



Special Lincoln Square District Extension: West 66 Street (2020M0266)

Prepared for

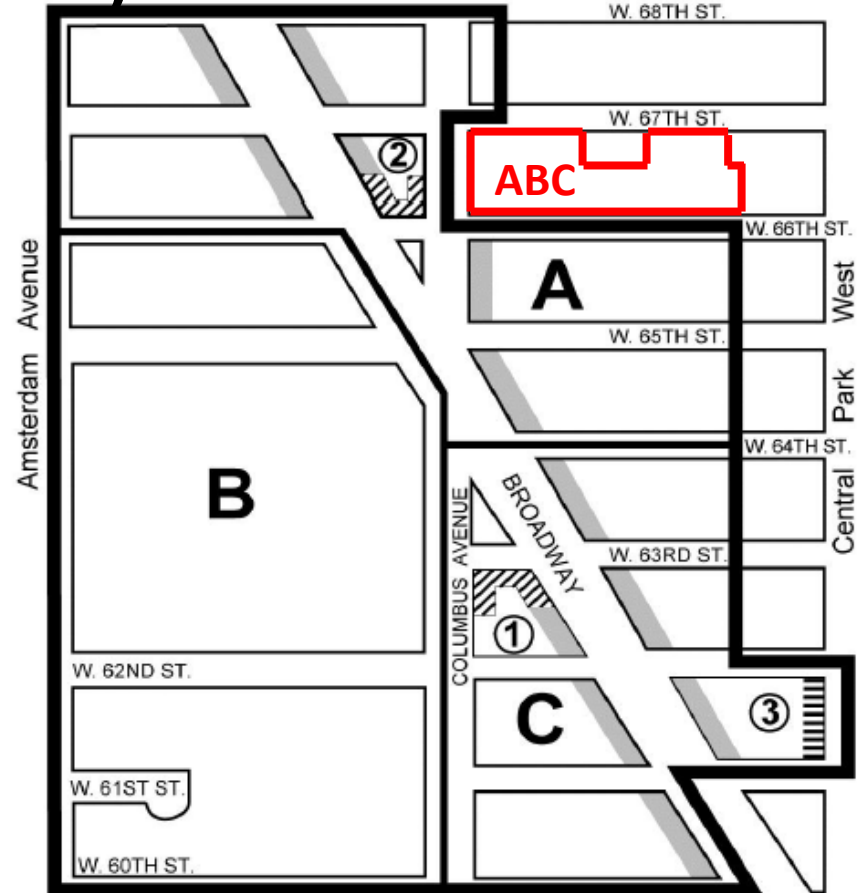


Landmark West!

George M. Janes, AICP
4/21/2021

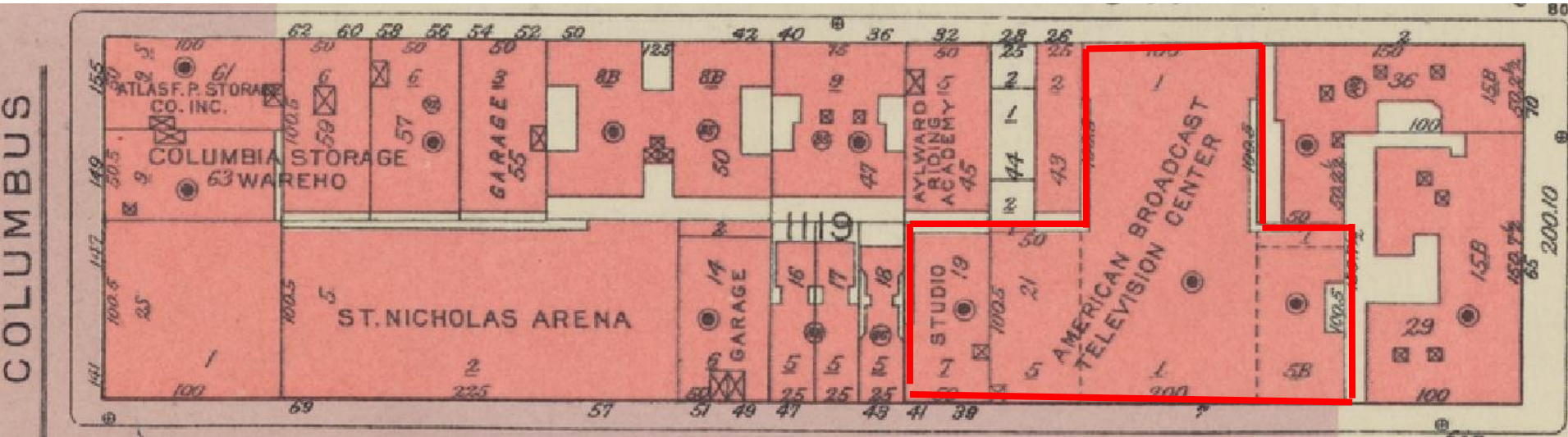
ABC owned 2.6 acres in a C4-7 District outside the Special Lincoln Square District (SLSD)

