

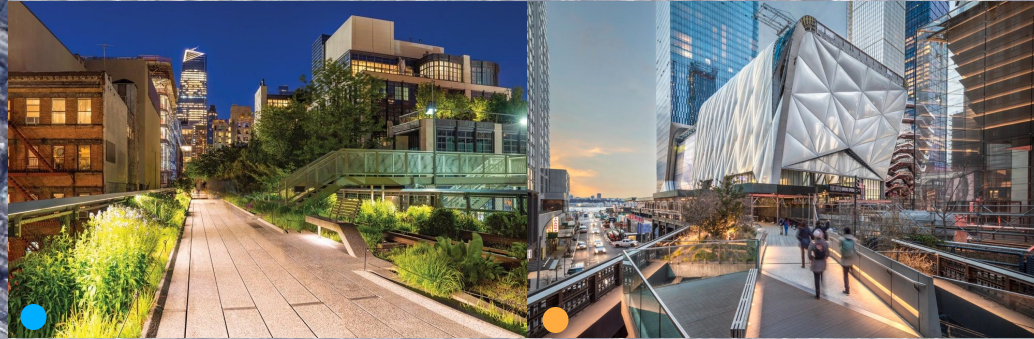
An aerial photograph of a green roof. A central concrete walkway runs vertically through the middle, where several people are walking. The roof is densely planted with various green plants, including grasses and shrubs, arranged in rows. A red car is visible on the street to the right, and a bicycle is parked on the sidewalk. The overall scene is bright and sunny, with shadows cast across the walkway.

SPECIAL WEST CHELSEA DISTRICT (WCH)

CASE STUDY FOR ZONING AND REGULATIONS

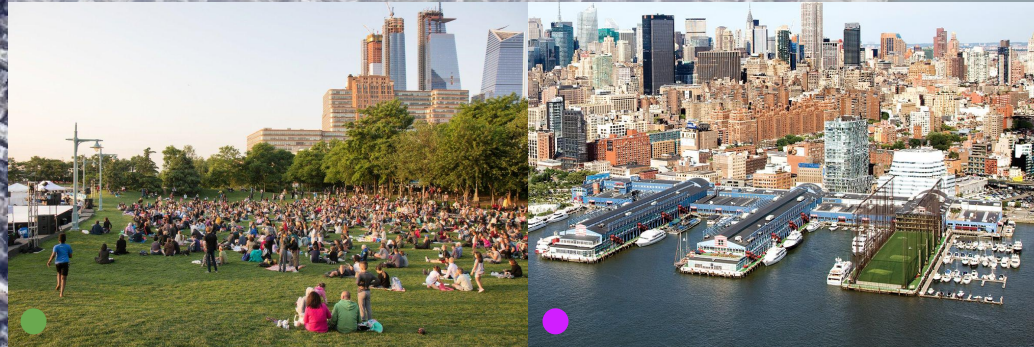
Raphael Casseb, Francisco Martinez, Anthony Acevedo

