URBAN AGE SOUTH AMERICA CONFERENCE

DECEMBER 2008

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Delivering Quality Environments in New York

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Delivering Quality Environments in New York

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

Amanda M. Burden
Commissioner

Reinvesting in the Centre: Lower Manhattan

New York: Context

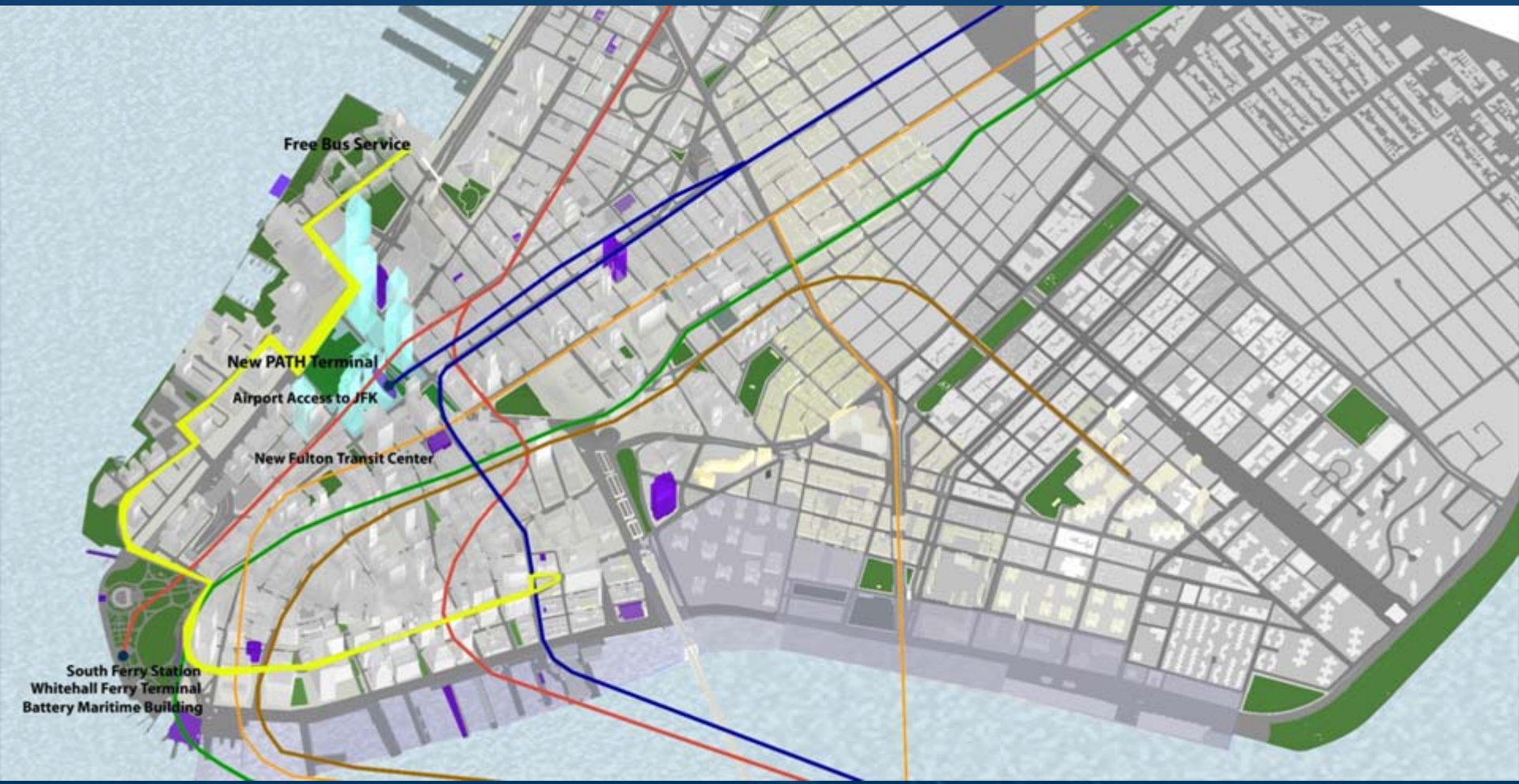
New York: Context

Reinvesting in the Centre: Lower Manhattan