- Most of the block between 66th, Columbus, 67th and CPW
- ABC is moving, and sold the site to a developer in July 2018, reportedly with a 5-year lease-back agreement
- C4-7 allows **standard towers** in the mid-block, up to 12 FAR



- Special Lincoln Square District Boundary
- Subdistrict
- Required 85' Street Wall
- Required 125' Street Wall
- Required 150' Street Wall
- Development Block

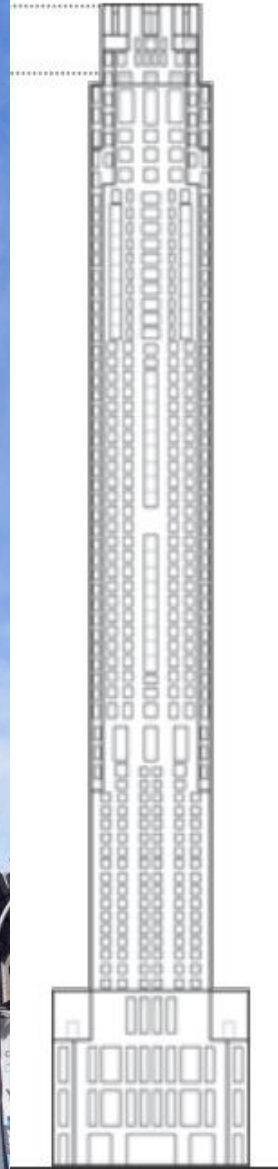
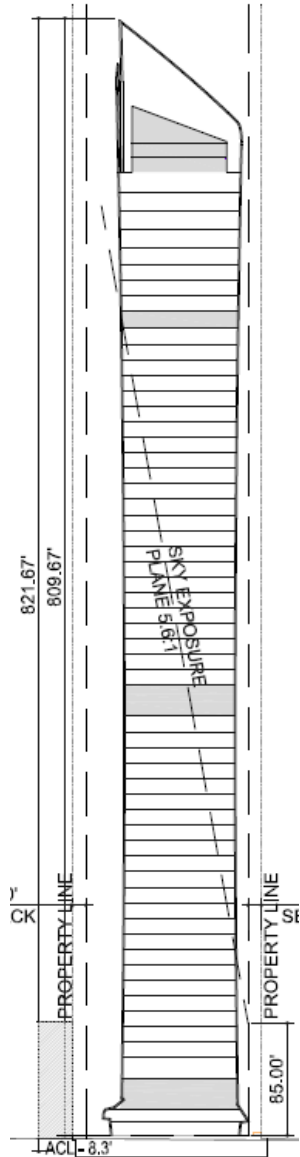
ABC has occupied portions of this block since 1948!