DISTRICT LOCATION AND SURROUNDINGS



THE HIGH LINE

HUDSON YARDS

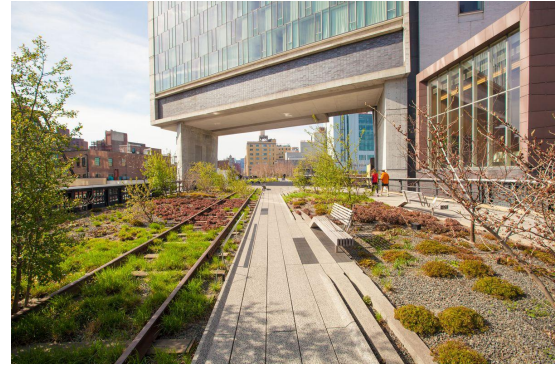


PIER 63 @ HUDSON RIVER PARK

CHELSEA PIERS AND SPORT COMPLEX

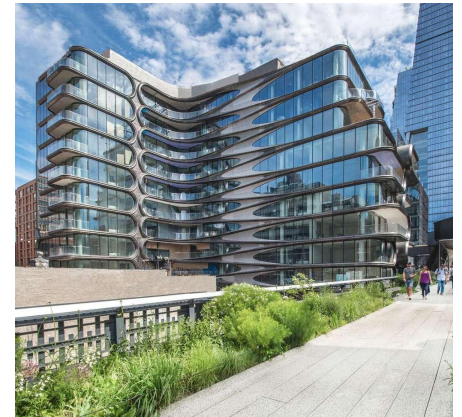
Before/After West Chelsea District

The West Side Line of the New York Central Railroad originally ran from the Lower West Side, at Gansevoort Street, up to 34th Street. Trains transported meats and produce back and forth until the 1980's, when the line was abandoned. In 2004, talks began about restoring the tracks and turning it into a public space. The West Side Line was eventually turned into the High Line park we see today. Along with this came a change in the land use of the surrounding streets; going from primarily manufacturing buildings, to a more residential/commercial friendly zone.



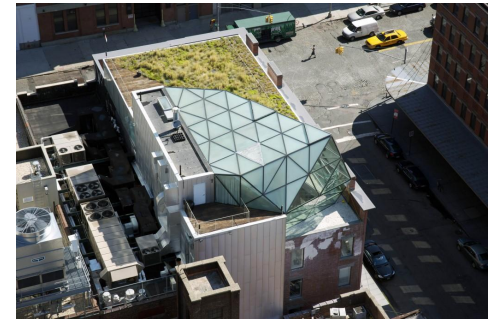
Before/After West Chelsea District

At 28th Street and 10th Avenue, Lot 7503 of Block 699 used to be vacant, prior to the changes that the West Chelsea District zoning brought in 2005. The lot was later repurposed for commercial use, prior to being a manufacturing district. It was here that architect, Zaha Hadid built an 11-story condominium. She states, *“The multiple layers of the public realm of 28th Street and the High Line are conveyed in the split levels of the building, which in turn are reflected in the woven chevron pattern of the facade,”* . The project was started in 2014 and finished in 2017.



Before/After West Chelsea District

At the corner of 14th Street and Washington Street, on Lot 18 of Block 646 is a small commercial building. This lot was in a manufacturing district, before the change to zoning came in 2014. It is now a commercial district, turning the factory into the Diane von Furstenberg Headquarters in 2007. Like the several examples we've seen, much of the manufacturing district in West Chelsea has been re-zoned to promote residential and commercial use.



GENERAL GOALS AND DEVELOPMENTAL PURPOSES

- Encourage and guide the development of West Chelsea as a dynamic mixed use neighborhood;
- Encourage the development of residential uses along appropriate avenues and streets;
- Encourage and support the growth of arts-related uses;
- Facilitate the restoration and reuse of the High Line elevated rail line as an accessible, public open space;
- Ensure that the form of new buildings relates to and enhances neighborhood character and the High Line open space;
- Create and provide a transition to the lower-scale Chelsea Historic District to the east and the higher-density Hudson Yards area to the north.

“Encourage and support the growth of arts-related uses”

The West Chelsea district was a light (M1-5) manufacturing district, with residential to its East and a moderate manufacturing district to its West. A manufacturing district, especially in NYC in as early as the 1900's, left much to be desired in terms of quality of life and the aesthetic of the city fabric. When the WCh district was to be rezoned, they wanted a place that was art-friendly. The abandoned Highline was the perfect place to provide artist with a platform to showcase artwork, such as sculptures and murals.

