

**WEST VILLAGE HOUSING**

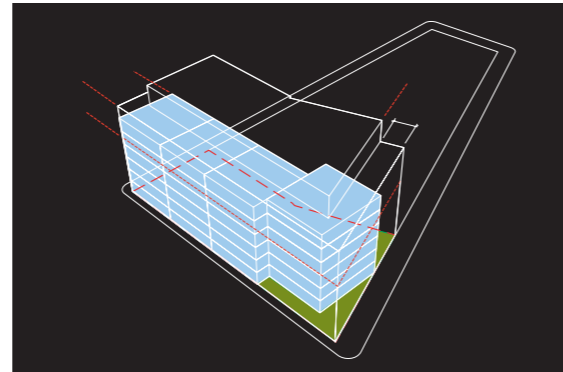


**ZONING AND PLANNING STUDY**  
2010-0304  
2010-0331 Revised

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SUMMARY



ZONING STUDY

Analysis of Original Zoning (1970)  
C1-7= R8

Analysis of Current Zoning (2010)  
C1-6A= R7A

Zoning Diagrams: Site 2 & 4



PLANNING STUDY

Plans and Description of Existing Conditions

Site 2 (642)  
Relocate Management Office, Storage, and Workshop  
Proposed Plan within Existing Building  
Proposed Plan with New Addition (2 options)

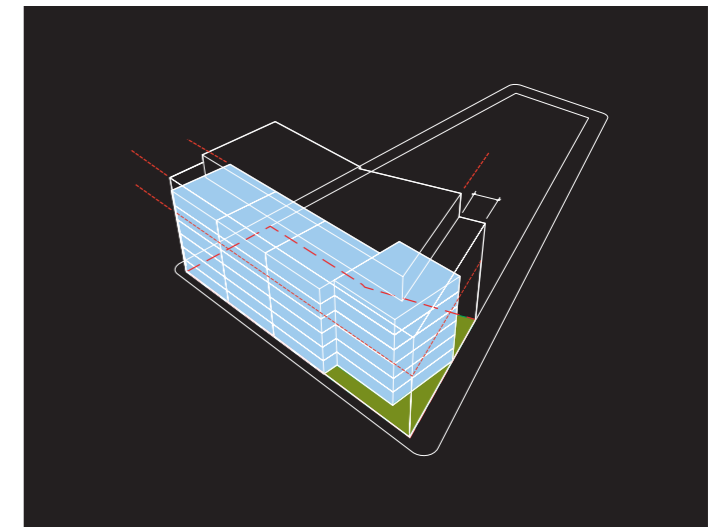
Site 4 (684)  
Change of Use to Residential  
Proposed Plan within Existing Building  
Proposed Plan with New Addition (2 options)

Site 4 (700)  
Change of Use to Residential  
Proposed Plan within Existing Building  
Proposed Plan with New Addition (2 options)

Townhouse Precedent Projects

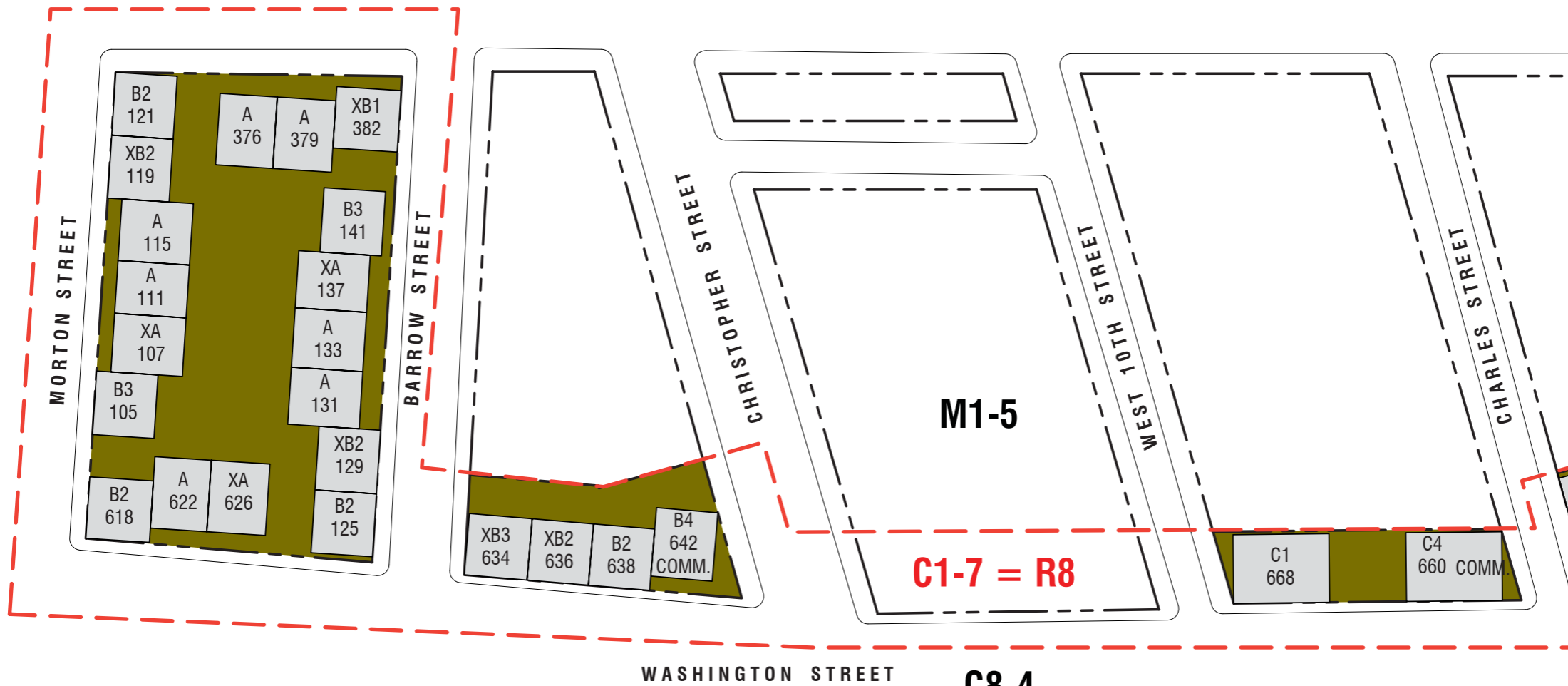


**WEST VILLAGE HOUSING**



**ZONING STUDY**

**1970 ZONING**



**SITE 1**

BLOCK: 603  
 LOT: 1, 6, 12, 15  
 LOT AREA: 66,657 SF  
 NUMBER OF BUILDING: 18  
 LOT COVERAGE AREA: 34,738 SF  
 TOTAL FLOOR AREA: 208,428 SF  
 FAR: 3.12  
 HEIGHT: 55.5'  
 OPEN SPACE: 31,919 SF  
 OPEN SPACE RATIO: 15.4

**SITE 2**

BLOCK: 604  
 LOT: 14  
 LOT AREA: 13,665 SF  
 NUMBER OF BUILDING: 4  
 LOT COVERAGE AREA: 7,474 SF  
 TOTAL FLOOR AREA: 44,844 SF  
**FAR: 3.28**  
 HEIGHT: 55.5'  
 OPEN SPACE: 6,191 SF  
 OPEN SPACE RATIO: 13.8

**SITE 3**

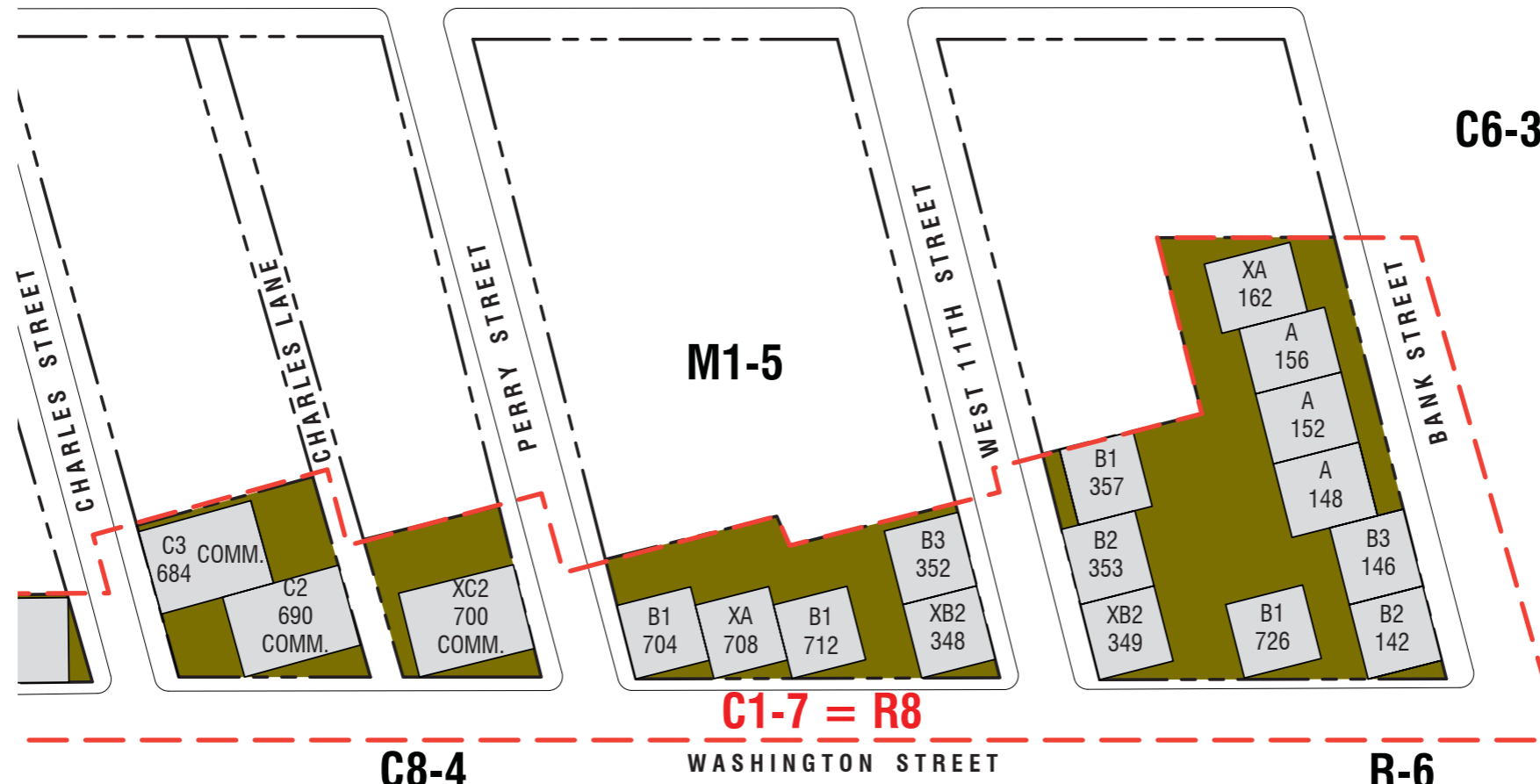
BLOCK: 636  
 LOT: 60  
 LOT AREA: 10,096 SF  
 NUMBER OF BUILDING: 2  
 LOT COVERAGE AREA: 6,488 SF  
 TOTAL FLOOR AREA: 38,982 SF  
 FAR: 3.87  
 HEIGHT: 55.5'  
 OPEN SPACE: 3,608 SF  
 OPEN SPACE RATIO: 9.3

**C8-4**

**C1-7 = R8**

**M1-5**

# WEST VILLAGE HOUSING



SITE 4	
BLOCK:	637
LOT:	25, 30, 35
LOT AREA:	17,796 SF
NUMBER OF BUILDING:	3
LOT COVERAGE AREA:	9,732 SF
TOTAL FLOOR AREA:	58,392 SF
<b>FAR:</b>	<b>3.28</b>
HEIGHT:	55.5'
OPEN SPACE:	8,064 SF
OPEN SPACE RATIO:	13.8

SITE 5	
BLOCK:	637
LOT:	64, 66
LOT AREA:	17,269 SF
NUMBER OF BUILDING:	5
LOT COVERAGE AREA:	9,285 SF
TOTAL FLOOR AREA:	55,710 SF
FAR:	3.22
HEIGHT:	55.5'
OPEN SPACE:	7,984 SF
OPEN SPACE RATIO:	14.3

SITE 6	
BLOCK:	638
LOT:	11, 17, 19, 28, 29, 30
LOT AREA:	38,583 SF
NUMBER OF BUILDING:	10
LOT COVERAGE AREA:	19,190 SF
TOTAL FLOOR AREA:	115,140 SF
FAR:	2.98
HEIGHT:	55.5'
OPEN SPACE:	19,393 SF
OPEN SPACE RATIO:	16.9

## 1970 ZONING

When the West Village Housing Development was built it was zoned as C1-7 which was an R-8 equivalent. The maximum Floor Area Ratio (FAR) was 4.15. The minimum required open space ratio was 7.4.