Assets

Reinvesting in the Centre: Lower Manhattan

Assets



Reinvesting in the Centre: Lower Manhattan

Assets

Regional hub of metropolitan business districts

Reinvesting in the Centre: Lower Manhattan

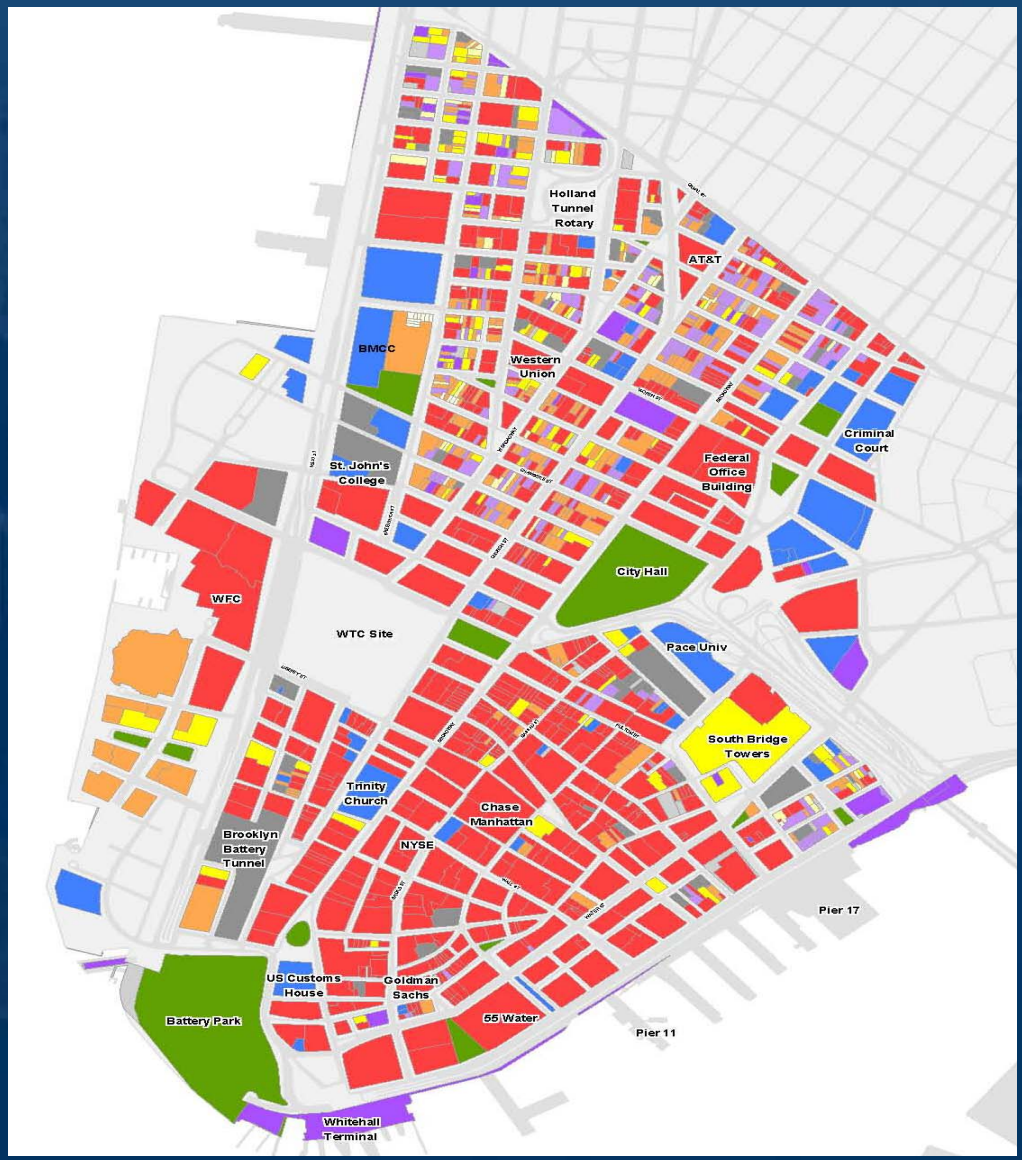
Assets

Reinvesting in the Centre: Lower Manhattan

Assets

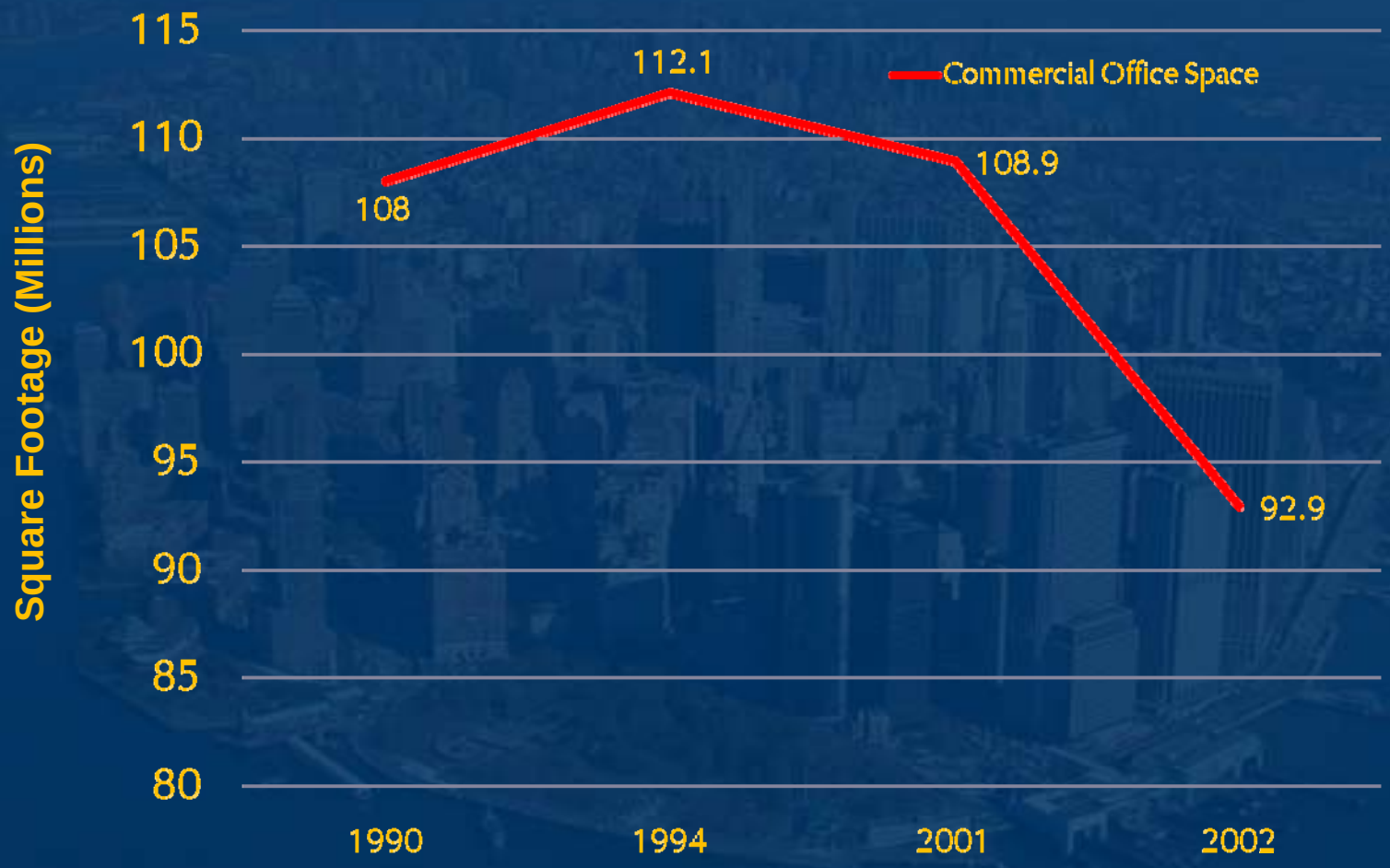
Reinvesting in the Centre: Lower Manhattan

Land Use 1990



Reinvesting in the Centre: Lower Manhattan