1955 Bromley

- The SLSD (1969, 1993) purposely omitted ABC's block
- This gave ABC more flexibility as they built out their campus

This flexibility and C4-7 zoning allows for standard towers

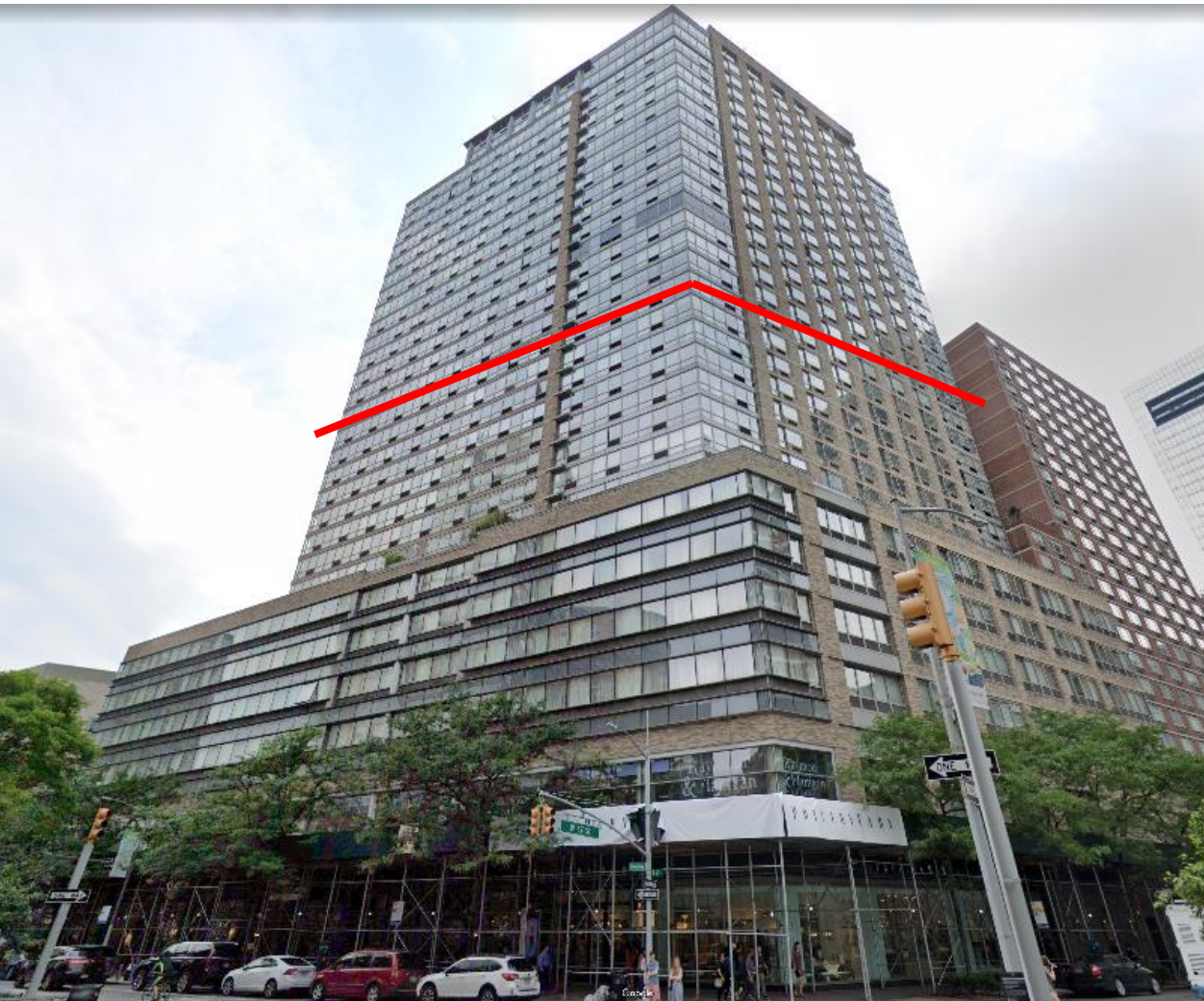


Standard towers break the sky exposure plane & cover no more than 40% of their zoning lot

- 30 years ago, in response to narrow towers covering less than 30% of their zoning lot, regulations that required tower coverage minimums were developed
- One of these was the SLSD, which was adopted in 1993



The SLSD doesn't allow standard towers, instead requiring a tower-on-base building form