### Existing Building Types

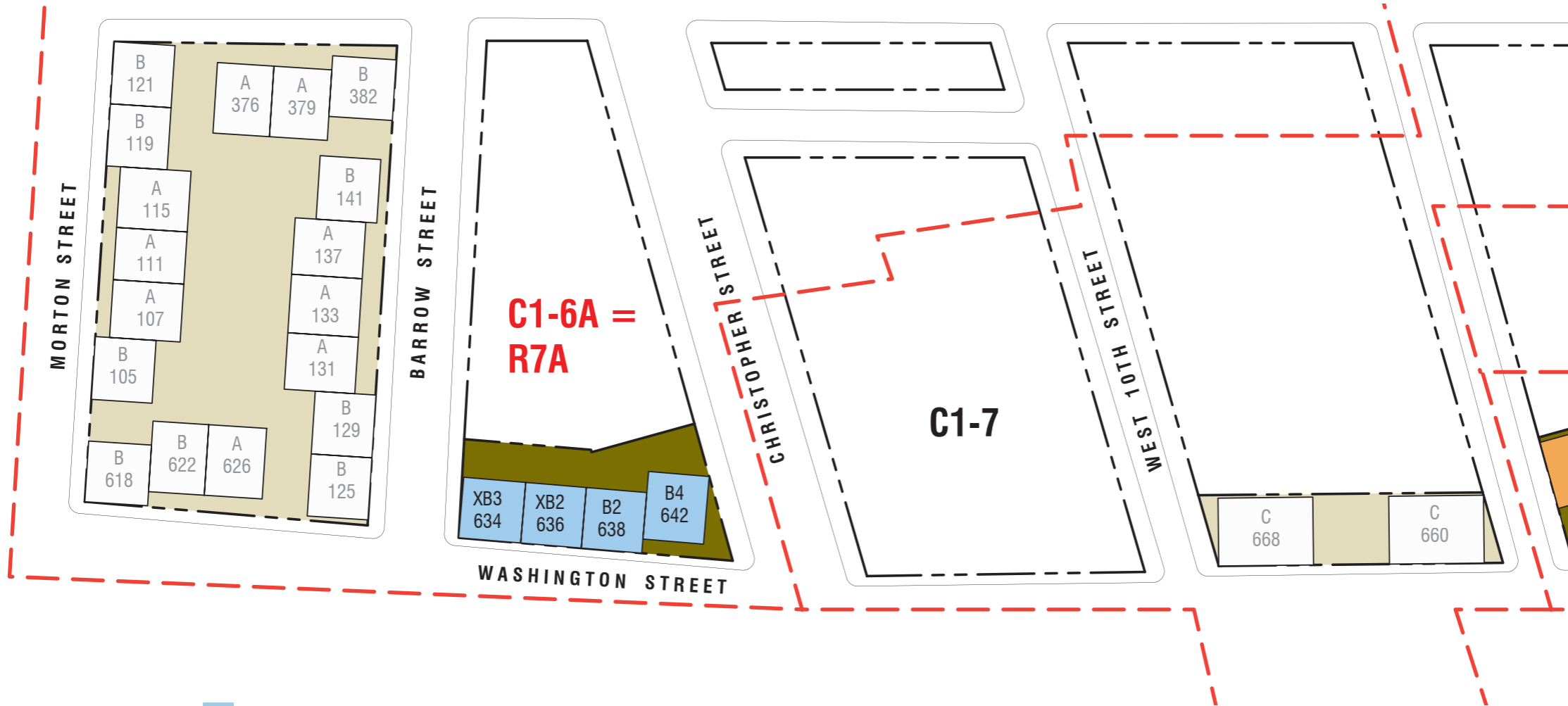
- A** (# of bldgs-15)  
Apartments per Bldg: (2) 1BR  
(10) 2BR
- B1** (# of bldgs-5)  
Apartments per Bldg: (1) 1BR  
(7) 2BR  
(2) 3BR
- B2** (# of bldgs-11)  
Apartments per Bldg: (4) 2BR  
(4) 3BR
- B3** (# of bldgs-5)  
Apartments per Bldg: (5) 2BR  
(3) 3BR
- B4** (# of bldgs-1)  
Apartments per Bldg: (6) 2BR  
(2) 3BR
- C1** (# of bldgs-1)  
Apartments per Bldg: (1) 2BR  
(11) 4BR
- C2** (# of bldgs-2)  
Apartments per Bldg: (10) 4BR
- C3** (# of bldgs-1)  
Apartments per Bldg: (1) 2BR  
(10) 4BR
- C4** (# of bldgs-1)  
Apartments per Bldg: (11) 4BR

**Total Number of Buildings: 42**

**ZONING AND PLANNING STUDY**  
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**2010 ZONING**



**SITE 2**

634, 636, 638, 642 Washington Street  
Block 604, Lot 14

ZONING SECTION	EXISTING		C1-6A= R7A ZONING	
	LOT AREA	13,665 SF		
ZR 23-145	FAR	3.28	FAR (QH)	<b>4.00</b>
			AVAILABLE FAR	.72
ZR 23-145	TOTAL FLOOR AREA	44,844 SF	MAX ZONING AREA	54,660 SF
			AVAILABLE ZONING AREA	<b>9,816 SF</b>
ZR 23-145	LOT COVERAGE AREA (55%)	7,474 S	MAX LOT COVERAGE (80%)	10,932 SF
			AVAILABLE LOT COVERAGE (20%)	3,458 SF



## WEST VILLAGE HOUSING

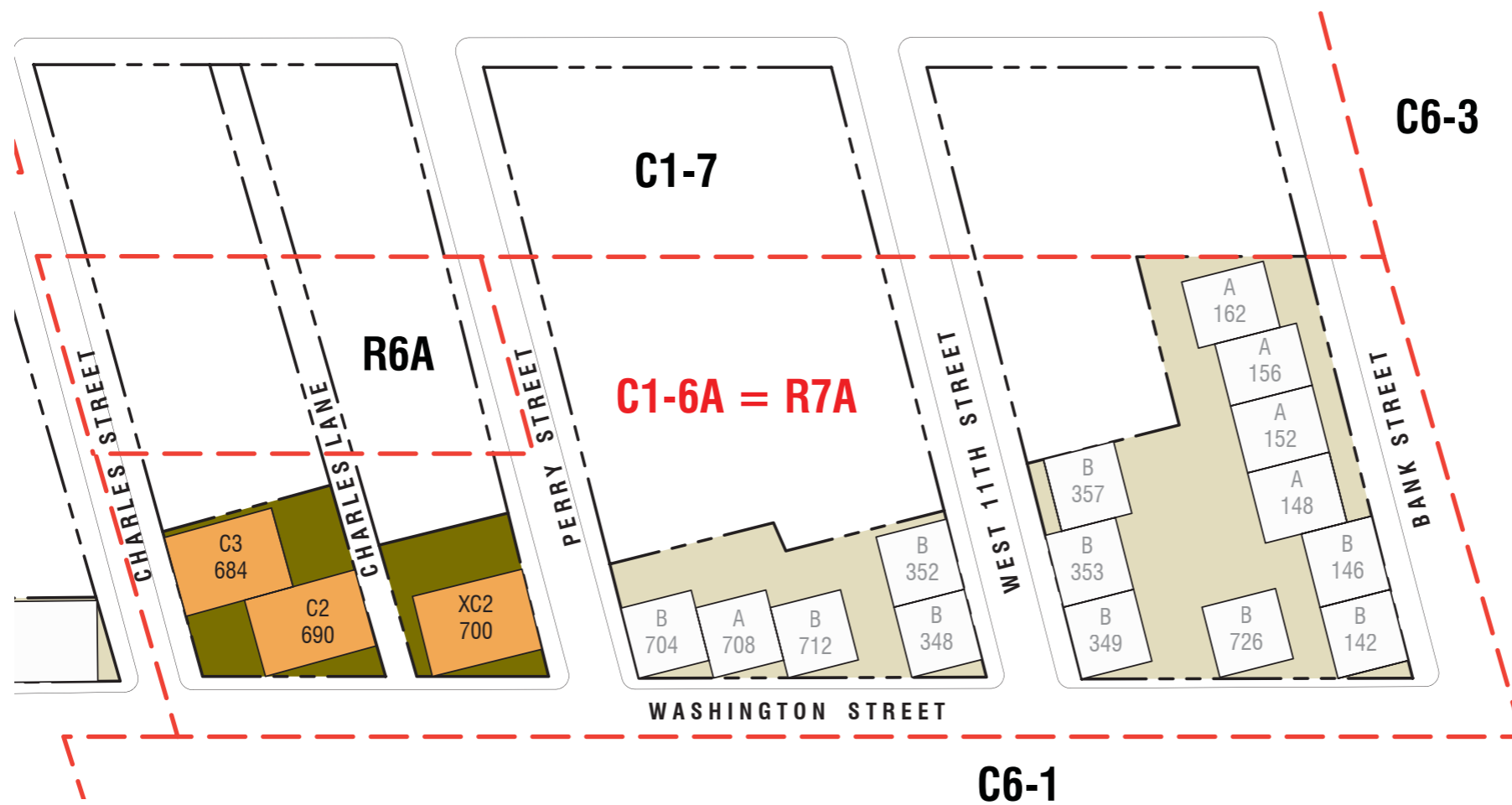
### 2010 ZONING

The current zoning on Site 2 & 4 is C1-6A = R7A. This is designated as a contextual zoning district. Quality Housing Bulk Regulations are mandatory in R7A districts.

New York City Department of City Planning Zoning Handbook:

*"The Quality Housing bulk which are mandatory in R7A districts, typically produce high lot coverage, seven- eight story apartment buildings in many established neighborhoods.*

*The floor area ratio (FAR) in R7A districts is 4.0. Above base height of 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 80 feet. In order to preserve the traditional streetscape, the street wall of a new building can be no closer to the street line, up to a depth of 15 feet, than any building withing 150 feet on the same block. The area between a building's street wall and the street line must be landscaped. Off-street parking is not allowed in front of a building. Parking is required for 50% of dwelling units and may be waived if 15 or fewer spaces is required."*



#### SITE 4

684, 690 Washington Street  
Block 637, Lot 25, 30

EXISTING (684-690)		C1-6A= R7A ZONING	
LOT AREA	10,791 SF		
FAR	3.60	FAR (QH)	<b>4.00</b>
		AVAILABLE FAR	0.40
TOTAL FLOOR AREA	38,928 SF	MAX ZONING AREA	43,164 SF
		AVAILABLE ZONING AREA	<b>4,236 SF</b>
LOT COVERAGE AREA (60%)	6,488 SF	MAX LOT COVERAGE (80%)	8,633 SF
		AVAILABLE LOT COVERAGE (25%)	2,145 SF

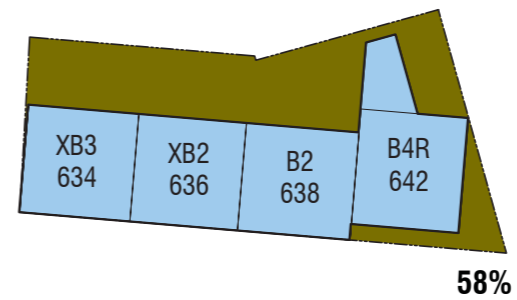
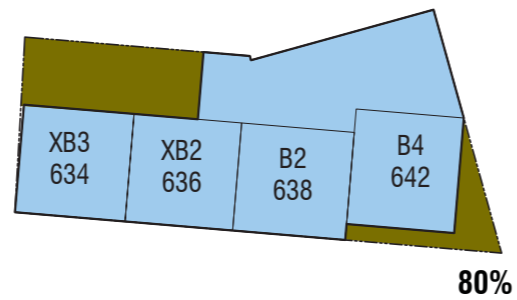
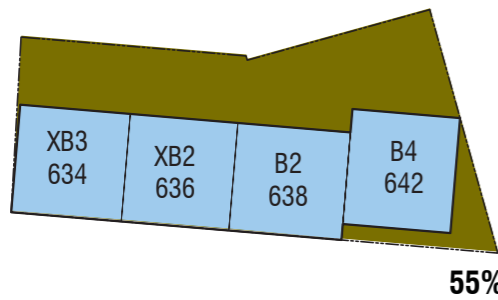
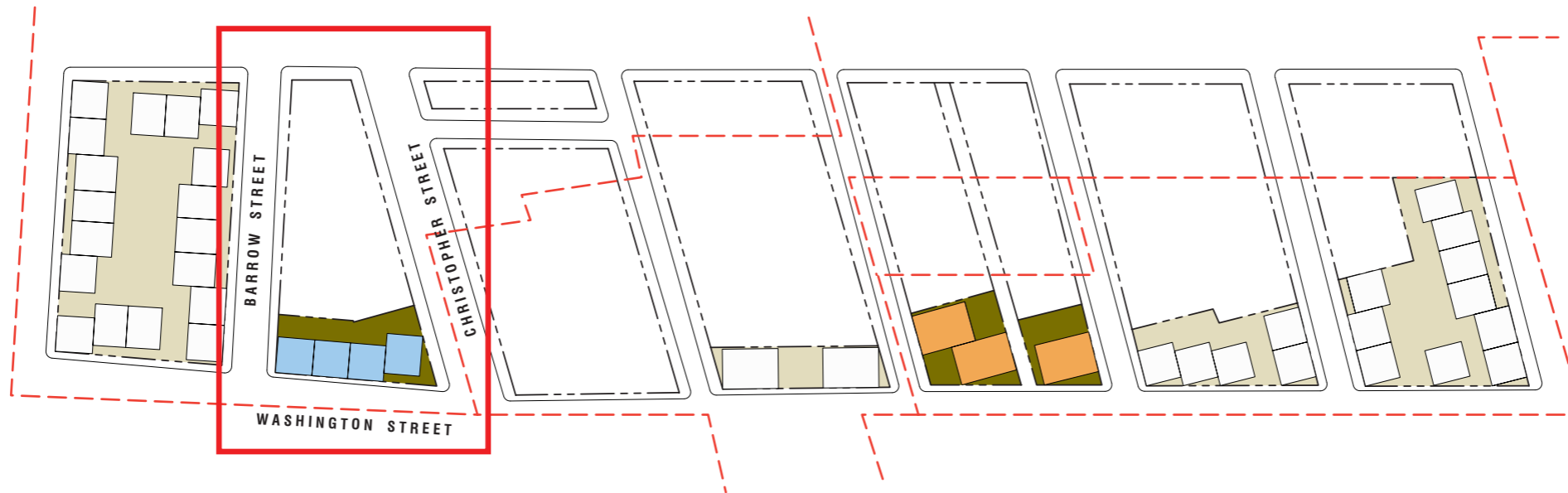
#### SITE 4