9/11 Impact on Available Office Space



Reinventing the Centre: Lower Manhattan
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

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Building New Neighborhoods

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Improving Urban Design

Reinventing the Centre: Lower Manhattan

East River Waterfront

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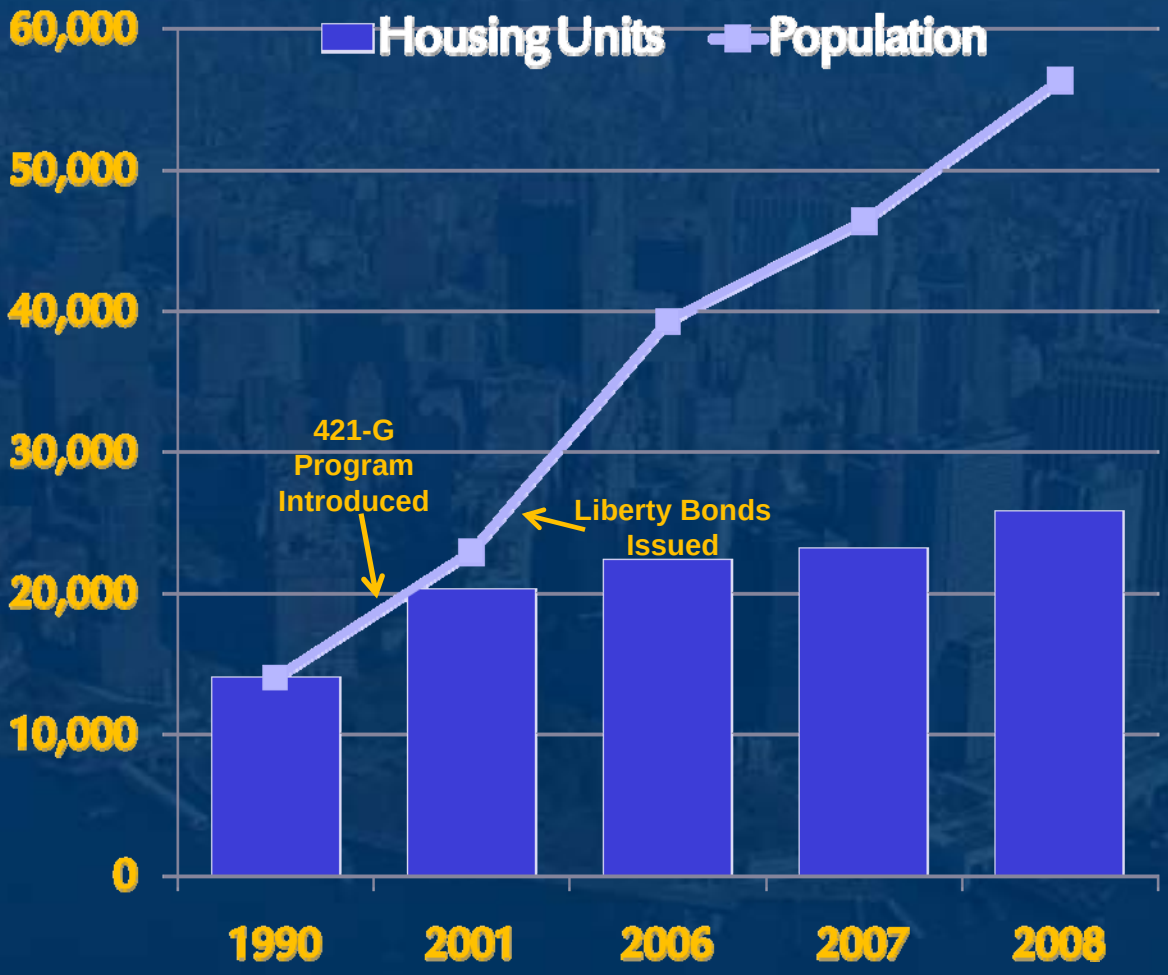
Reinventing the Centre: Lower Manhattan