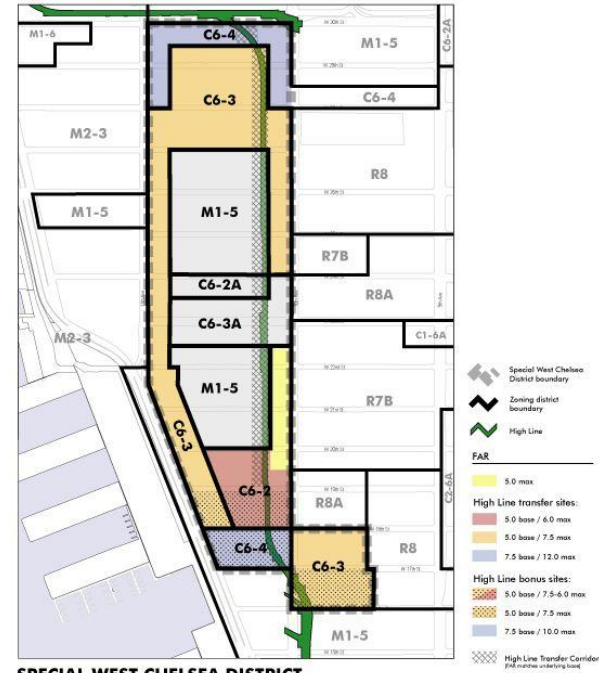


The Special West Chelsea District Plan

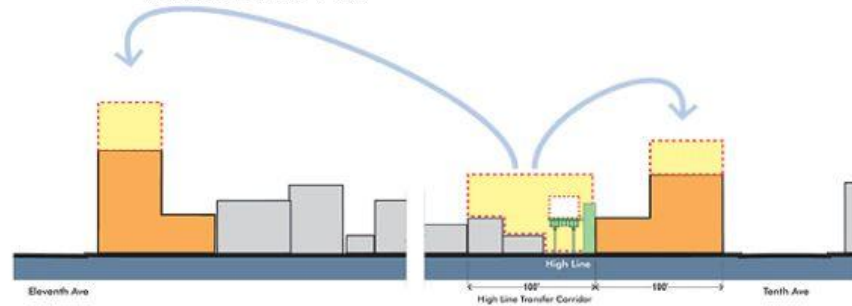
To encourage a mixed use district residential and commercial uses would be allowed along Tenth and Eleventh avenues and the midblocks between West 16th and 20th streets, and West 27th and 30th streets

To preserve light air and views the plan would allow development rights to be transferred from High Line properties to designated receiving sites within the Special West Chelsea District. (Floor Area Transfer)

The base FAR within the C6-4 zone would be 6.5 FAR and could be increased to 9.15 with acquisition of development rights from the High Line Transfer Corridor (HLTC) and up to 12.0 FAR with the modified Inclusionary Housing bonus.



**SPECIAL WEST CHELSEA DISTRICT
PROPOSED ZONING + FAR**

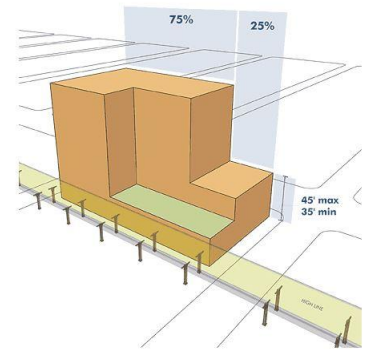
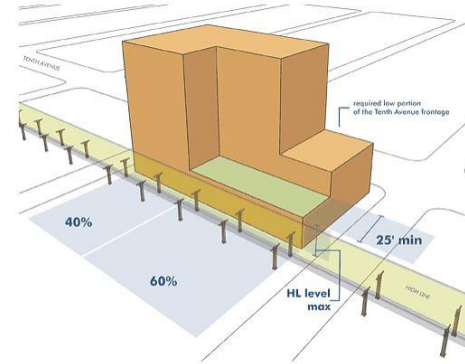


SPECIAL HEIGHT AND SETBACK, OPEN AREA AND TRANSPARENCY REGULATIONS FOR ZONING LOTS ADJACENT TO THE HIGH LINE

Consistent with the existing built character of walk-up apartment buildings and high streetwall loft buildings, bulk controls along Tenth Avenue would mandate a mix of low and high street walls and would help preserve light, air, and views for the High Line open space. Under these frontage regulations, the street wall of a building along Tenth Avenue could rise to between 35 feet and 45 feet in height for 25% of its Tenth Avenue frontage. This lowered streetwall would be required to be located at a street intersection. The remaining 75% of the street wall could rise to the maximum allowable building height.