700 Washington Street  
Block 637, Lot 35

EXISTING (700)		C1-6A= R7A ZONING	
LOT AREA	7,005 SF		
FAR	2.80	FAR (QH)	<b>4.00</b>
		AVAILABLE FAR	1.20
TOTAL FLOOR AREA	19,464 SF	MAX ZONING AREA	28,020 SF
		AVAILABLE ZONING AREA	<b>8,556 SF</b>
LOT COVERAGE AREA (46%)	3,244 SF	MAX LOT COVERAGE (80%)	5,604 SF
		AVAILABLE LOT COVERAGE (34%)	2,360 SF

ZONING AND PLANNING STUDY  
2010-0331

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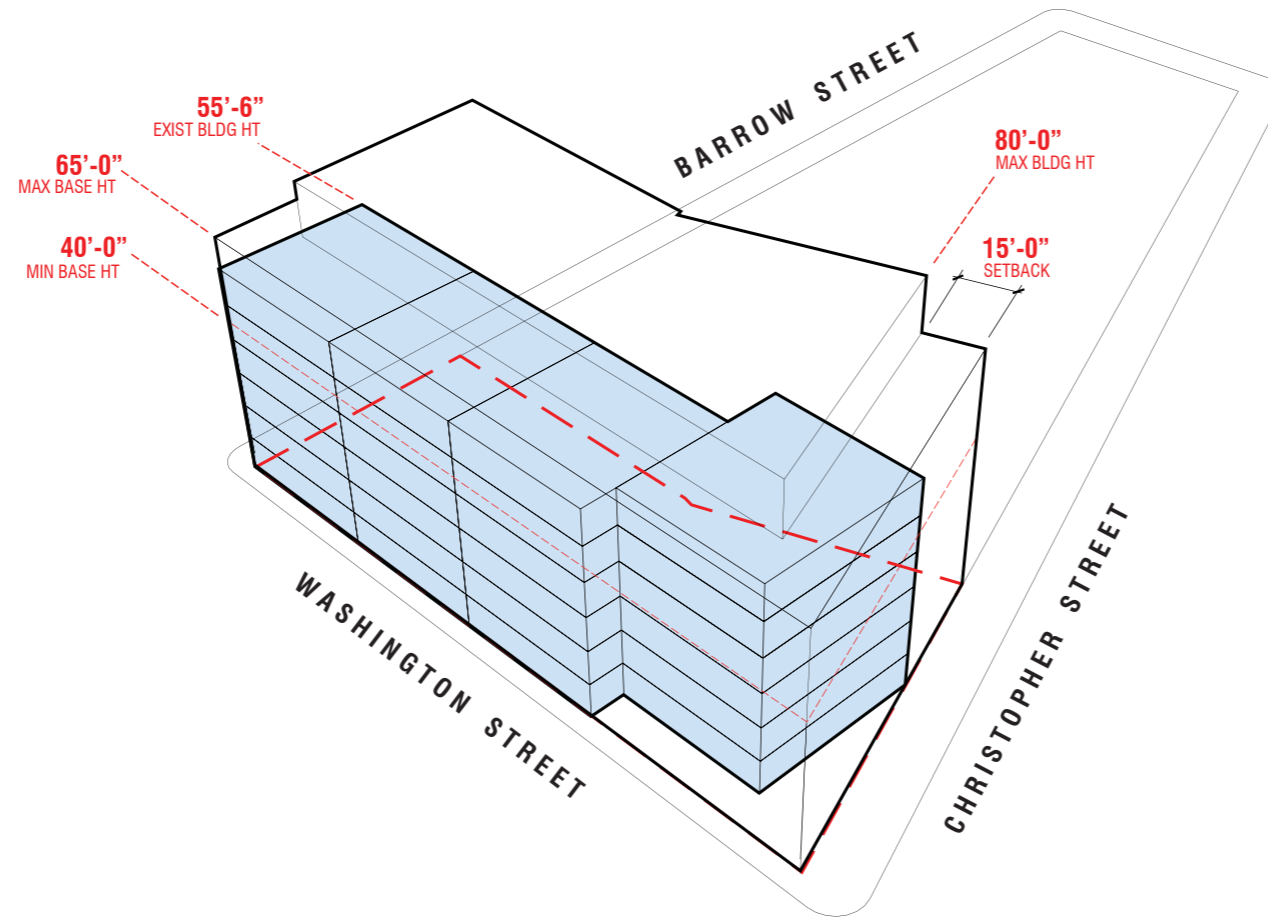
## SITE 2

634, 636, 638, 642 Washington Street

EXISTING		C1-6A= R7A ZONING		PROPOSED	
TOTAL FLOOR AREA	44,844 SF	MAX ZONING AREA	54,660 SF	PROPOSED ZONING AREA	45,347 SF
LOT COVERAGE AREA (55%)	7,474 SF	MAX LOT COVERAGE (80%)	10,932 SF	MAX LOT COVERAGE (58%)	7,977 SF
COMMERCIAL	1,868 SF			COMMERCIAL	2,371 SF
RESIDENTIAL	42,976 SF			RESIDENTIAL	42,976 SF

**WEST VILLAGE HOUSING**

**SITE 2: ZONING DIAGRAM**



Existing Number of Units: **32**

**B2** Apartments per Bldg: (4) 2BR **(2)**  
(4) 3BR

**B3** Apartments per Bldg: (5) 2BR  
(3) 3BR

**B4** Apartments per Bldg: (6) 2BR  
(2) 3BR  
(1) COMMERCIAL

**SITE 2**

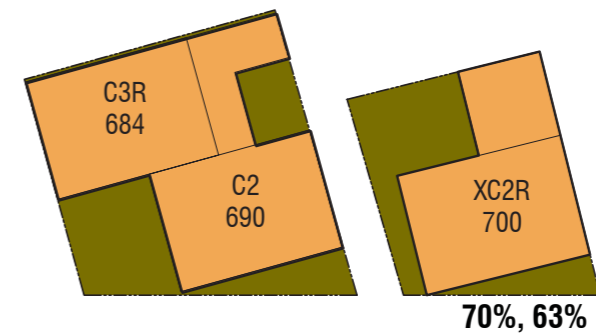
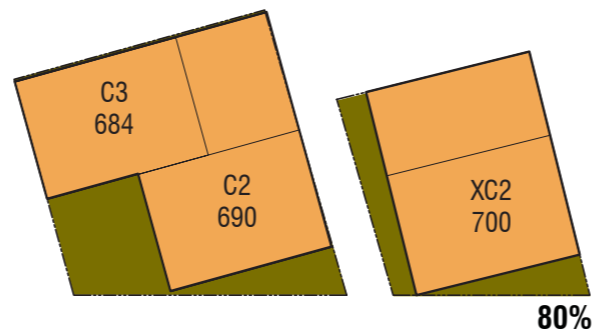
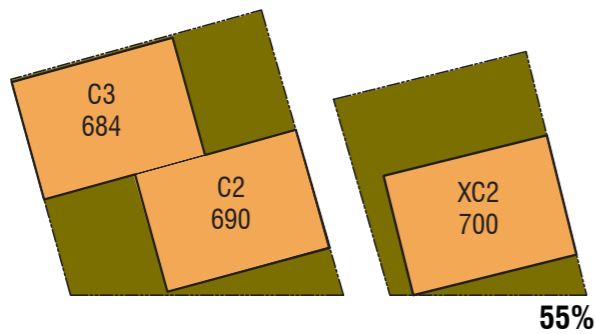
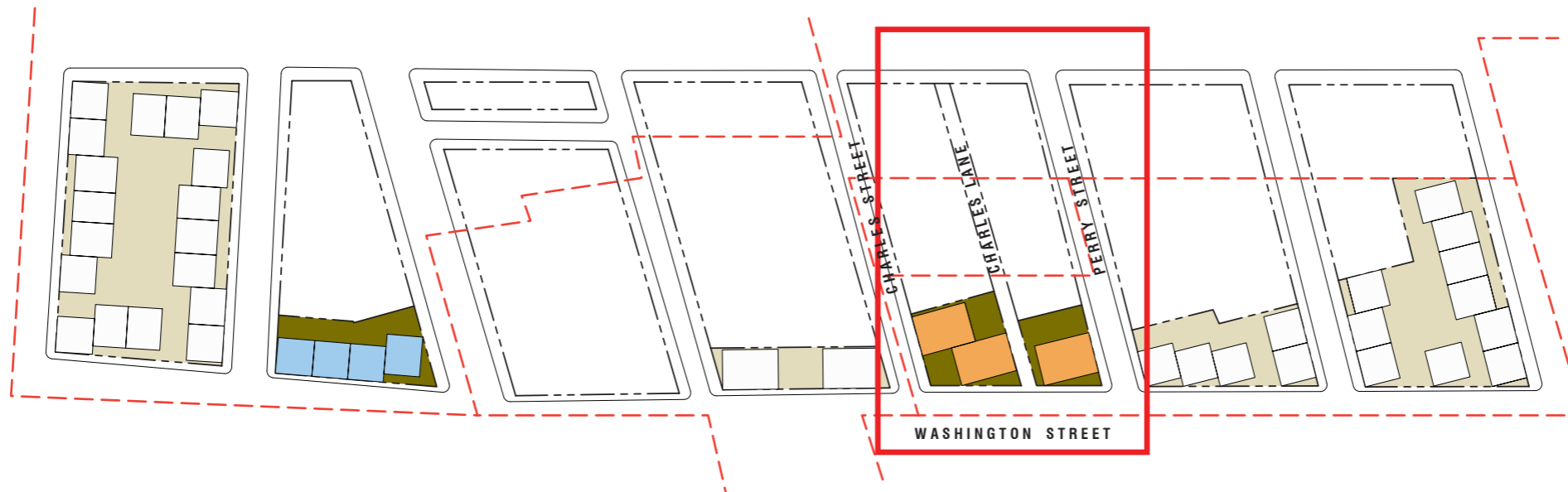
634, 636, 638, 642 Washington Street

**C1-6A= R7A ZONING**

ZR 23-633	MIN INITIAL SETBACK	40'-0"	ZR 23-47	REAR YARD	30'-0"
ZR 23-633	MAX BASE HEIGHT	65'-0"	ZR 23-541	Special provisions for rear yards	No rear yard shall be required within 100' of the point of interesection of two street lines intersecting at an angle of 135 degrees or less
ZR 23-633	MAX BUILDING HEIGHT	80'-0"			
ZR 23-462(c)	SIDE YARD	NONE	ZR 25-23 ZR 36-022	ACCESSORY PARKING	None Required

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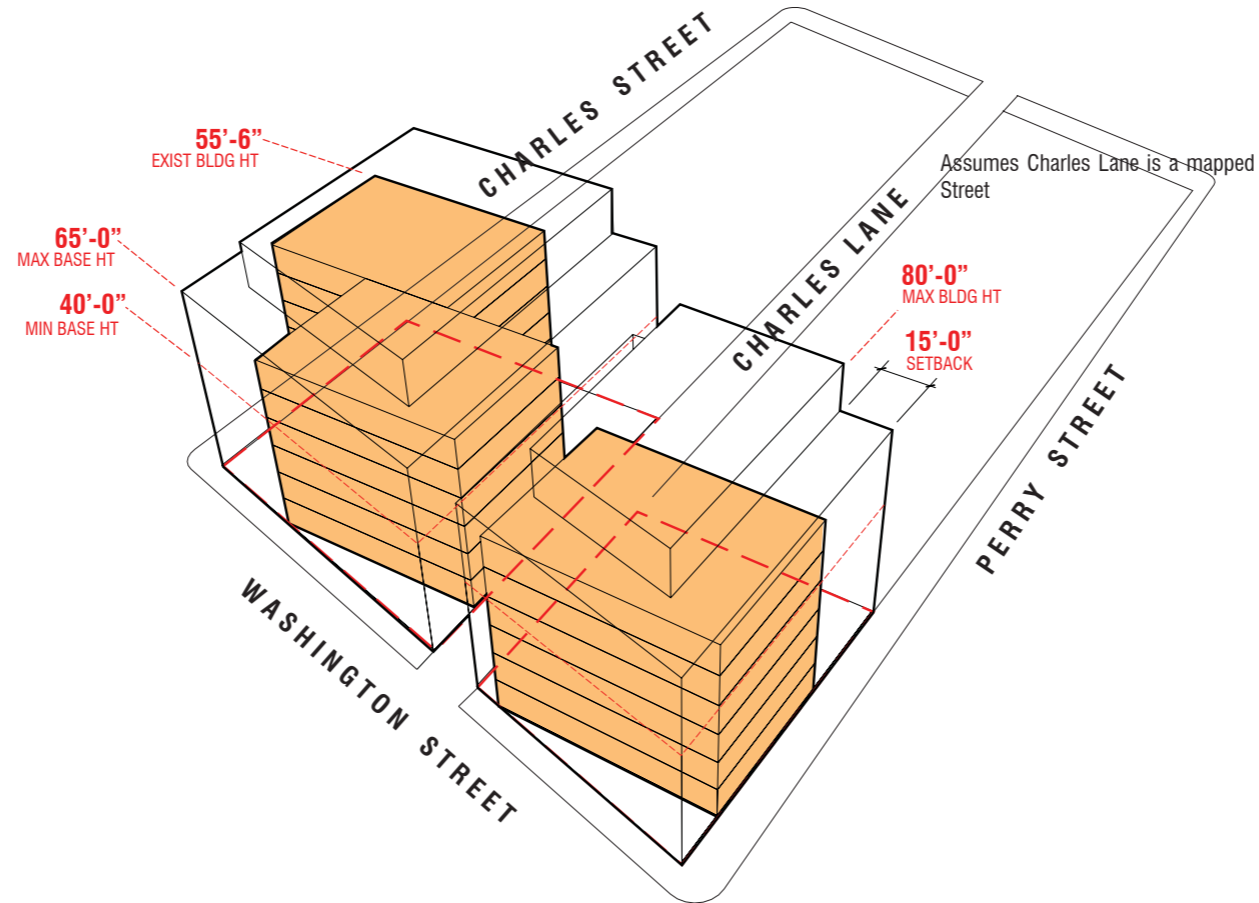