**1965 Broadway (SW
Corner of 67th St.)**

60% of the floor area must
be under 150 feet

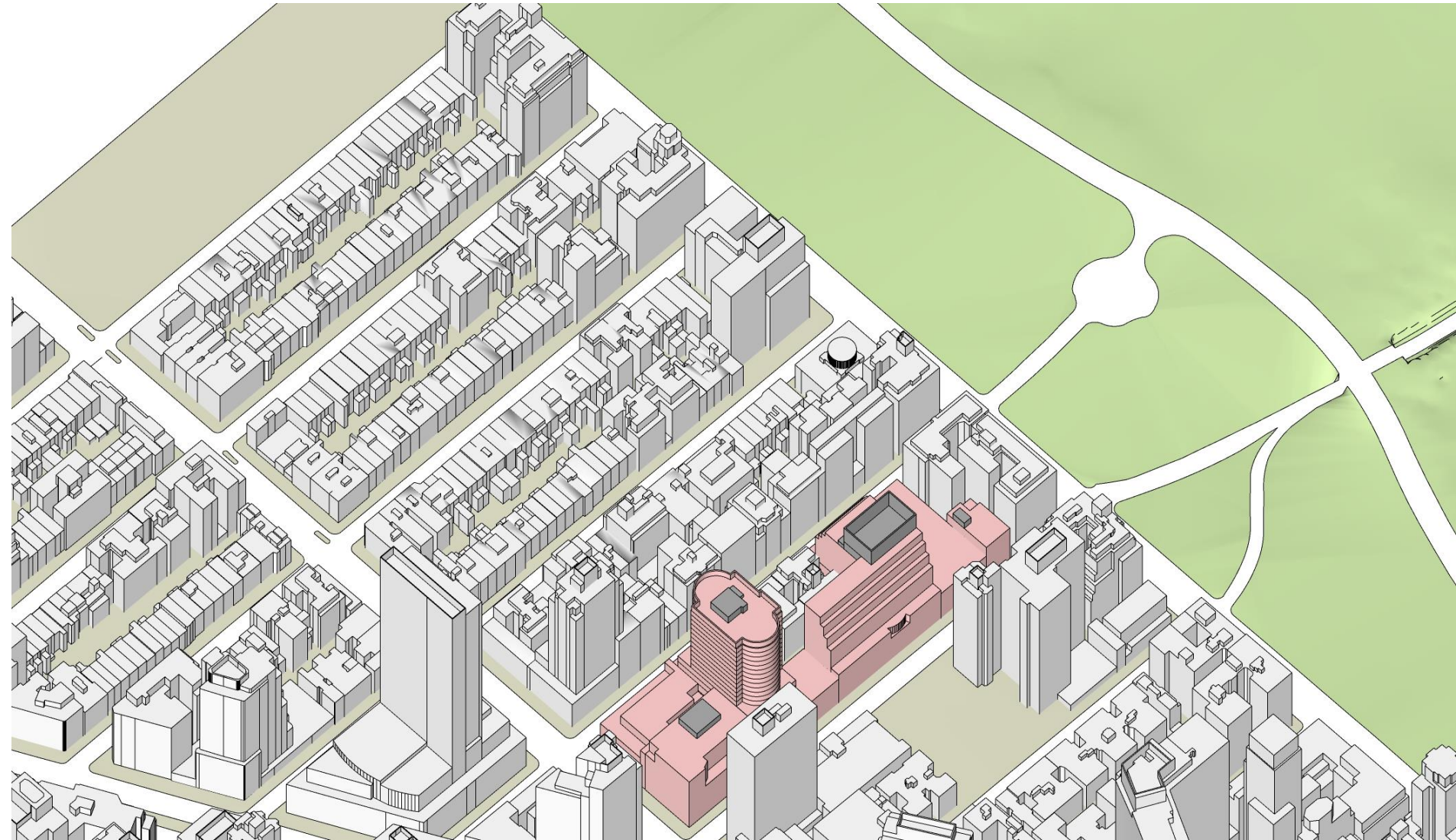
Tower must cover
between 30% and 40% of
the lot