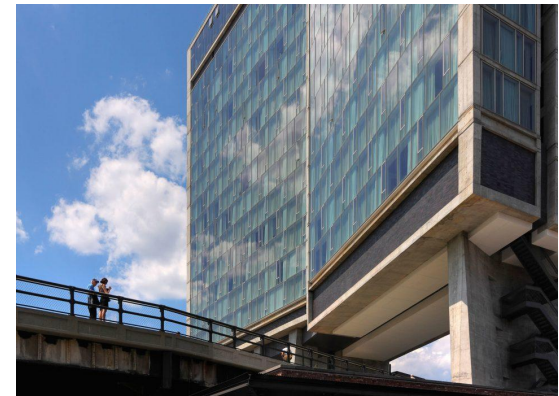
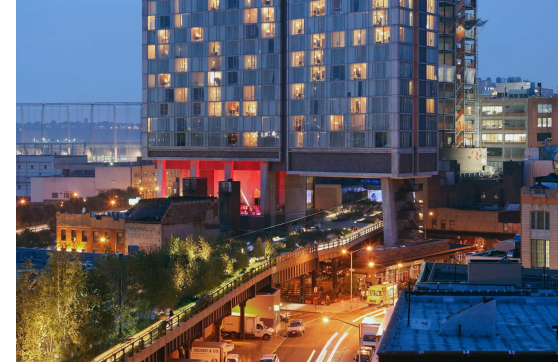
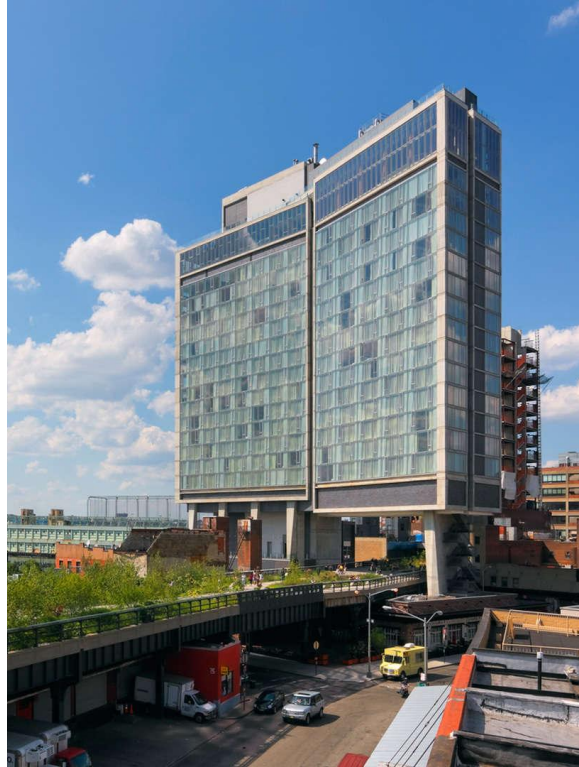


In subareas C,F and G zoning lots that extend for at least 115 feet along the eastern side of the High Line, no portion of the eastern High Line frontage of the building shall exceed a height of 3 feet, 6 inches above the level of the High Line bed, except that a maximum of 40 percent of such High Line frontage may rise without setback above a height of 3 feet, 6 inches above the level of the High Line bed provided such portion of the building is not located directly between the High Line and any street wall of a building that is subject to a maximum height of 45 feet



The Standard Hotel

The 377 room hotel designed by Ennead Architects is a unique building for the area of Meatpacking for its design, popularity of the restaurants and bars below it and its intersection with the HighLine. It has become an attraction for the area over the years. After its completion in 2009, a post-zoning regulation impeding the construction of buildings that would go over the High Line was set up in order to maintain better parameters for the pathway in terms such as sun shading.



ZONING MAP

CITY PLANNING COMMISSION
THE CITY OF NEW YORK

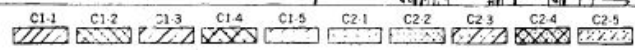
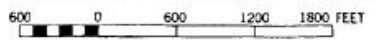
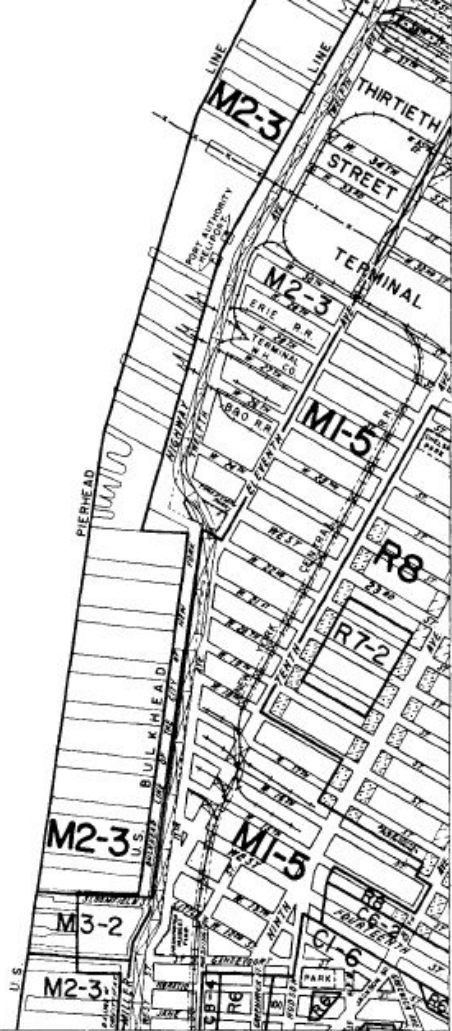