**SITE 4**  
684, 690, 700 Washington Street

EXISTING	684-690	700	C1-6A= R7A ZONING	684-690	700	PROPOSED	684-690	700
TOTAL FLOOR AREA	38,928 SF	19,464 SF	MAX ZONING AREA	43,164 SF	28,020 SF	PROPOSED ZONING AREA	40,103 SF	20,639 SF
LOT COVERAGE AREA (55%)	6,488 SF	3,244 SF	MAX LOT COVERAGE (80%)	8,633 SF	5,604 SF	PROPOSED LOT COVERAGE	7,623 SF	4,419 SF
COMMERCIAL AREA	4,866 SF	3,244 SF				COMMERCIAL AREA	3,244 SF	0 SF
RESIDENTIAL AREA	34,062 SF	16,220 SF				RESIDENTIAL AREA	36,859 SF	20,639 SF

**WEST VILLAGE HOUSING**

**SITE 4: ZONING DIAGRAM**



**SITE 4**

684, 690, 700 Washington Street

**C1-6A= R7A ZONING**

ZR 23-633	MIN INITIAL SETBACK	40'-0"	ZR 23-47	REAR YARD	30'-0"
ZR 23-633	MAX BASE HEIGHT	65'-0"	ZR 23-541	Special provisions for rear yards	No rear yard shall be required within 100' of the point of intersection of two street lines intersecting at an angle of 135 degrees or less
ZR 23-633	MAX BUILDING HEIGHT	80'-0"	ZR 25-23 ZR 36-022	ACCESSORY PARKING	None Required
ZR 23-462(c)	SIDE YARD	NONE			

**684-690**

Existing Number of Res Units: **21**

**C2** Apartments per Bldg: (10) 4BR  
Commercial (1)

**C3** Apartments per Bldg: (1) 2BR  
(10) 4BR  
Commercial (2)

Parking Requirement (QH): **10.5**  
(50% of dwelling Units)

**700**

Existing Number of Res Units: **10**

**C2** Apartments per Bldg: (10) 4BR  
Commercial (2)

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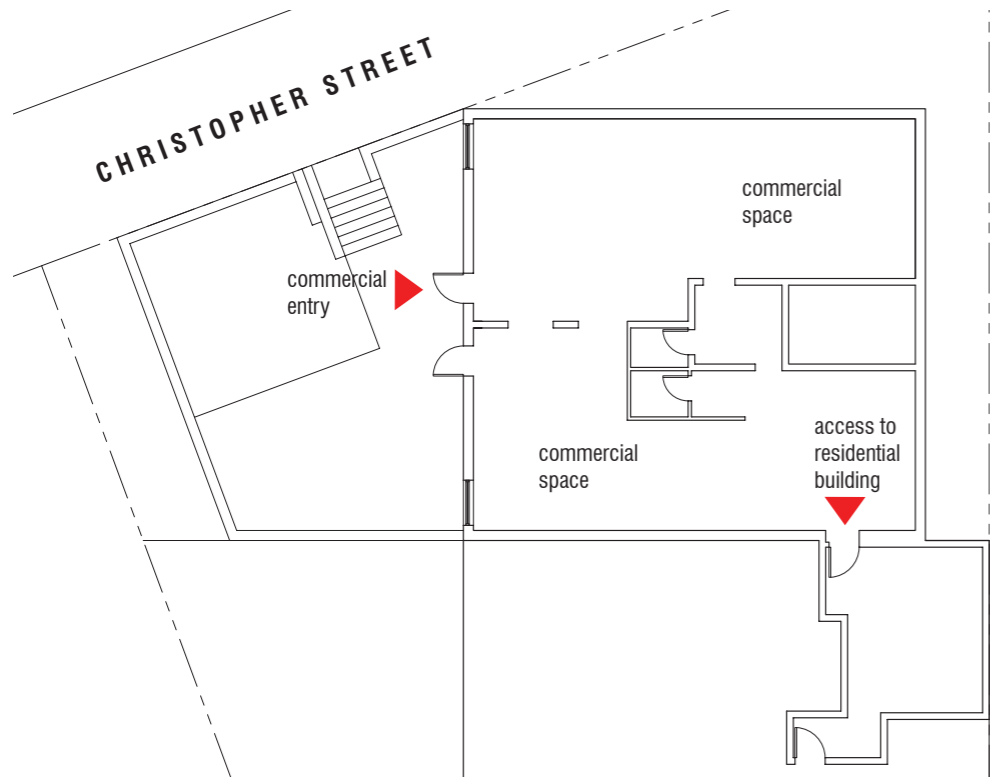


**WEST VILLAGE HOUSING**



**PLANNING STUDY**

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Existing Floor Plan: Building 642



view of existing courtyard



**WEST VILLAGE HOUSING**

**SITE 2: 642**  
Proposed Floor Plan  
Option 1



Existing Space 2,308 SF

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> reception area	192 SF
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> offices (2)	275 SF
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> conference room	280 SF
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> kitchen/ cafe	172 SF
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> super's office	90 SF
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> locker room	137 SF
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> workshop/ key room	162 SF
<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> storage	160 SF
<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> recreation	510 SF

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2010-0331

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view of proposed courtyard

CHRISTOPHER STREET



**WEST VILLAGE HOUSING**

**SITE 2: 642**  
Proposed Floor Plan  
Option 2

Existing Space	2,308 SF
Addition	503 SF
reception area	192 SF
offices (3)	367 SF
conference room	280 SF
kitchen/ cafe	288 SF
super's office	81 SF
locker room	154 SF
workshop	162 SF
key room	54 SF
storage	203 SF

Existing Number of Units: **32**

**B2** Apartments per Bldg: (4) 2BR  
(4) 3BR

**B3** Apartments per Bldg: (5) 2BR  
(3) 3BR

**B4** Apartments per Bldg: (6) 2BR  
(2) 3BR



**ZONING AND PLANNING STUDY**  
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CHRISTOPHER STREET

▼ entry



**WEST VILLAGE HOUSING**

**SITE 2: 642**  
 Proposed Floor Plan  
 Option 3  
 (addition 1,190 SF)

<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	reception area	275 SF
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	offices (2)	256 SF
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	conference room	280 SF
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	super's office	90 SF
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	locker room	137 SF
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	workshop/ key room	162 SF
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	storage	175 SF
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	Co-op Gym	1,265 SF

Existing Number of Units: **32**

**B2** Apartments per Bldg: (4) 2BR  
 (4) 3BR

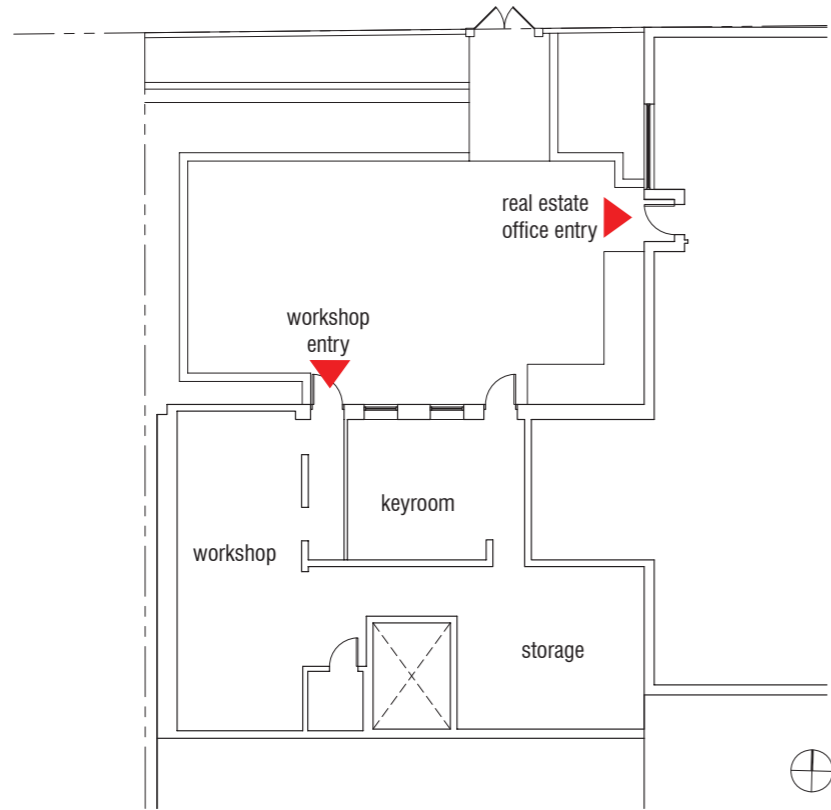
**B3** Apartments per Bldg: (5) 2BR  
 (3) 3BR

**B4** Apartments per Bldg: (6) 2BR  
 (2) 3BR

**ZONING AND PLANNING STUDY**  
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CHARLES LANE



Existing Floor Plan: Building 684



view of existing courtyard

CHARLES LANE

courtyard  
entry

real estate  
office entry

apartment  
entry

living  
room

bedroom

master  
bedroom

**2BR**

dining  
room

kitchen

bathroom

master  
bathroom

**WEST VILLAGE HOUSING**

**SITE 4: 684-690**  
Proposed Floor Plan  
Option 1

2 Bedroom / 2 Bath  
Apartment 1,212 SF

Existing Number of Units: **21**

**C2** Apartments per Bldg: (10) 4BR

**C3** Apartments per Bldg: (1) 2BR  
(10) 4BR

Proposed Number of Units: **22**

**C2** Apartments per Bldg: (10) 4BR

**C3R** Apartments per Bldg: (2) 2BR  
(10) 4BR

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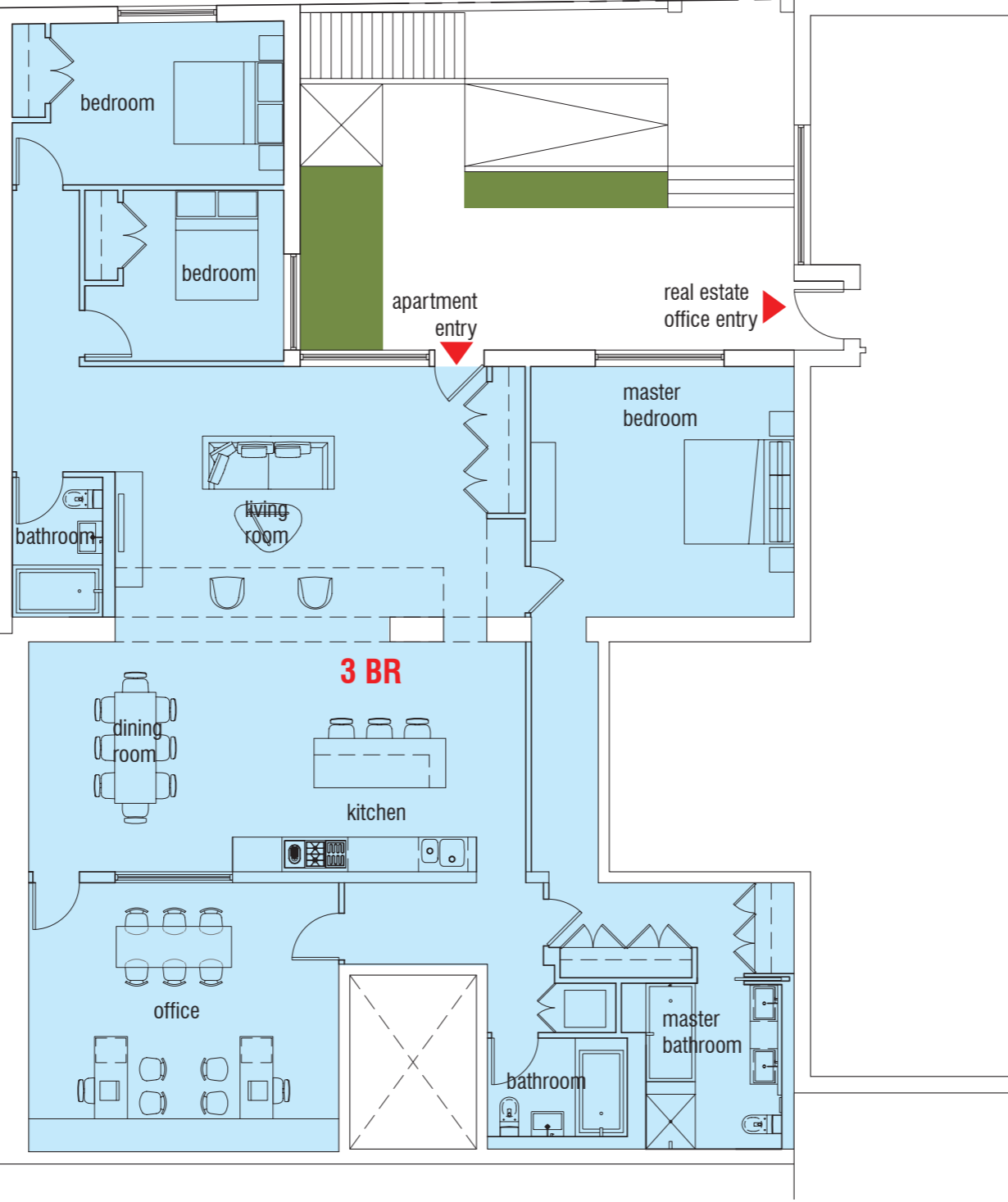