Must have a base at/near
the street line for better
urban design

Typically produces
buildings ~30 stories

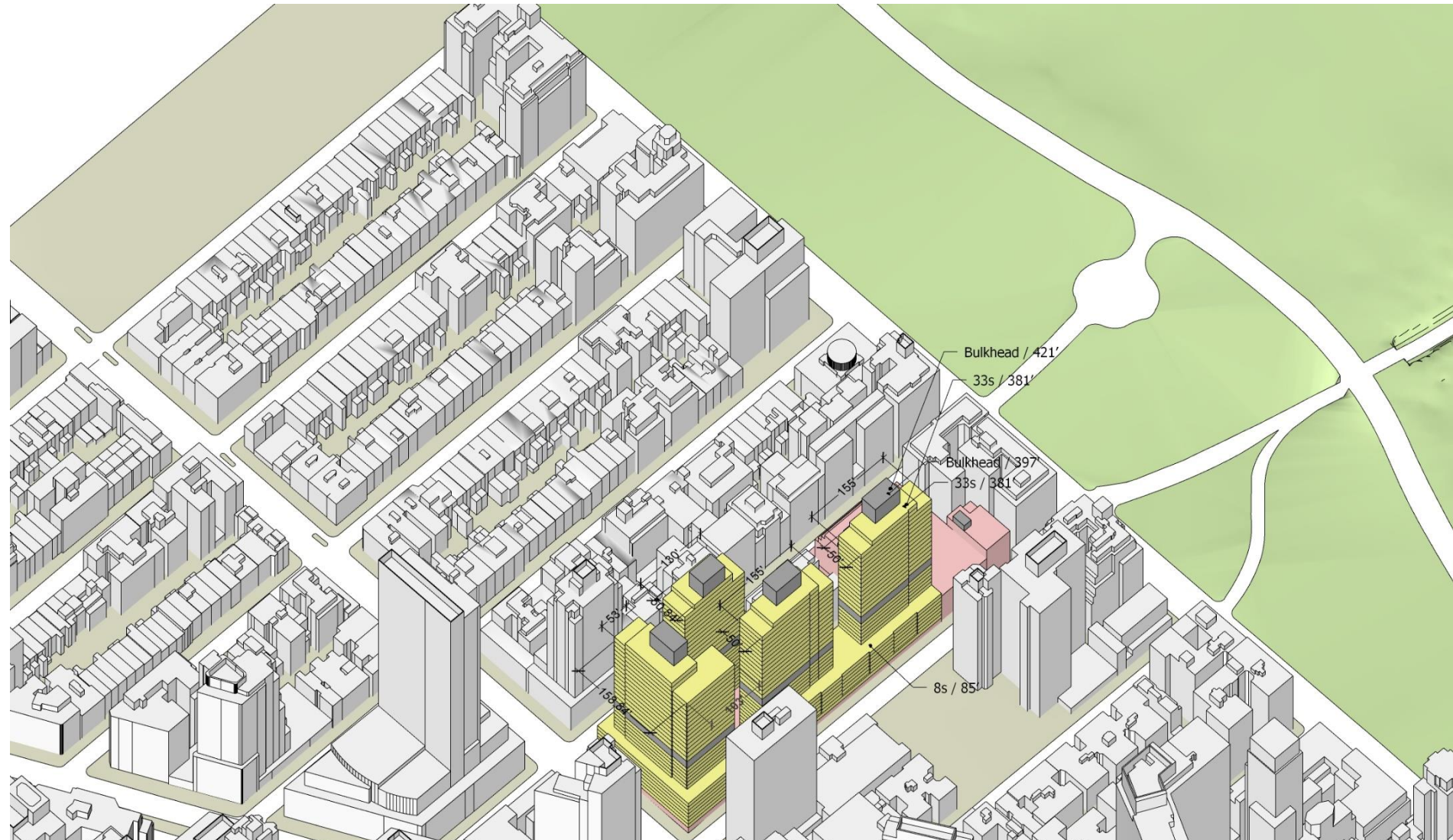
So what does all this mean for the ABC site?