Supporting Residential Development

Housing Units and Population 1990-Present



Reinventing the Centre: Lower Manhattan

Supporting Residential Development

Beekman Tower
Architect: Frank Gehry

50 West Street
Time Equities
Architect: Helmut Jahn

Reinventing the Centre: Lower Manhattan

Commercial Development

World Trade Center Site

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

10 msf

Lower Manhattan
Commercial Development

Delivering Design Quality:
West Chelsea/Highline

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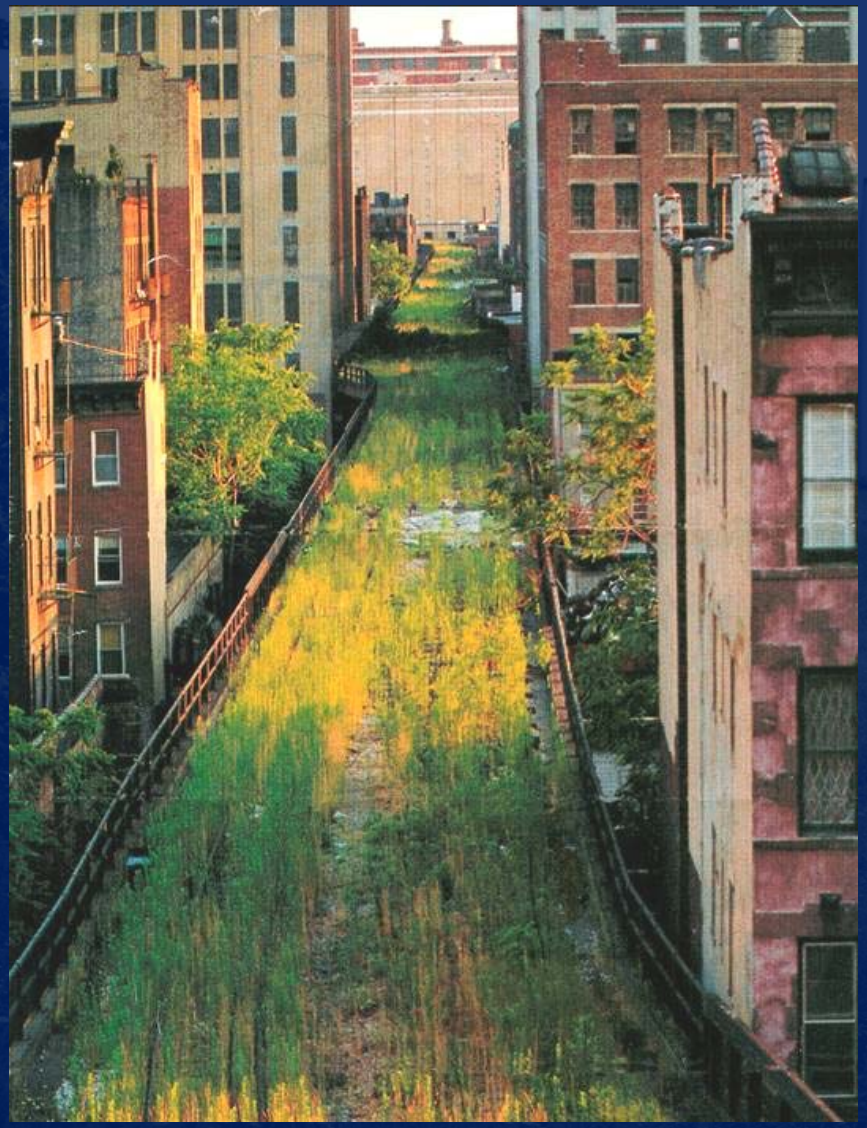
West Chelsea/ High Line