view of proposed courtyard



CHARLES LANE

courtyard  
entry



**WEST VILLAGE HOUSING**

**SITE 4: 684-690**  
Proposed Floor Plan  
Option 2

Addition: 1,175 SF

3 Bedroom / 3 Bath  
Apartment 2,387 SF

Existing Number of Units: **21**

**C2** Apartments per Bldg: (10) 4BR

**C3** Apartments per Bldg: (1) 2BR  
(10) 4BR

Proposed Number of Units: **22**

**C2** Apartments per Bldg: (10) 4BR

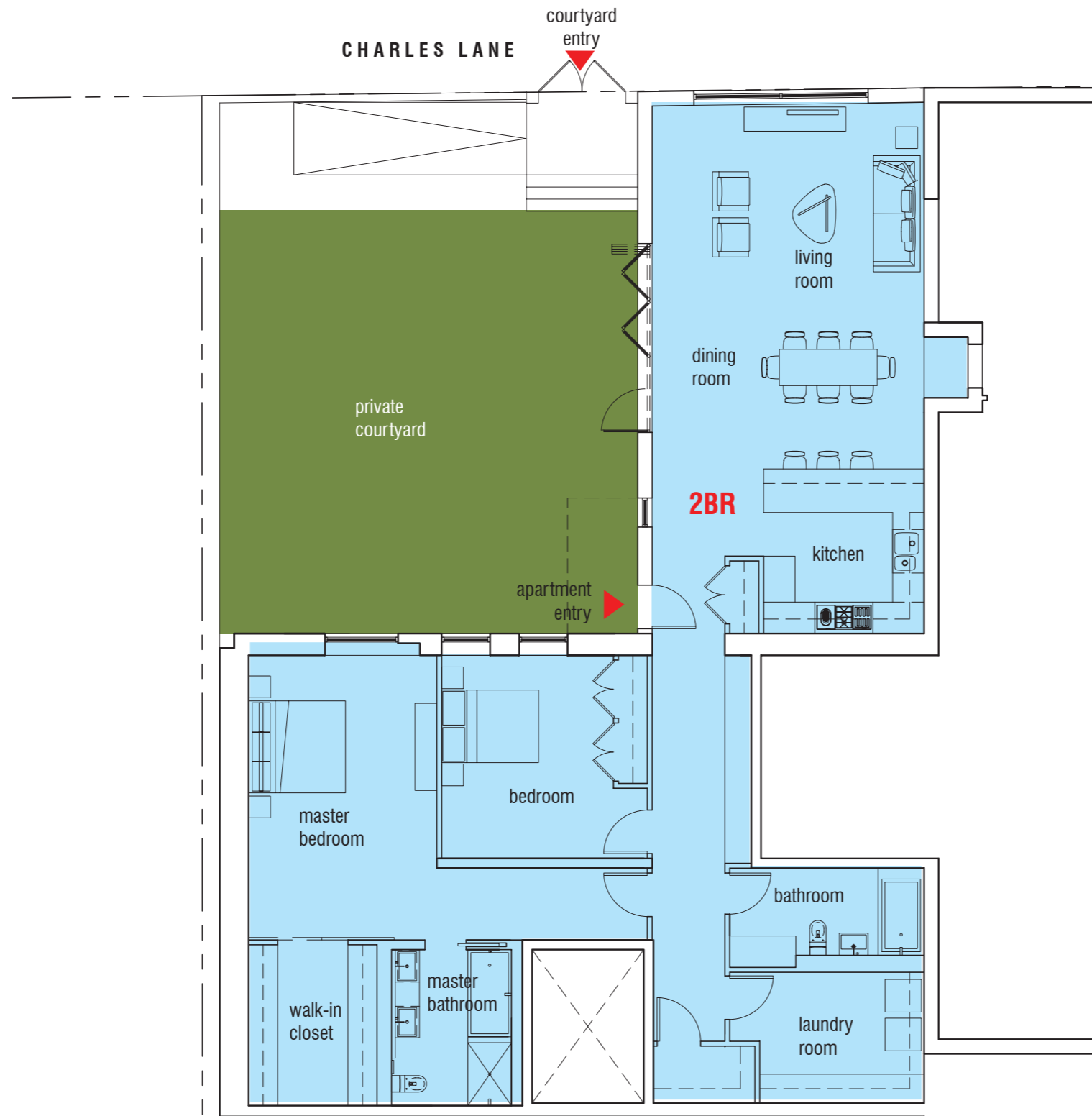
**C3R** Apartments per Bldg: (1) 2BR  
(1) 3BR  
(10) 4BR

**ZONING AND PLANNING STUDY**  
2010-0331

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**WEST VILLAGE HOUSING**



**SITE 4: 684**  
Proposed Floor Plan  
Option 3  
(addition 740 SF)

■ 2 Bedroom / 2 Bath  
Apartment 1,955 SF

Existing Number of Units: **21**

**C2** Apartments per Bldg: (10) 4BR

**C3** Apartments per Bldg: (1) 2BR  
(10) 4BR

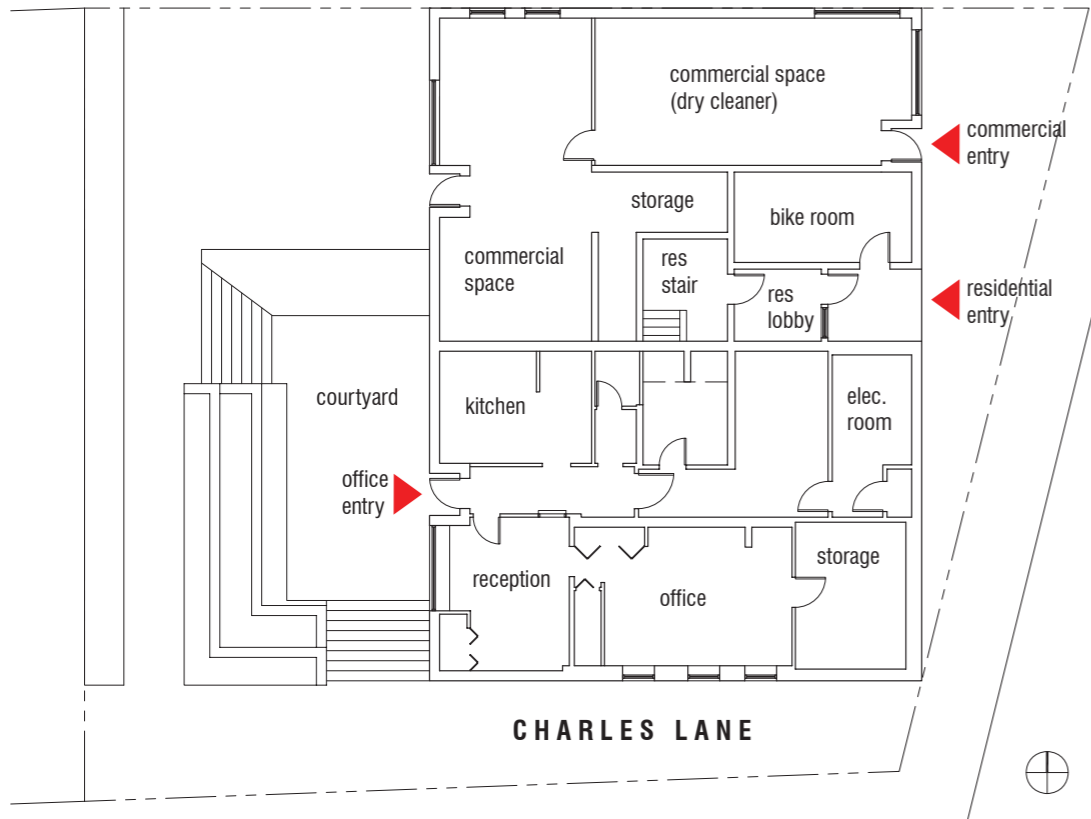
Proposed Number of Units: **22**

**C2** Apartments per Bldg: (10) 4BR

**C3R** Apartments per Bldg: (2) 2BR  
(10) 4BR

**ZONING AND PLANNING STUDY**  
2010-0331

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Existing Floor Plan: Building 700



view of existing courtyard

**WEST VILLAGE HOUSING**

**SITE 4: 700**  
Proposed Floor Plan  
Option 1

Apartment A  
2 Bedroom / 1 Bath 1,187 SF

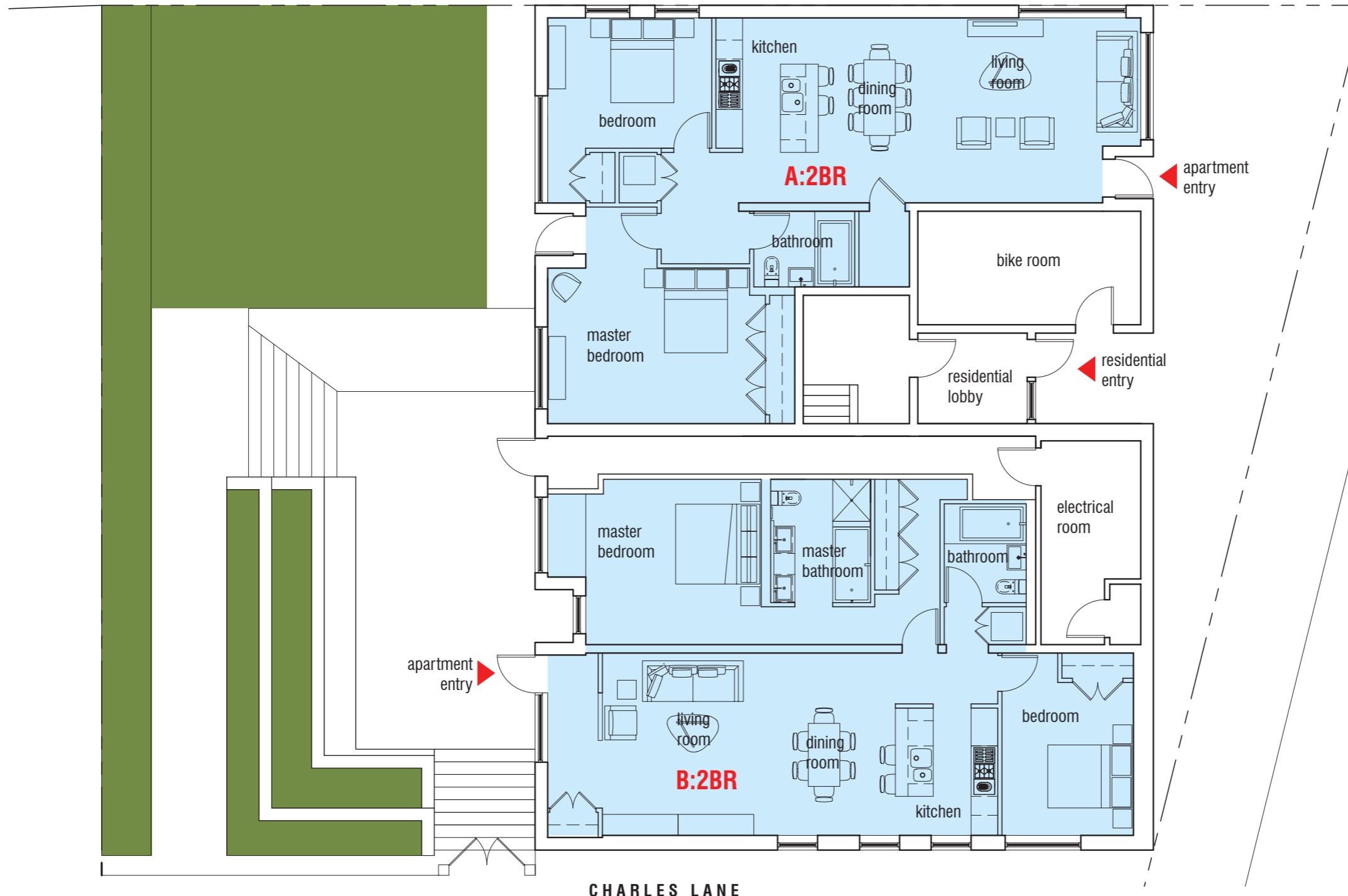
Apartment B  
2 Bedroom / 2 Bath 1,282 SF

Existing Number of Units: **10**

**C2** Apartments per Bldg: (10) 4BR

Proposed Number of Units: **12**

**C2R** Apartments per Bldg: (2) 2BR  
(10) 4BR



**CHARLES LANE**

**ZONING AND PLANNING STUDY**  
2010-0331

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view of proposed courtyard

**WEST VILLAGE HOUSING**

**SITE 4: 700**  
Proposed Floor Plan  
Option 2

Addition: 1,175 SF

Apartment A  
2 Bedroom / 1 Bath 1,382 SF

Apartment B  
1 Bedroom / 1 Bath 969 SF

Apartment C  
2 Bedroom / 2 Bath 1,282 SF

Existing Number of Units: 10

**C2** Apartments per Bldg: (10) 4BR

Proposed Number of Units: 13

**C2R** Apartments per Bldg: (1) 1BR  
(2) 2BR  
(10) 4BR

**ZONING AND PLANNING STUDY**  
2010-0331

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**WEST VILLAGE HOUSING**



**SITE 4: 700**  
Proposed Floor Plan  
Option 3

- Apartment A  
2 Bedroom / 1 Bath 1,382 SF
- Apartment B  
2 Bedroom / 2 1,322 SF
- Townhouse  
5 Bedroom / 7.5 Bath  
Option A: 4,840 SF  
Option B: 5,480 SF  
Option C: 5,700 SF

