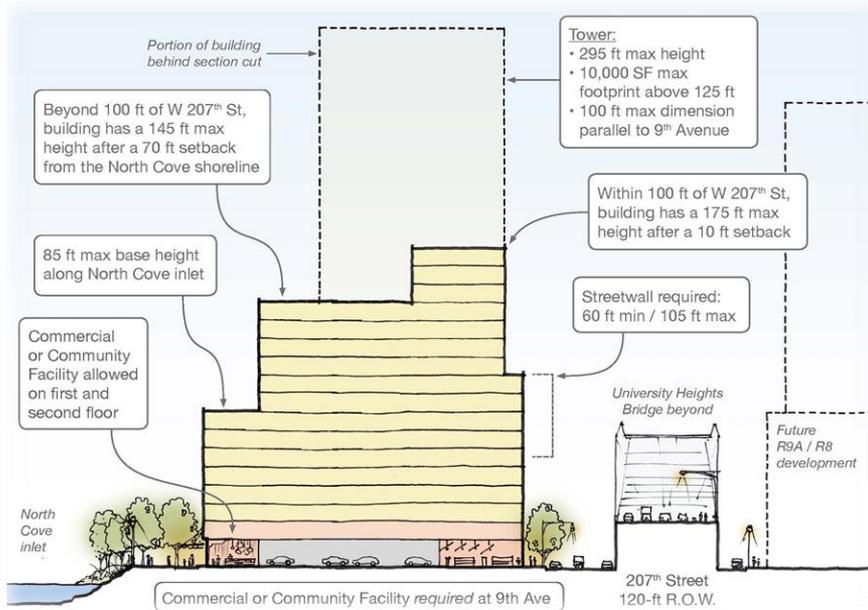
R8 (MIH), C2-4, SID



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

At the intersection of 207th St and 9th Ave, R9A would allow increased density at this gateway to Inwood

R9A (MIH), C2-4, SID



Proposed Zoning aims to create a vibrant mixed-use district with waterfront public open space

In the southern portion of the neighborhood, M2-4 would allow for Con Ed to consolidate operations

M2-4