Existing conditions – zoomed out with ABC properties colored



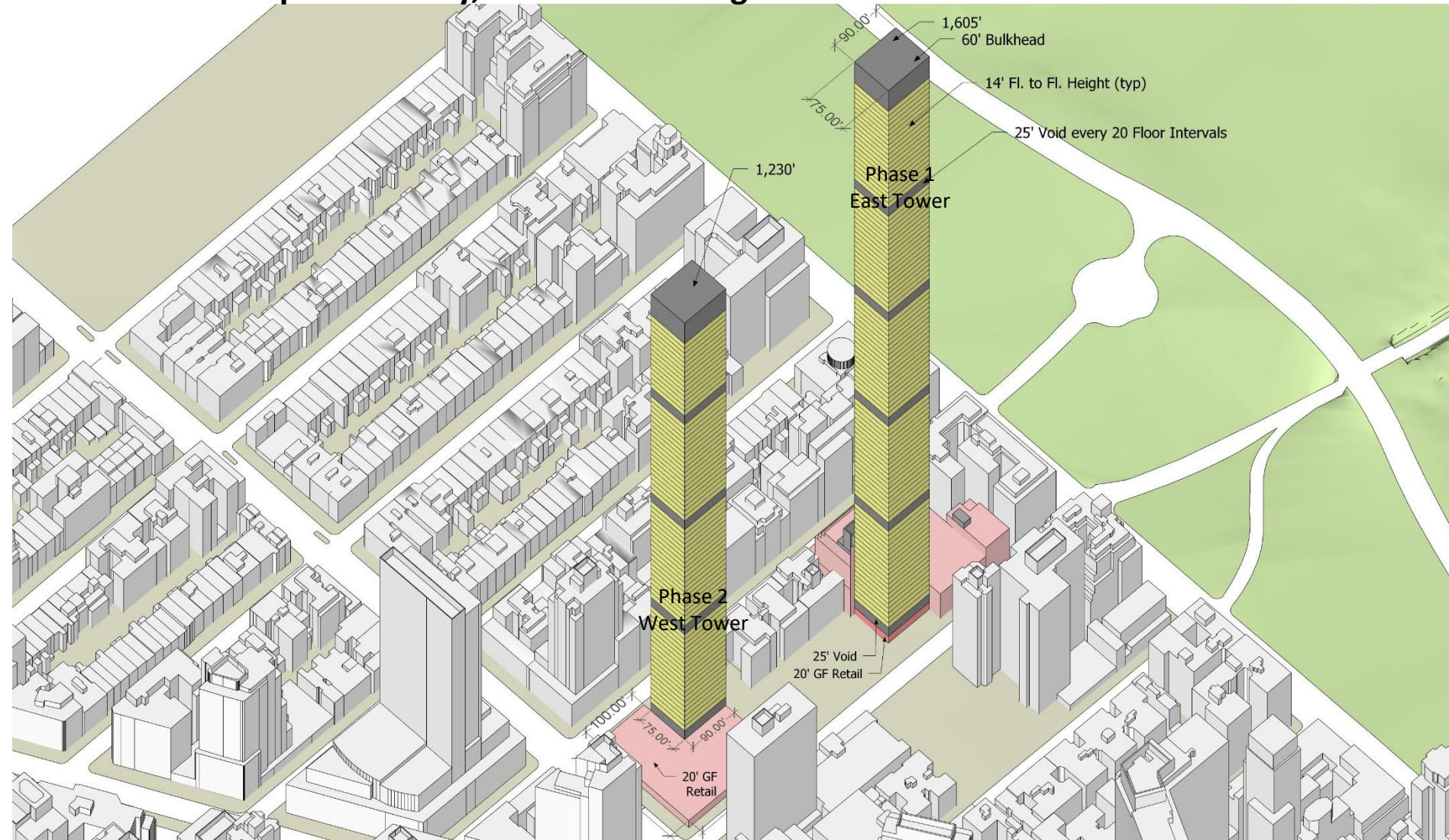
If the SLSD regulations applied to this block, buildings would be of a familiar height

Possible redevelopment with SLSD regulations



Standard towers, however, do not have similar requirements and the large lot means height is only limited by engineering