Existing Number of Units: **10**

**C2** Apartments per Bldg: (10) 4BR

Proposed Number of Units: **12**

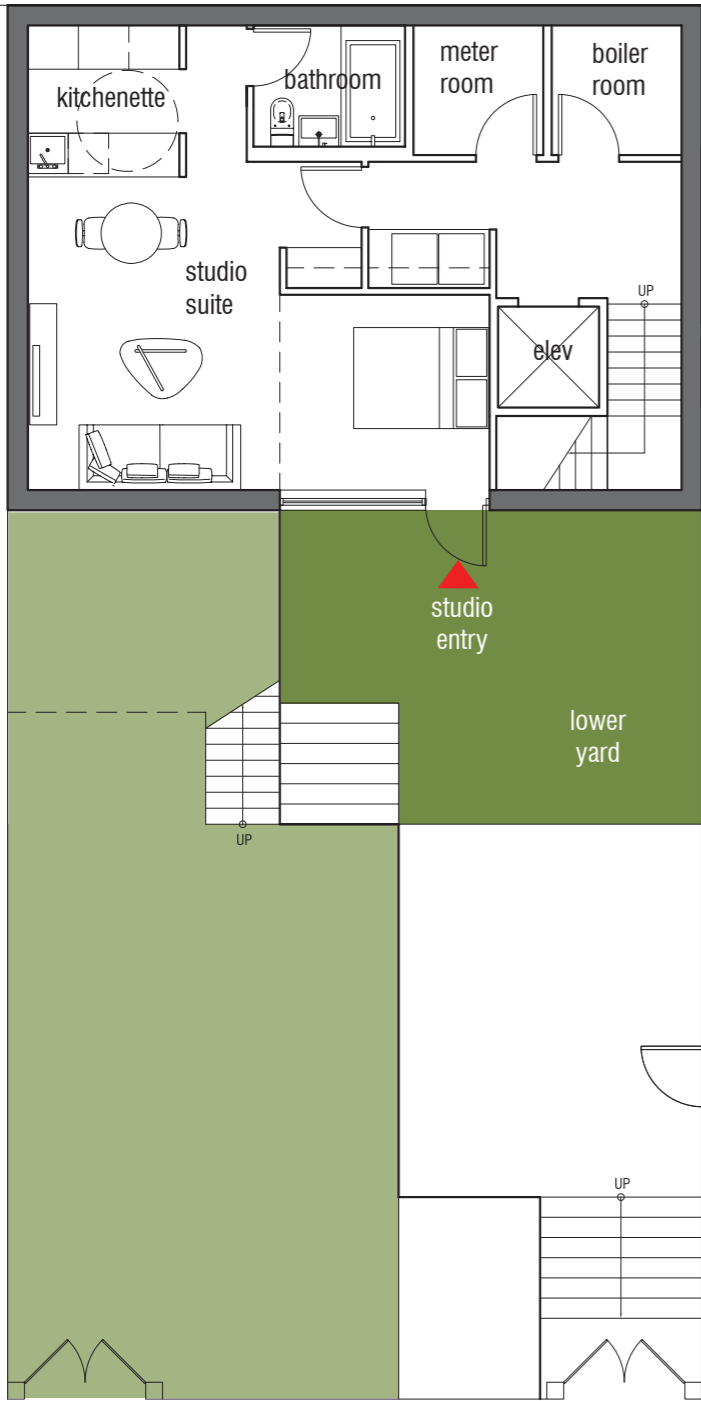
**C2R** Apartments per Bldg: (2) 2BR  
(10) 4BR

**Townhouse**

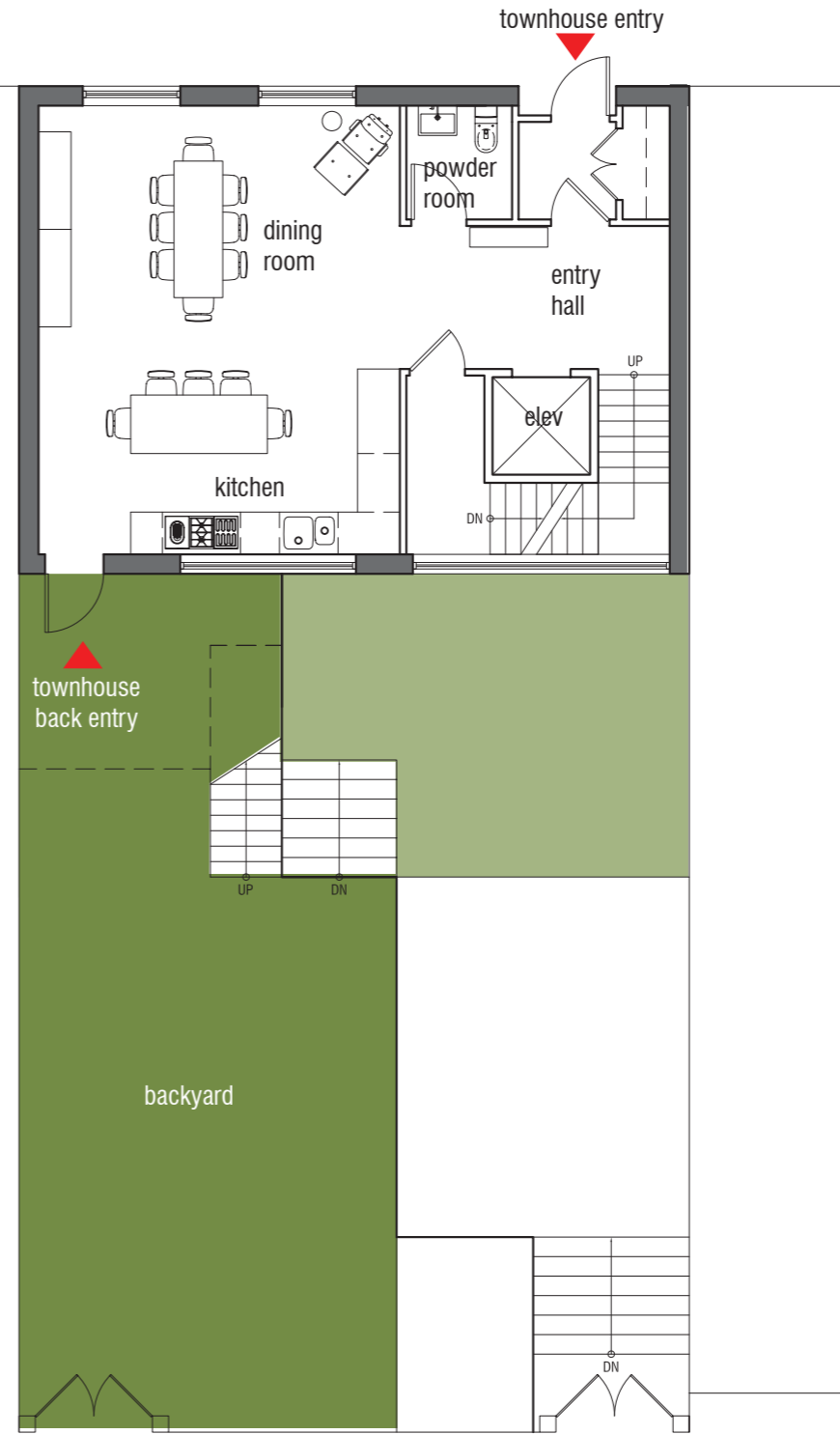
**CHARLES LANE**

**ZONING AND PLANNING STUDY**  
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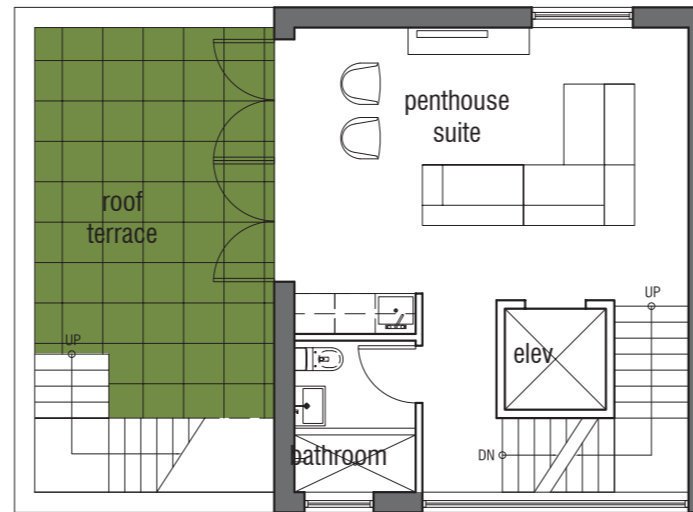