	8a	8c
	8b	8d
	12a	12c

EFFECTIVE: DECEMBER 15, 1961

HUDSON

RIVER



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

MAJOR ZONING CLASSIFICATIONS




- R — RESIDENTIAL DISTRICT
- C — COMMERCIAL DISTRICT
- M — MANUFACTURING DISTRICT


The number(s) and/or letter(s) which follows an "R", "C", or "M" district designation indicates use, bulk, and other controls as described in the text of the Zoning Resolution.

 SPECIAL PURPOSE DISTRICTS

The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE 9-9-99
990453ZMM A-1776

 RESTRICTIVE DECLARATION, FOR
DETAIL REFER TO R.D. SHEET.

 CITY ENVIRONMENTAL QUALITY
REVIEW DECLARATION, FOR DETAIL REFER
TO C.E.Q.R. SHEET.

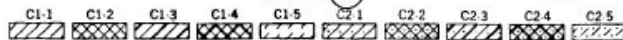
MAP KEY

	8a	8c
	8b	8d
	12a	12c

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0 600 1200 1800 FEET



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:


The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.




- R** - RESIDENTIAL DISTRICT
- C** - COMMERCIAL DISTRICT
- M** - MANUFACTURING DISTRICT

⋯ AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:

- *10-11-2005 C 060006 ZMM
- 6-23-2005 C 050162(A) ZMM

 SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

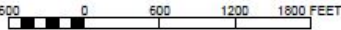
-  D - RESTRICTIVE DECLARATION
-  E - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION
-  E-1 - REFERS TO BLOCKS WITH LOTS SUBJECT TO CEQR DESIGNATION E-137. SEE Z.R. APPENDICES (CEQR DECLARATIONS) FOR LIST OF AFFECTED BLOCK AND LOTS.

MAP KEY

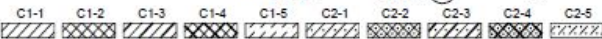
	8a	8c
	8b	8d
	12a	12c

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map check the Department of City Planning website: <http://www.nyc.gov/html/dcp/html/subzoning.html> or contact the Zoning Information Desk at (212) 720-3291.



NOTE: STREETS FOR THE STREET MAP CHANGES C 040507MM AND C 040608MM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined

MAP 00


ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

 **SPECIAL PURPOSE DISTRICT**
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 **AREA(S) REZONED**

Effective Date(s) of Rezoning:

Q1-22-2015 C 150101 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see [APPENDIX C](#).

For a list of lots subject to "D" restrictive declarations, see [APPENDIX D](#).

For Inclusionary Housing designated areas on this map, see [APPENDIX F](#).

MAP KEY

	8a	8c
	8b	8d
	12a	12c

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning, or contact the Zoning Information Desk at (212) 720-3291.

NOTE: STREETS FOR THE STREET MAP CHANGE C 040508MM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined

0 0 600 1200 1800 FEET

JERSEY RIVER HUDSON

NEW

HUDSON

ZONING MAP 8b

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION


Major Zoning Classifications:

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

 SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 AREA(S) REZONED

Effective Date(s) of Rezoning:

*06-28-2018 C 180150 ZMM
06-28-2018 C 180127 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

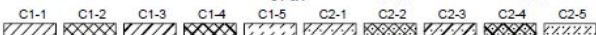
MAP KEY

	8a	8c
	8b	8d
	12a	12c

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ZONING MAP
8b

NOTE: STREETS FOR THE STREET MAP CHANGE C 040508MM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

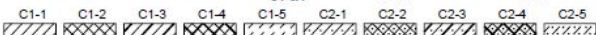
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5


NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 729-3291.