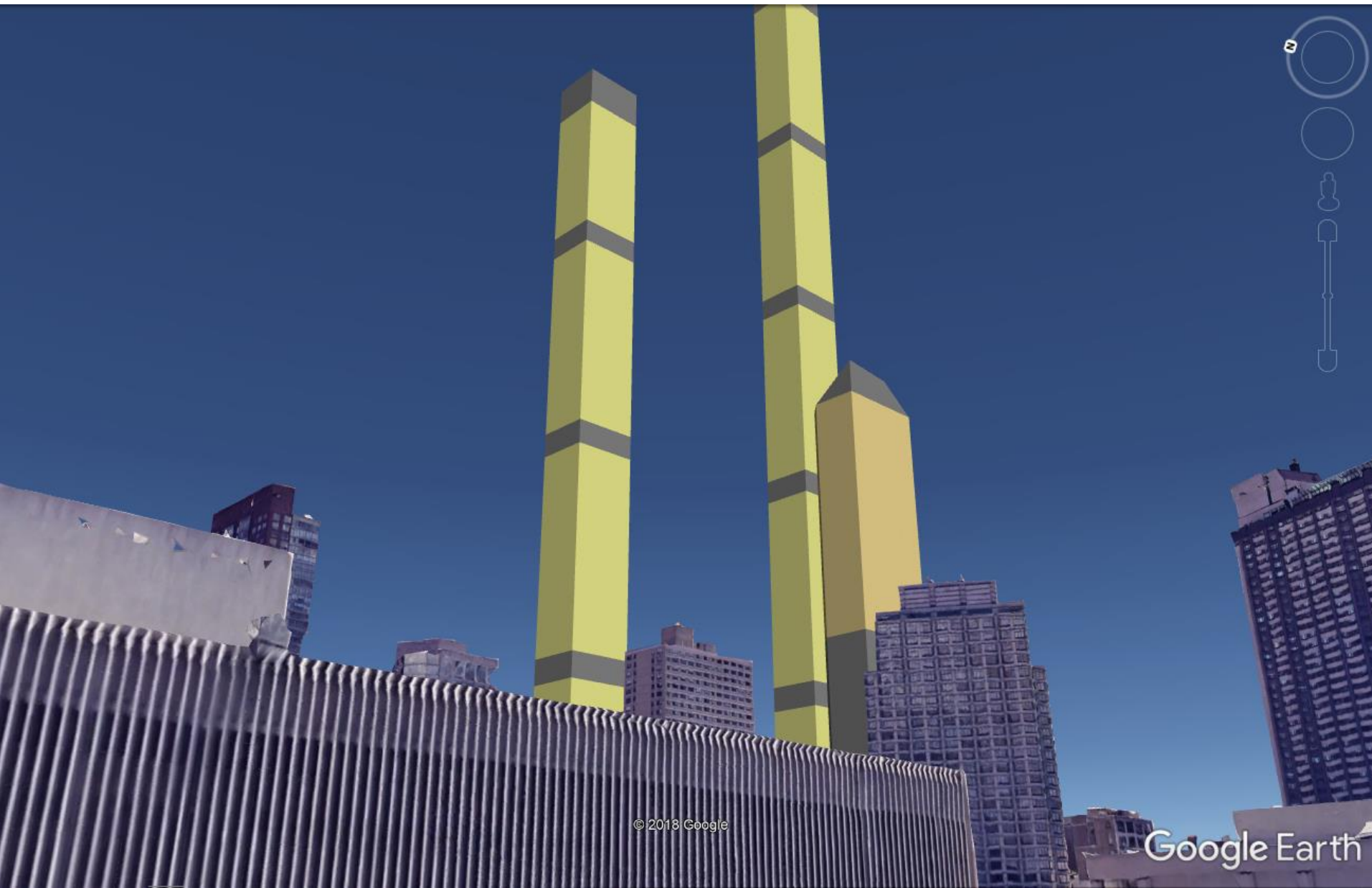
Possible redevelopment today, without SLSD regulations