**BASEMENT LEVEL**  
860 SF

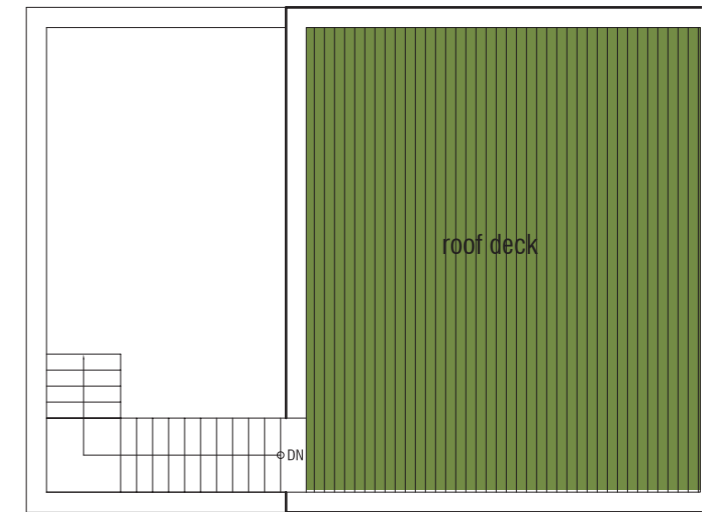


**FIRST FLOOR**  
860 SF

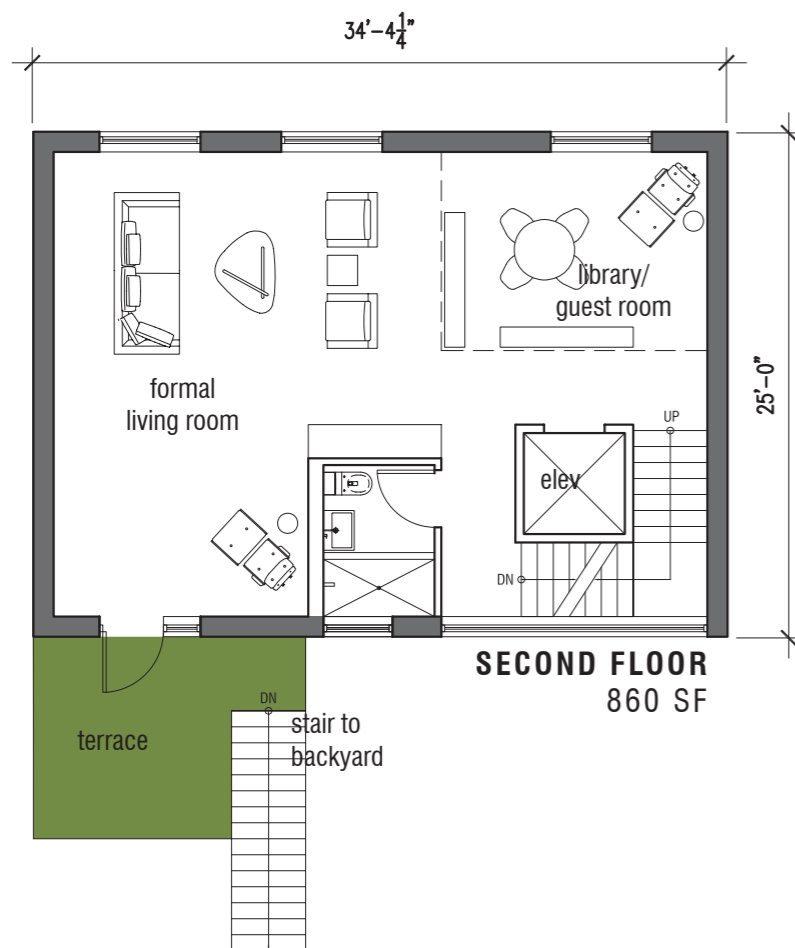
**WEST VILLAGE HOUSING**



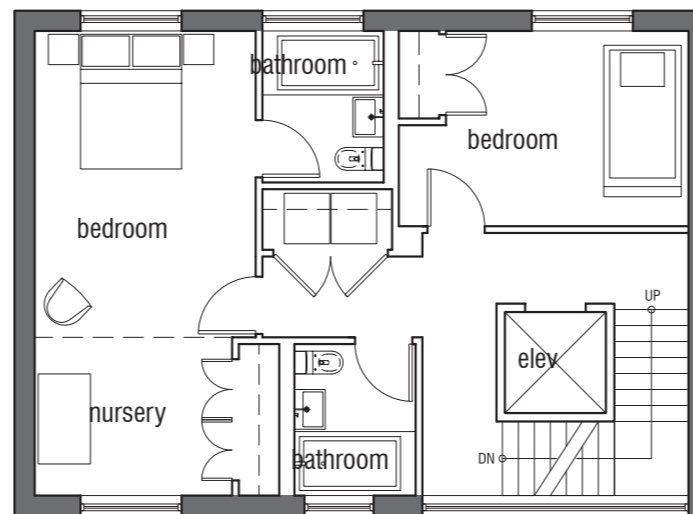
**FIFTH FLOOR**  
540 SF



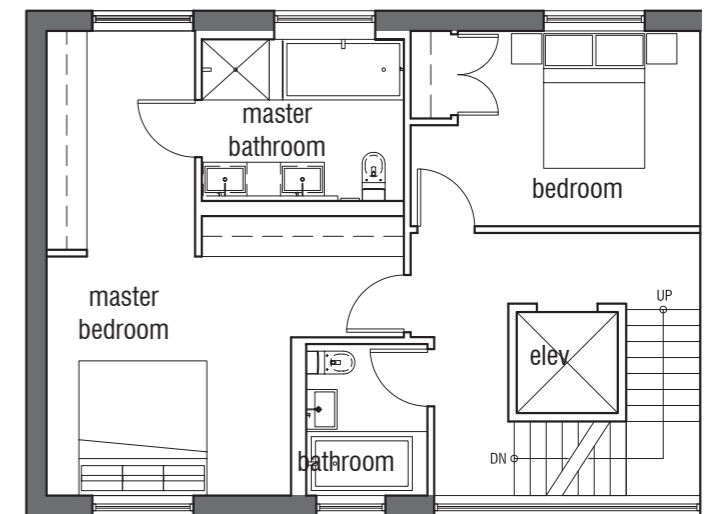
**ROOF**



**SECOND FLOOR**  
860 SF



**THIRD FLOOR**  
860 SF

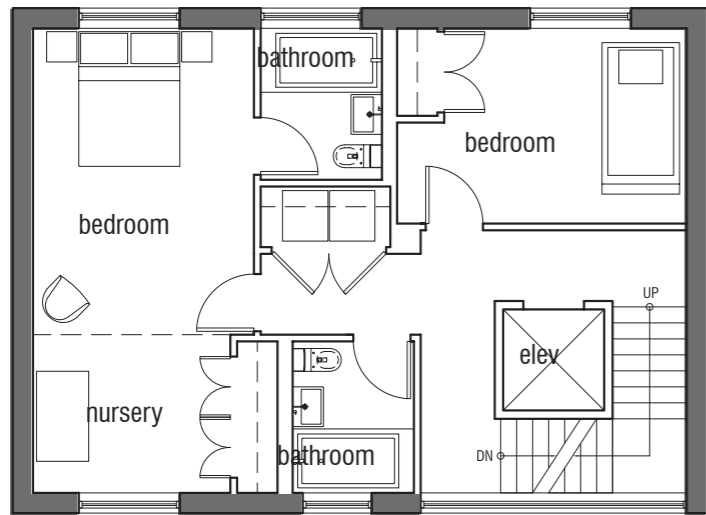


**FOURTH FLOOR**  
860 SF

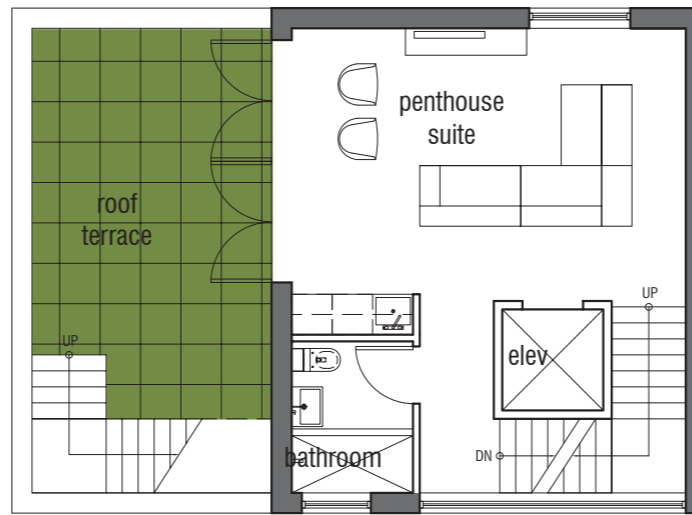
**TOWNHOUSE: OPTION A**  
Proposed Floor Plans  
Gross Area: 4,840 SF

**ZONING AND PLANNING STUDY**  
2010-0331

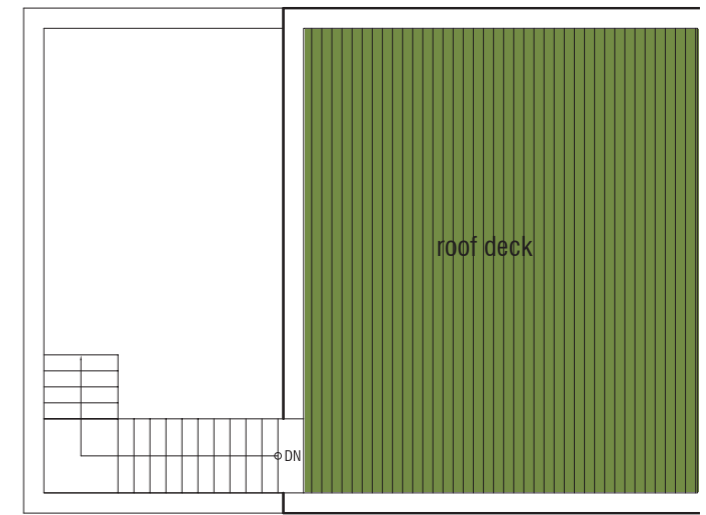
**FORMACTIV**  
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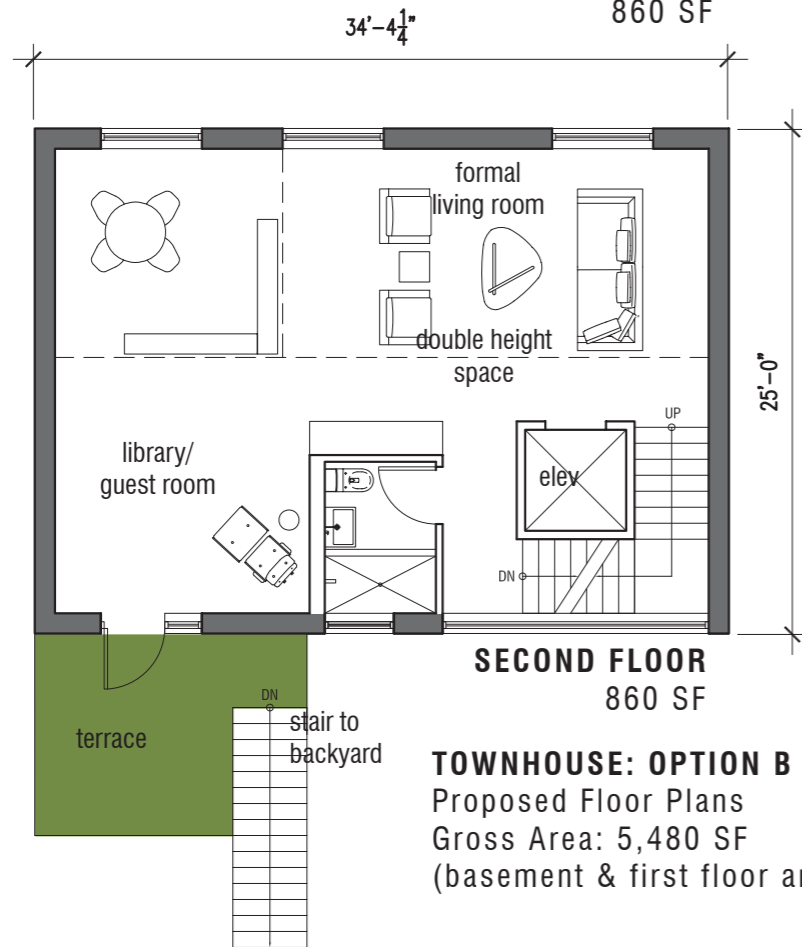
**FIFTH FLOOR**  
860 SF



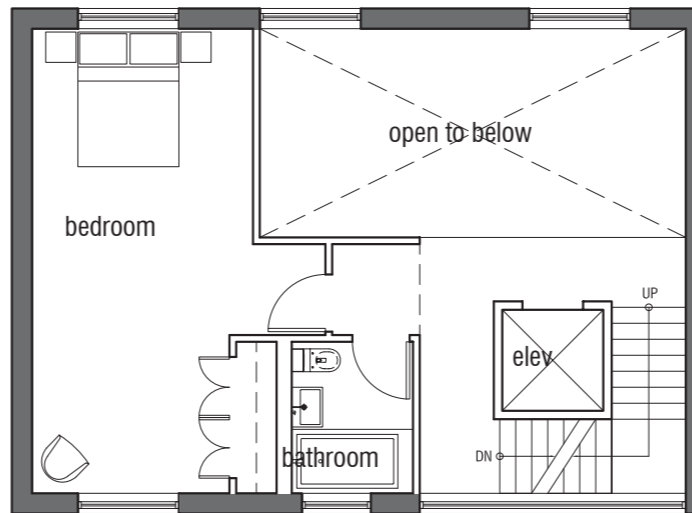
**SIXTH FLOOR**  
540 SF



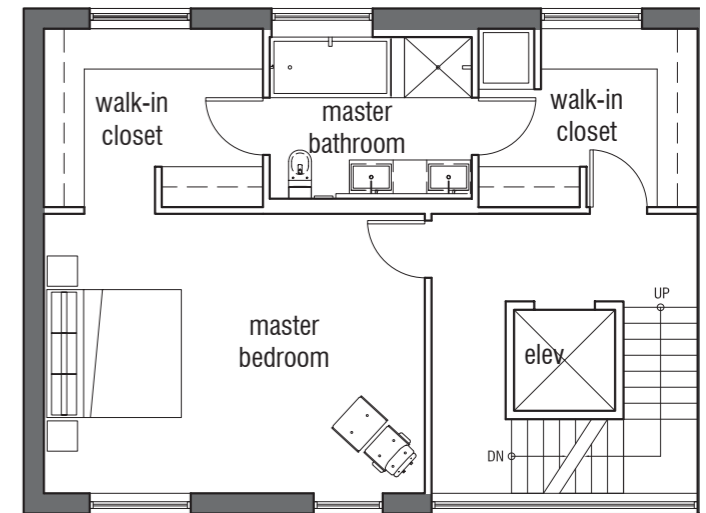
**ROOF**



**SECOND FLOOR**  
860 SF



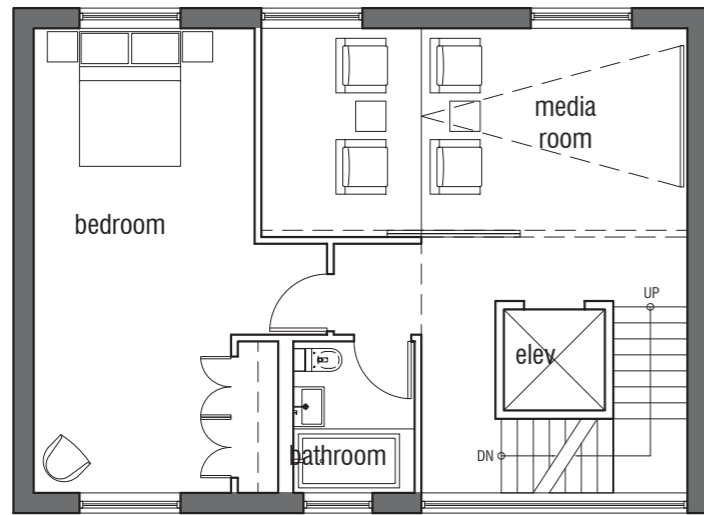
**THIRD FLOOR**  
860 SF



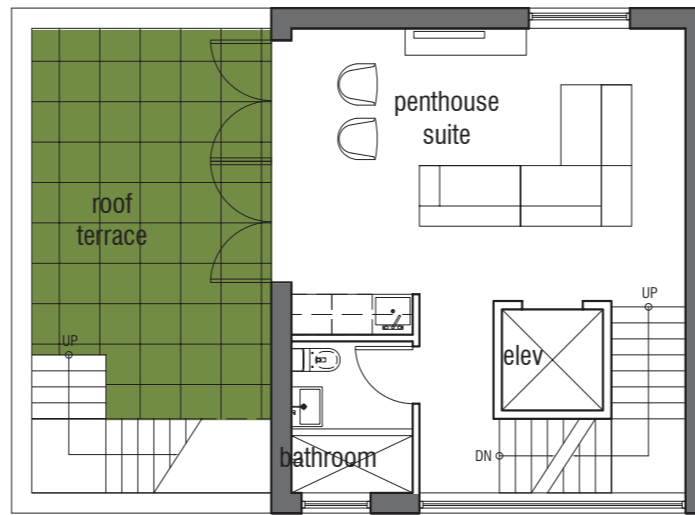
**FOURTH FLOOR**  
860 SF

**TOWNHOUSE: OPTION B**  
Proposed Floor Plans  
Gross Area: 5,480 SF  
(basement & first floor are the same as option A)