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NOTE: STREETS FOR THE STREET MAP CHANGE C 040508MM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5


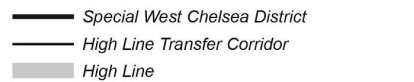
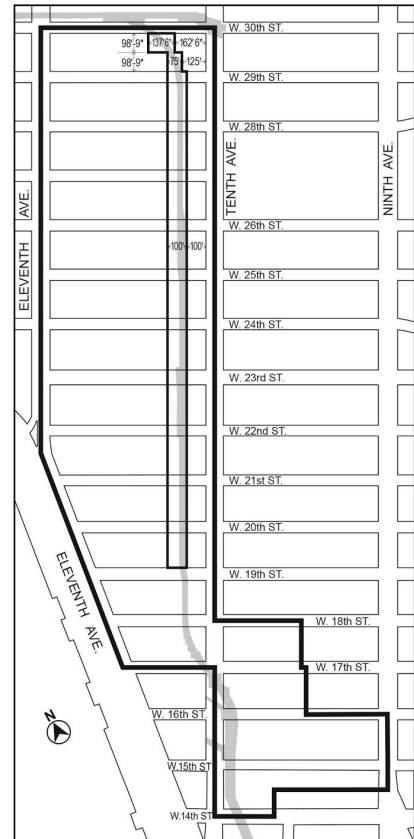
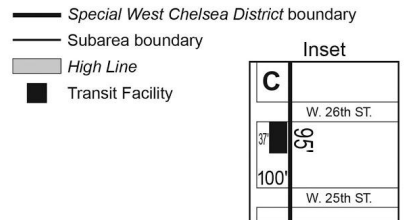
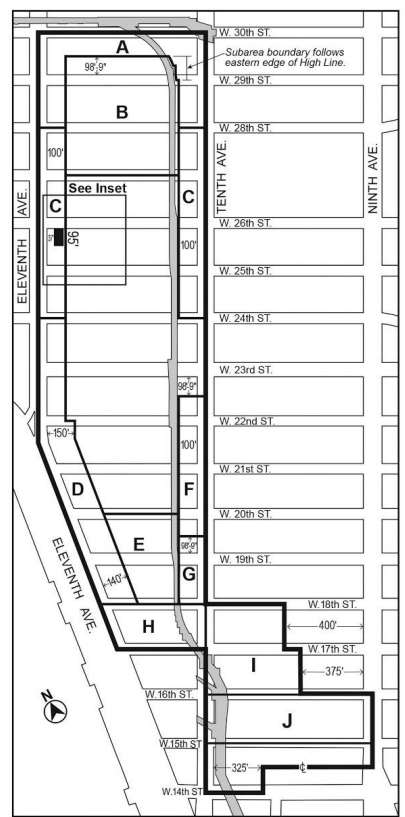
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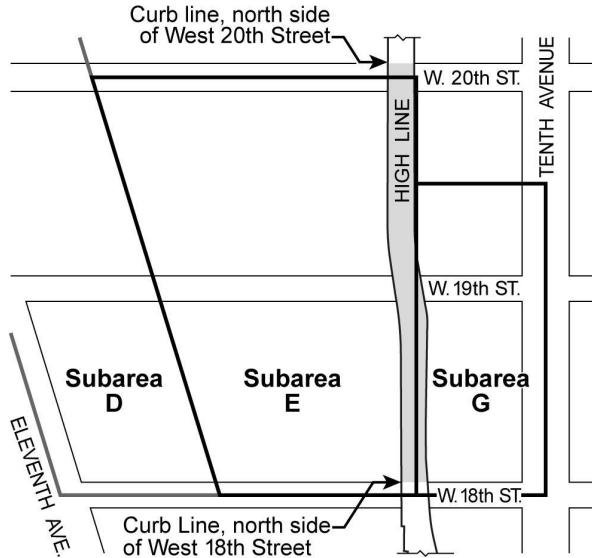
SPECIAL WEST CHELSEA DISTRICT SUBAREAS