View from Central Park, with 36 W 66th Street also shown



View from Damrosch Park, with 36 W 66th Street also shown

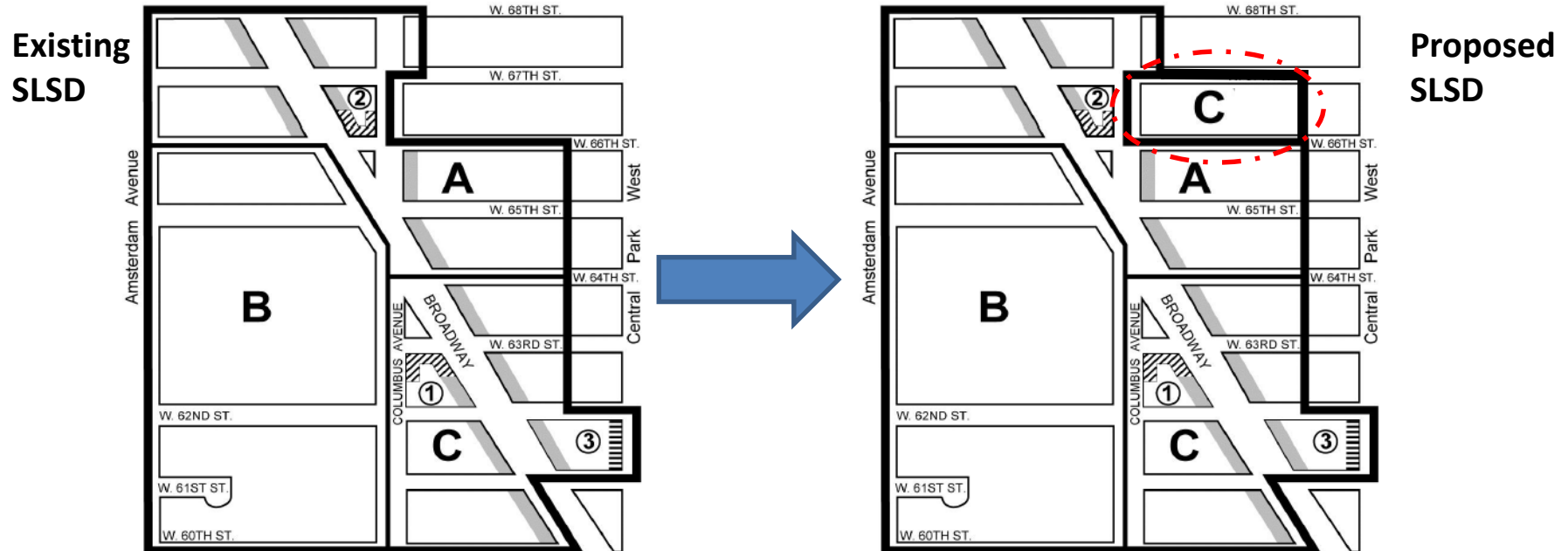


Landmark West! has started an application for a zoning map and text amendment to expand the SLSD to the ABC block

- Basic planning rationale:

The 1993 amendments to the SLSD were successful, facilitating development with a desirable, predictable tower form. ABC was left out of the SLSD to give its campus more flexibility. Since ABC is vacating, and the current C4-7 zoning can produce unpredictable building forms inconsistent with the neighborhood, a rezoning is warranted

- The action:



The pre-ULURP land use process has already been started

- LW! has completed:
 - Pre-application meetings with DCP
 - Pre-application statement (PAS)
 - A draft of the Reasonable Worse-Case Development Scenario (RWCDs)
 - A revised RWCDs

But there are still many steps to take...

- DCP review of revised RWCDs (soon)
- Complete the ULURP application (several months)
 - Land use form
 - Environmental Assessment
 - CPC/DCP Certification
- ULURP (7.5 months)
 - Community Board hearing / recommendation
 - Borough President recommendation
 - CPC hearing/vote
 - City Council hearing/vote

With potential points of failure late in the process

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- Complete the ULURP application (several months)
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 - Community Board hearing / recommendation
 - Borough President recommendation
 - **CPC hearing/vote ← A “no” vote kills it here**
 - **City Council hearing/vote ← A “no” vote kills it here**

We have had encouraging signs . . .

- DCP did not discourage the application
- Council Member has been positive
- Borough President has been positive
- I do have concerns with the CPC
 - The planning rationale is solid, but some will be sympathetic if property owner objects
 - However, this site is unique and has no broader impacts
 - The action is not a downzoning or even a contextual zoning: unlimited height towers are still permitted

Private applications benefit from agency co-applicants

- Does the Community Board have an interest in joining the application as a co-applicant?
 - This involves adding the CB's name and helping to prepare the land use application
 - Being involved in the discussions with DCP before the process starts and being involved with the application during the process
 - Being a conduit to the public



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