Delivering Design Quality: West Chelsea/Highline

The High Line



Joel Sternfeld

Delivering Design Quality: West Chelsea/Highline

The High Line

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The High Line

Delivering Design Quality: West Chelsea/Highline

The High Line

Delivering Design Quality: West Chelsea/Highline

Proposed Zoning

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

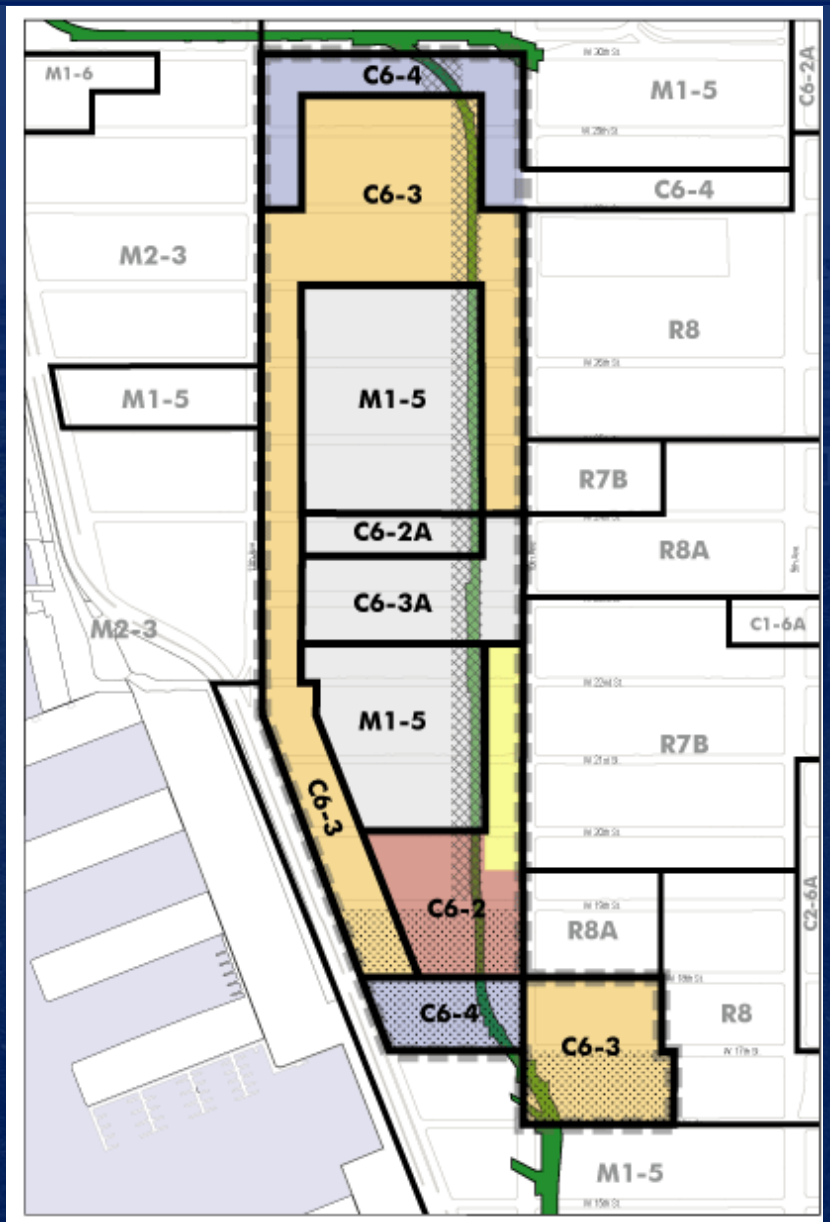
High Line Bonus sites:

5.0 base/7.5-6.0 max

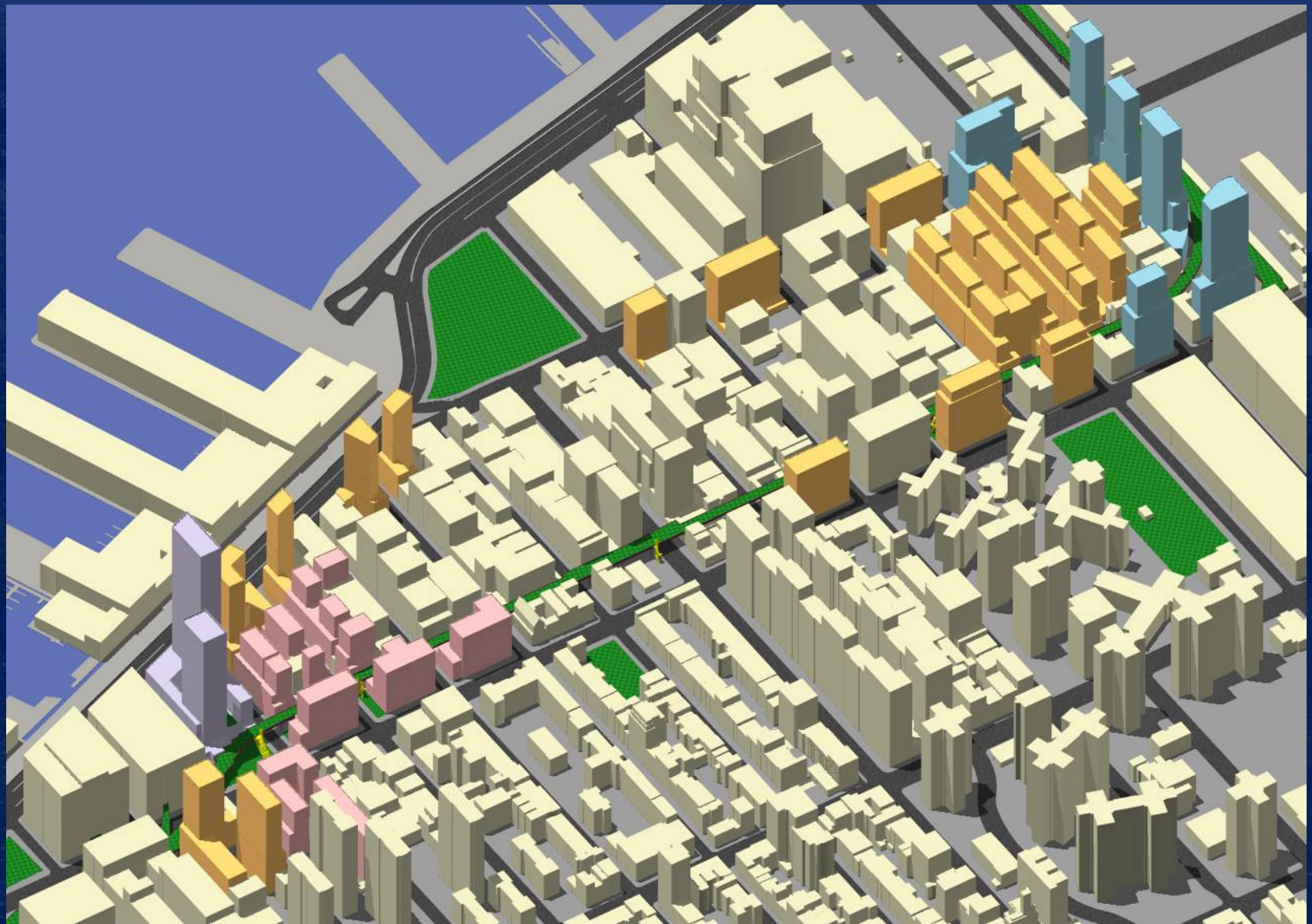
5.0 base/7.5 max

7.5 base/10.0 max

High Line Transfer Corridor
FAR matches underlying base

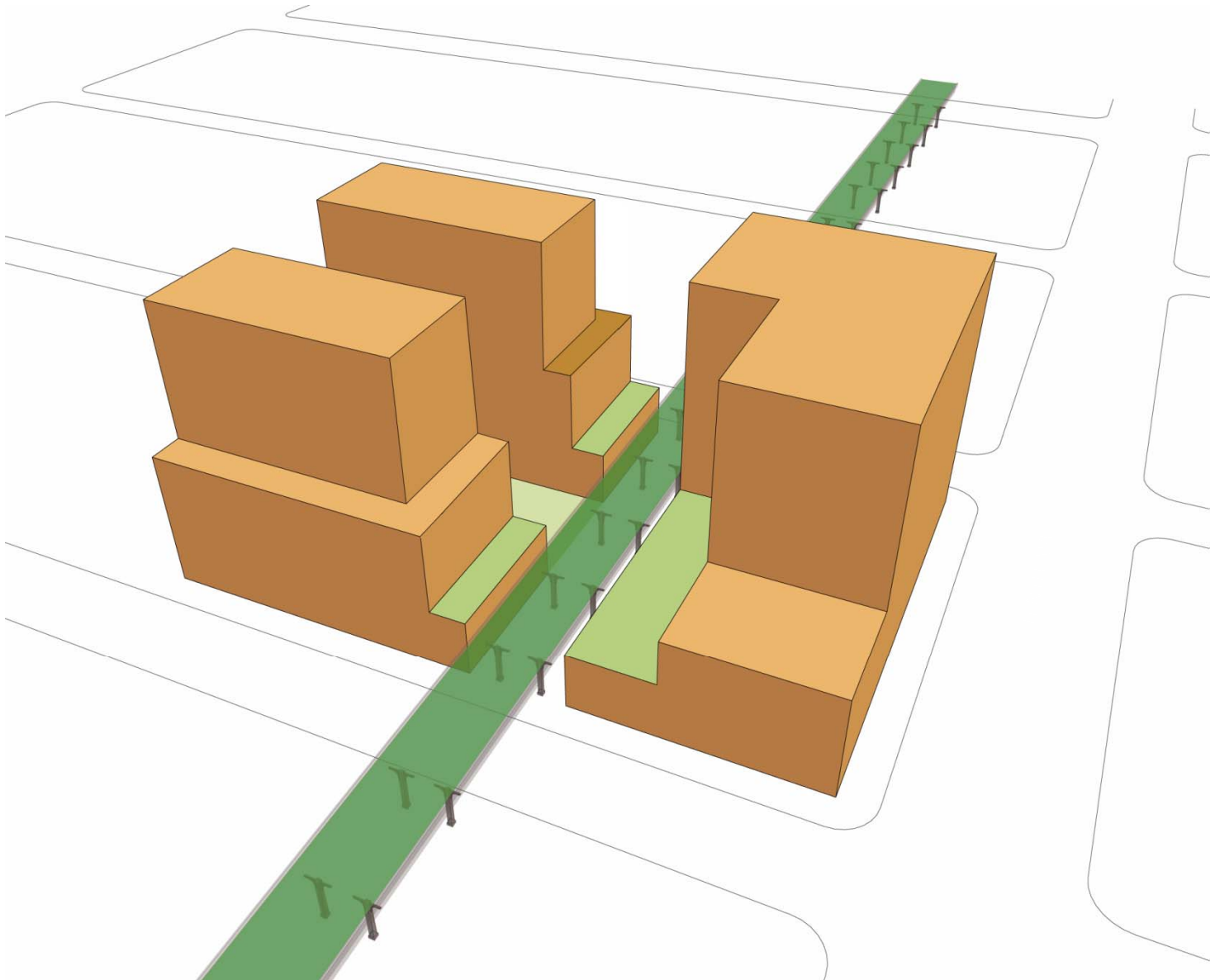


Delivering Design Quality: West Chelsea/Highline



Delivering Design Quality: West Chelsea/Highline

