Delivering Quality Environments in New York

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Delivering Quality Environments in New York

DEPARTMENT of CITY PLANNING
CITY of NEW YORK

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Commissioner
Reinvesting in the Centre: Lower Manhattan
New York: Context

Hudson River
East River
Reinvesting in the Centre: Lower Manhattan
Reinvesting in the Centre: Lower Manhattan
Reinvesting in the Centre: Lower Manhattan

Regional hub of metropolitan business districts
Reinvesting in the Centre: Lower Manhattan
Reinvesting in the Centre: Lower Manhattan Assets
Reinvesting in the Centre: Lower Manhattan

Land Use in Lower Manhattan, 1990

- One and two family
- Multi-family walk-up
- Multi-family elevator
- Mixed commercial and residential
- Commercial and office
- Industrial and manufacturing
- Transportation and utility
- Public facility and institutional
- Open space and recreation
- Parking facility
- Vacant land
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9/11 Impact on Available Office Space

Square Footage (Millions)

- 1990: 108
- 1994: 112.1
- 2001: 108.9
- 2002: 92.9

Commercial Office Space
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Residential Incentives

Financial Incentives:

421g Tax Abatement (1995-2006): Partial tax abatement for conversion of nonresidential buildings to residential use in the eligible Lower Manhattan revitalization area, for a maximum of 12 years (8 year tax exemption, with 4 year phase-in) 67% of units added between 2000 and 2007 were conversions aided by 421-g

Residential Grant Program: 227 Million disbursed to tenants to encourage stabilization of residential market following 9/11.

Liberty Bonds (2001-2004): 1.6 Billion dollars of tax-exempt financing made available for the development of multifamily housing in Lower Manhattan “Liberty Zone"
Reinventing the Centre: Lower Manhattan
Building New Neighborhoods
Reinventing the Centre: Lower Manhattan

Improving Urban Design
Reinventing the Centre: Lower Manhattan
East River Waterfront
Reinventing the Centre: Lower Manhattan

East River Waterfront
Reinventing the Centre: Lower Manhattan

East River Waterfront
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Supporting Residential Development

Housing Units and Population 1990-Present

- 421-G Program Introduced
- Liberty Bonds Issued


Housing Units and Population Trends from 1990 to 2008.

- Housing Units increase over time.
- Population increase over time.

Graph indicates significant growth in housing units and population from 1990 to 2008.
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Supporting Residential Development

Beekman Tower
Architect: Frank Gehry

50 West Street
Time Equities
Architect: Helmut Jahn
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Commercial Development

World Trade Center Site

Architects:
David Childs
Lord Norman Foster
Lord Richard Rogers
Fumihiko Maki

10 msf
Lower Manhattan Commercial Development

7 World Trade
Completed in 2006
1.7 msf

Goldman Sachs Tower
1.9 msf
Delivering Design Quality: West Chelsea/Highline
Delivering Design Quality: West Chelsea/Highline

West Chelsea/ High Line

Hudson Yards

West Chelsea

Chelsea

Gansevoort Meat Market District

W 14th St.
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The High Line

Joel Sternfeld
Special West Chelsea District Boundary

Zoning District Boundary

High Line

FAR

5.0 MAX

High Line Transfer Sites:

- 5.0 base/6.0 max
- 5.0 base/7.5 max
- 7.5 base/12.0 max

High Line Bonus sites:

- 5.0 base/7.5-6.0 max
- 5.0 base/7.5 max
- 7.5 base/10.0 max

High Line Transfer Corridor
FAR matches underlying base
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Field Operations/Diller Scofidio + Renfro
Delivering Design Quality: West Chelsea/Highline

**Metal Shutters House**
Architect: Shigeru Ban

**IAC/INTERACTIVE CORP.**
The Georgetown Group
Architect: Frank Gehry

**HL23**
Architect: Neil Denari