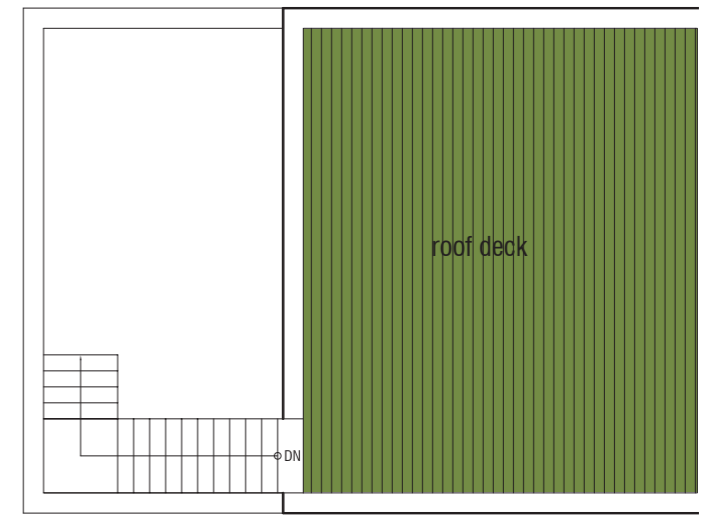
**WEST VILLAGE HOUSING**



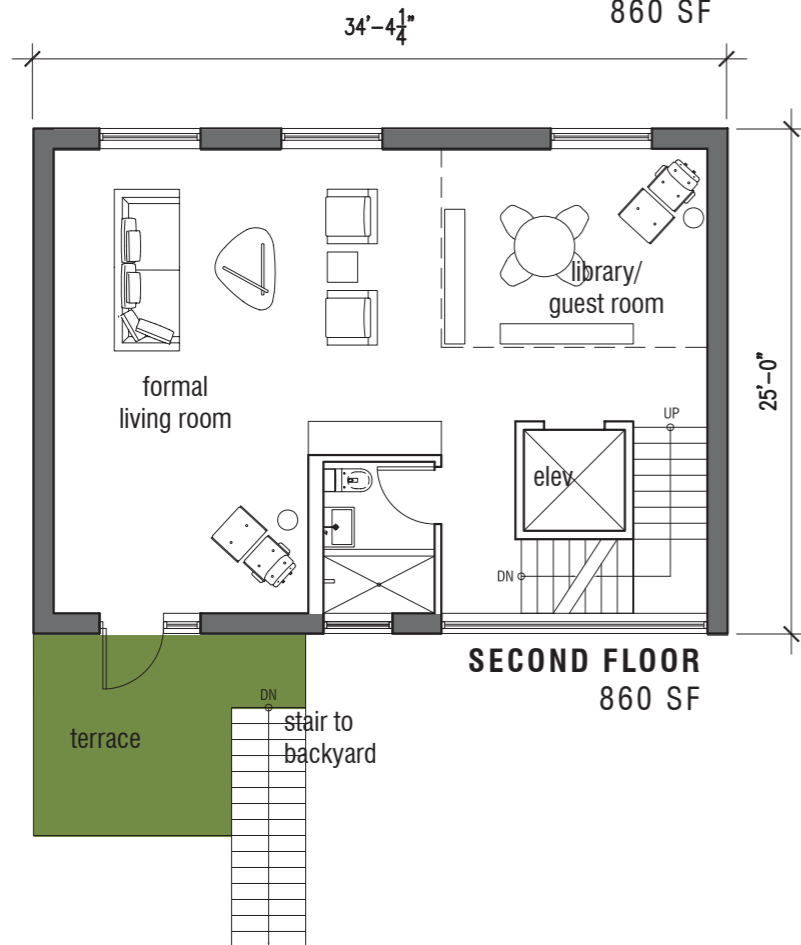
**FIFTH FLOOR**  
860 SF



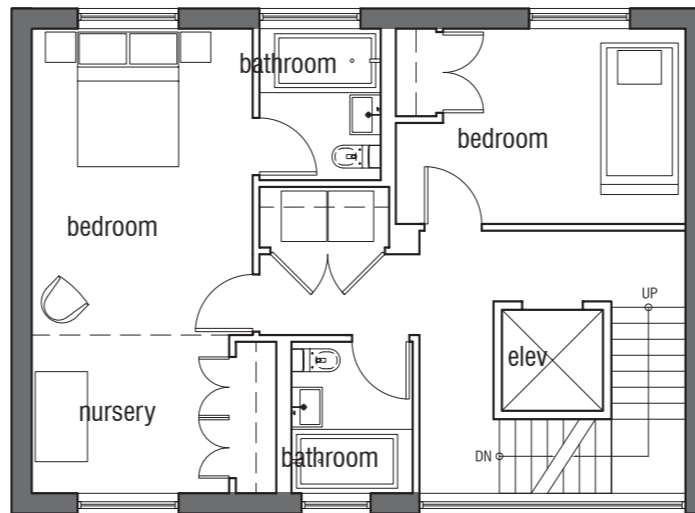
**SIXTH FLOOR**  
540 SF



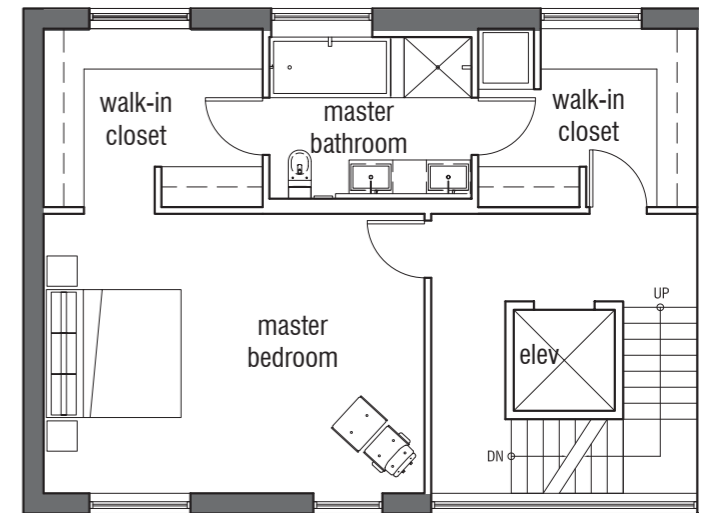
**ROOF**



**SECOND FLOOR**  
860 SF



**THIRD FLOOR**  
860 SF

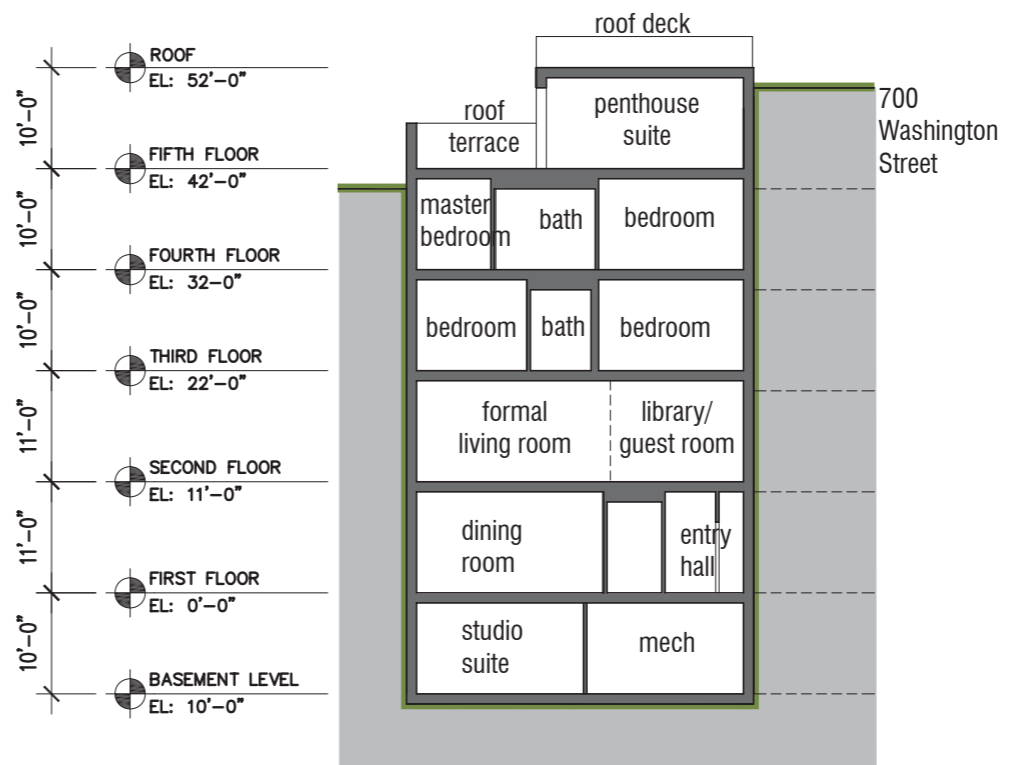


**FOURTH FLOOR**  
860 SF

**TOWNHOUSE: OPTION C**  
Proposed Floor Plans  
Gross Area: 5,700 SF  
(basement & first floor are the same as option A)

**ZONING AND PLANNING STUDY**  
2010-0331

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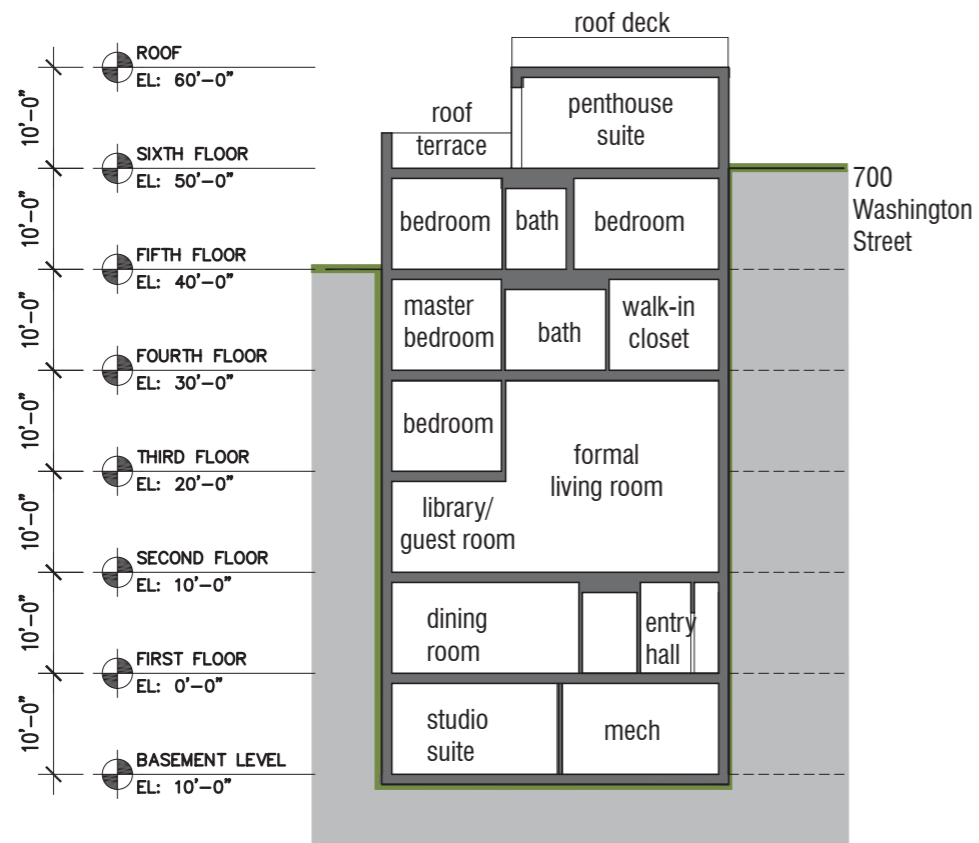
**TOWNHOUSE: OPTION A**

4,840 SF

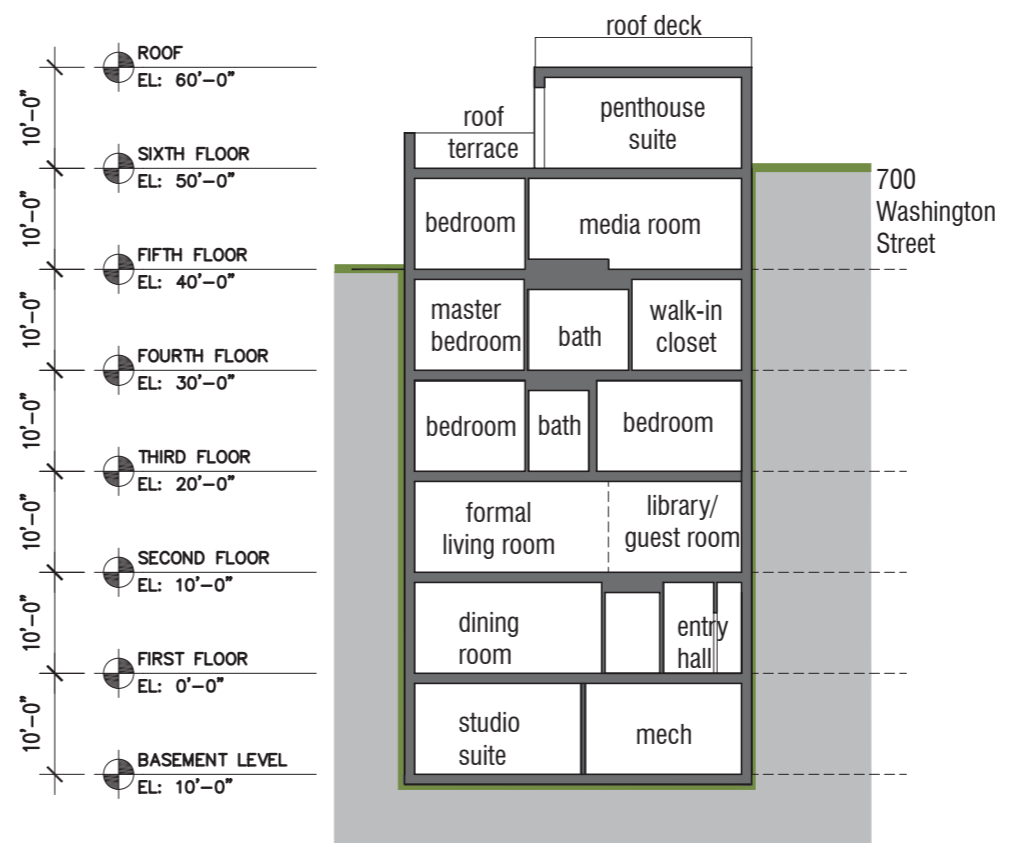
5 Stories

5 bedroom

7.5 baths



**TOWNHOUSE: OPTION B**  
 5,480 SF  
 6 Stories  
 5 bedroom  
 7.5 baths



**TOWNHOUSE: OPTION C**  
 5,700 SF  
 6 Stories  
 5 bedroom  
 7.5 baths