HIGH LINE ADJACENCY CONTROLS



Delivering Design Quality: West Chelsea/Highline

Park Design

Field Operations/Diller Scofidio + Renfro

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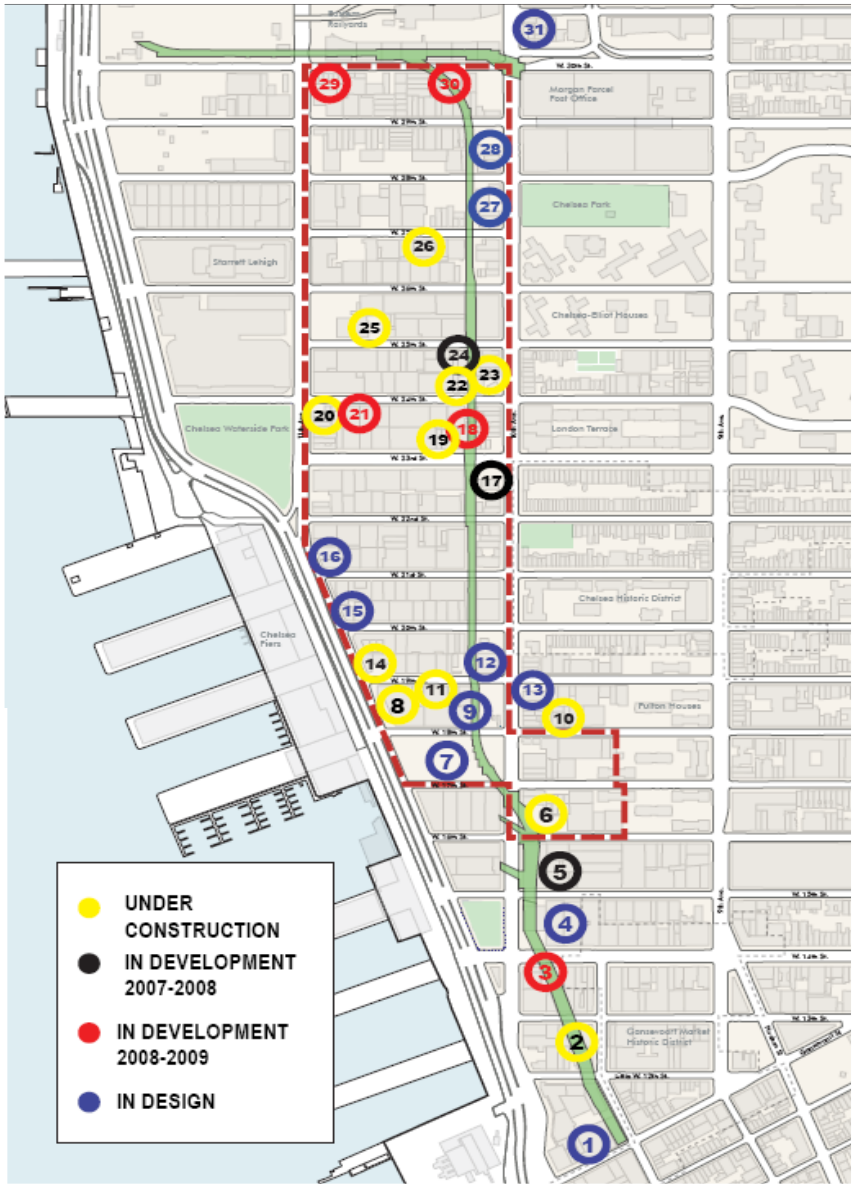
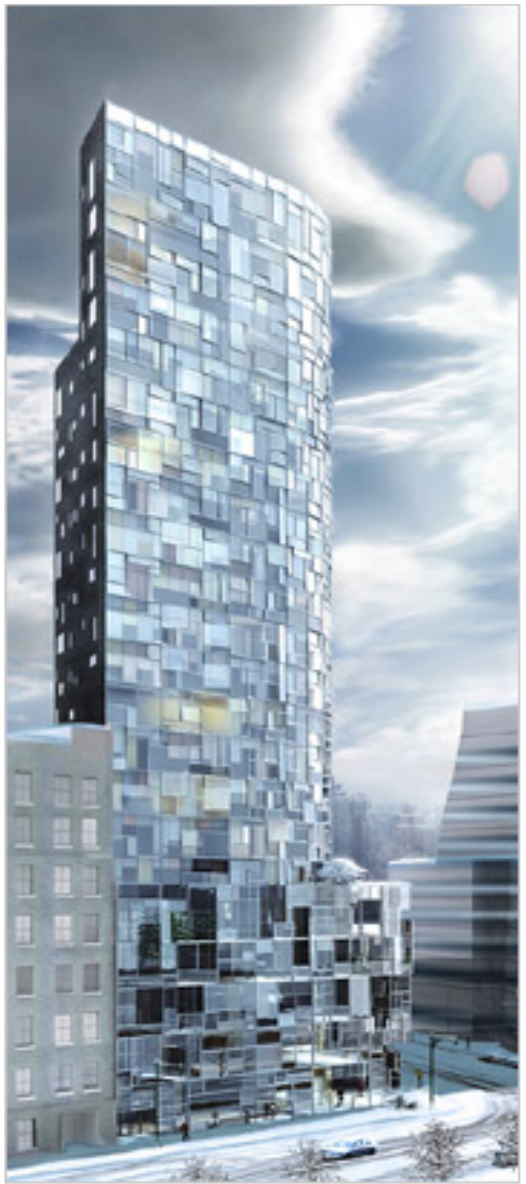
New Development