Sub-area	Basic floor area ratio (max)	Increase in FAR from High Line Transfer Corridor (98-30)	Increase in FAR with High Line Improvement Bonuses (98-25)	Inclusionary Housing		Permitted floor area ratio (maximum)
				FAR required to be transferred ¹ (minimum)	Increase in FAR for Inclusionary Housing Program (98-26)	
A	6.5	2.65	---	2.65	2.85	12.0
B	5.0	2.5	---	1.25	1.25	7.5
C	5.0	2.5	NA	1.25	1.25	7.5
D ⁵	5.0	2.5 ³	2.5 ³	1.25	1.25	7.5
E	5.0	1.0 ³	1.0 ^{2,3}	NA	NA	6.0
F	5.0	NA	NA	NA	NA	5.0
G	5.0	1.0 ³	1.0 ³	NA	NA	6.0
H	7.5	NA	2.5	NA	NA	10.0
I	5.0	2.5	NA	1.25	1.25	7.5
I ⁴	5.0	NA	2.5	NA	NA	7.5
J ⁶	5.0	NA	2.5	NA	NA	7.5

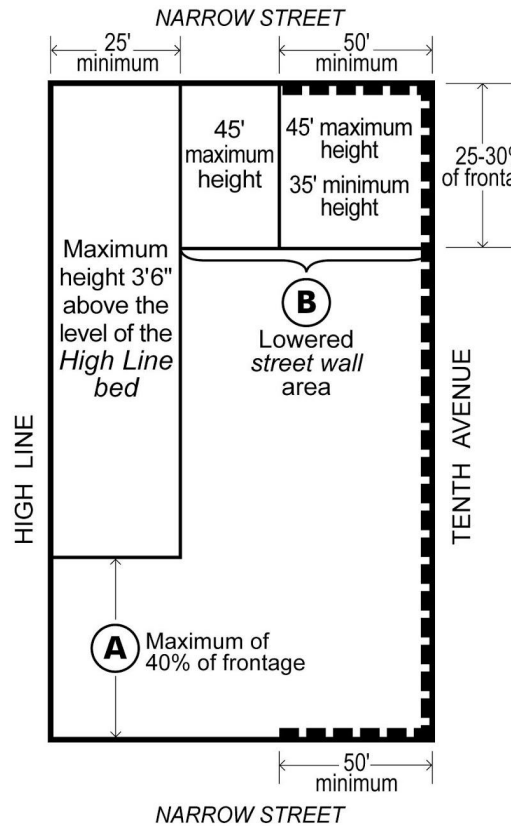






SUBAREAS REGULATIONS



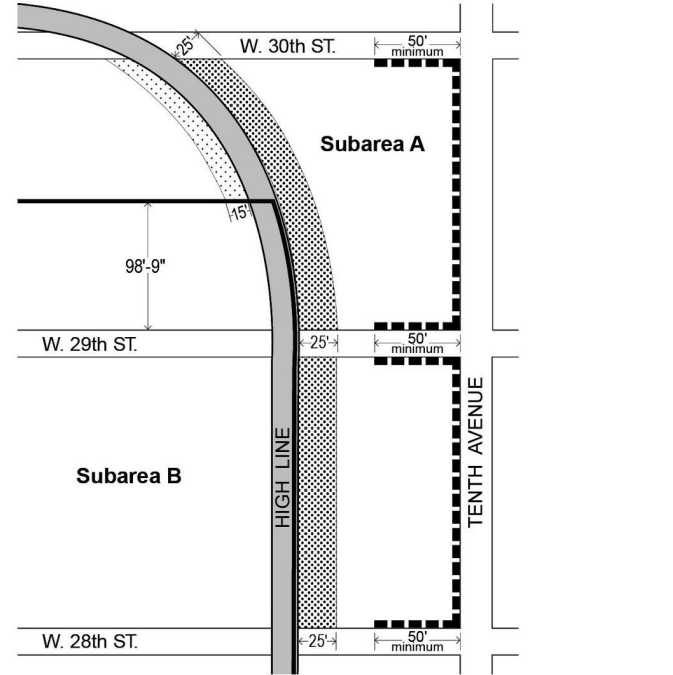
-  Required *High Line* improvement area
-  Subarea boundary






