RESIDENTIAL TOWER
MECHANICAL VOIDS
AMENDMENT 2

Central Business Districts

April, 2020
• Previously Adopted Citywide Rules (May 2019)
• Summer 2019 CBD Proposal
• Follow-up Site Visit and Study
• Modifications to the Initial CBD Proposal
• Next Steps
RECAP: Previously Adopted Rules (May 2019 Citywide Text)

• The adopted rules regulate mechanical spaces in **residential buildings** and **residential portions** of mixed-use buildings

• The applicable geography includes **non-contextual R9 and R10 Residence Districts** and their equivalent **Commercial Districts** where residential towers are permitted
  
  • Sections of Special Purpose Districts that rely on citywide tower regulations are also subject to the restriction: Clinton, West Chelsea and Lincoln Square, etc.
• A residential mechanical space counts toward “zoning floor area” if such space **exceeds a height of 25 feet**

• Small mechanical spaces that occupy less than 50% of a floorplate continue to be exempt from “zoning floor area”

• Multiple mechanical floors that are **located within 75 feet of each other and taller than 25’ in aggregate** also count toward “zoning floor area”

• For a **mixed-use building**, the same restrictions apply to mechanical spaces serving **commercial or community facility uses** if such uses occupy **less than 25%** of the building
• **Unique conditions** in Central Business Districts (CBDs) warrant further considerations:

  • Buildings in CBDs are often larger and thus require **larger mechanical spaces** than buildings outside of CBDs

  • Dense Central Business District environment often makes it desirable to achieve some **separation between residences and adjacent bulky commercial buildings** or buildings that predate the 1961 Zoning Resolution
The proposed regulations would apply to **high density parts of Central Business Districts** with special tower regulations with no preset height limit

- R10X and R9D districts with special tower regulations would be subject to the May 2019 Citywide Rules.
Previously adopted citywide restrictions would work for buildings in CBDs, with limited but necessary modifications:

- Increasing the permitted mechanical space height from 25 feet to 35 feet
- Keep the 75-foot anti-clustering rule
- Just like 2019 citywide rules, the proposed CBD rules would not apply to small mechanical spaces occupying less than 50% or a floorplate

In addition, for the portion of a CBD building that is located below a height of 150 feet, the proposed restrictions would not apply to mechanical spaces occupying less than two thirds (2/3) of a floorplate.
Follow-up: Site Visit with Key Officials

In Nov. 2019 and Jan. 2020, DCP and City Hall coordinated tours of 53W53 (MoMA Tower) mechanical space with key officials:

- DM Vicki Been
- CPC Chair Marisa Lago
- NYS AM Linda Rosenthal
- CM Keith Powers
- CM Ben Kallos
- CM Helen Rosenthal
- MN BP Gale Brewer
Follow-up: Study

DCP worked with DOB to collect detailed, most up-to-date information of CBD buildings with notable mechanical spaces

<table>
<thead>
<tr>
<th>Buildings w/ 30’+ Mechanical Spaces</th>
<th>Mechanical Space Height (feet)</th>
<th>Distance b/w Mech Floors (feet)</th>
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<tr>
<td>22 Thames Street (MN)</td>
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<td>331</td>
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<td>53 West 53rd Street (MN)</td>
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<td>5 Beekman Street (MN)</td>
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<td>15 Hudson (MN)</td>
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<td>432 Park Ave (MN)</td>
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<td>45 Broad Street (MN)</td>
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<td>186</td>
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<td>9 Dekalb Avenue (BK)</td>
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Modified Proposal

• Apply May 2019 citywide restrictions

• In addition, establish a three-tier height and clustering thresholds
  
  A. 25 feet height allowance with a 75 feet separation (Citywide rule)
  B. 35 feet height allowance with a 150 feet separation (CBD Option)
  C. 45 feet height allowance with a 300 feet separation (CBD Option)
  D. A, B and C can be mixed within a building
Modified Proposal (cont’d)

A

B

C

A + B

25'/75'

35'/150'

45'/300'

25'/75' + 35'/150'
The proposed restrictions would apply to residential buildings and residential portions of a mixed use buildings in high density parts of CBDs with special tower regulations with no preset height limit.

The previously adopted Citywide rules (May 2019) would apply to CBDs.

Establish three-tiered height and separation distance thresholds to allow a sufficient flexibility for buildings in CBDs.
Next Steps

- Reach out to stakeholders
- Update Land Use application
- Official Public Review process
Questions?