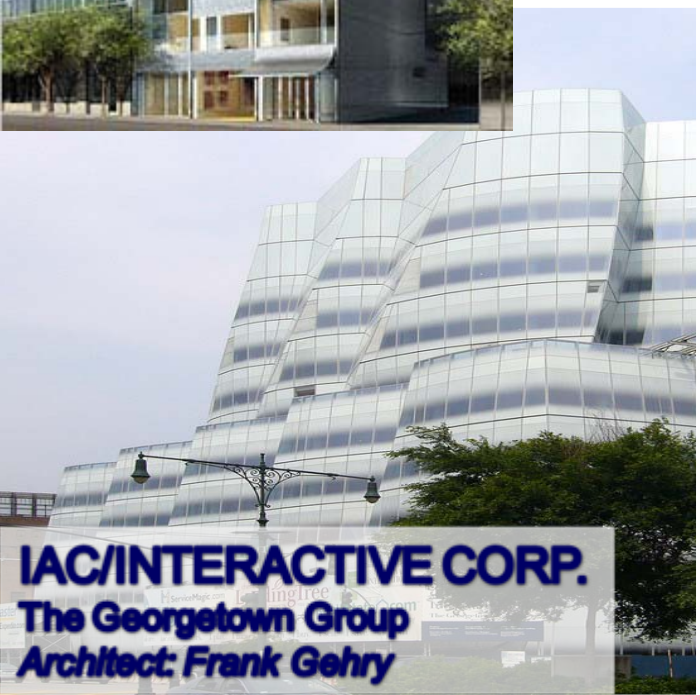


Delivering Design Quality: West Chelsea/Highline

New Development

Metal Shutters House

Architect: Shigeru Ban



IAC/INTERACTIVE CORP.

The Georgetown Group

Architect: Frank Gehry

HL23

Architect: Neil Denari

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