High Line Improvement Area Boundaries for Zoning Lots Divided by District Boundaries in Subareas D, E and G



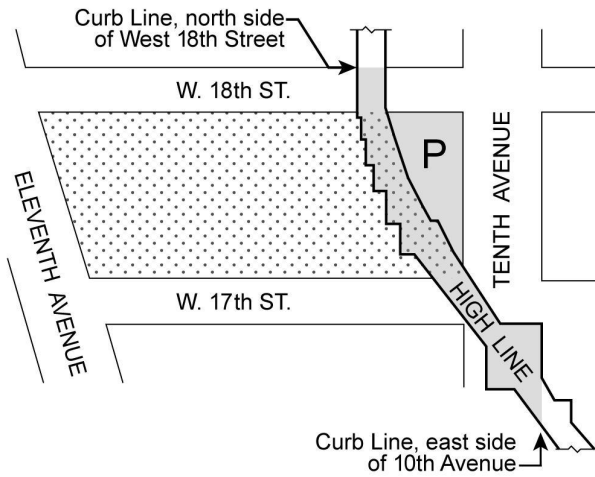
-  Building
-  Building areas (Locations are illustrative)
-  Building areas that may not be located adjacent to one another
-  Required *street wall*



Street Wall and High Line Frontage Regulations in Subareas C, F and G



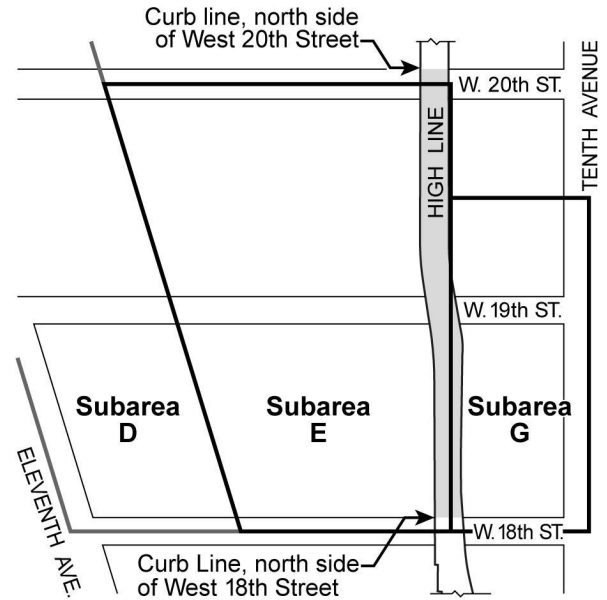
-  Maximum height 3'6" above the level of the *High Line* bed
-  Maximum of 40% of frontage may exceed the level of the *High Line* bed to a maximum height of 20' above the *High Line* bed
-  *High Line*
-  Required *street wall* with minimum base height of 60 feet. See Section 98-423 (a) for additional *street wall* regulations
-  Subarea boundary



Street Wall and High Line Frontage Regulations in Subarea A



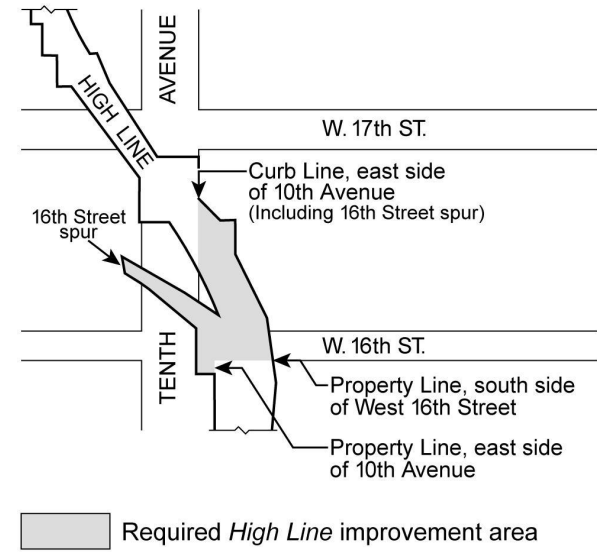
-  Area where building is permitted (Also see Section 98-423(e))
-  Required *High Line* improvement area (Includes Required Public Plaza area)
- P** Required Public Plaza area

Subarea H Requirements



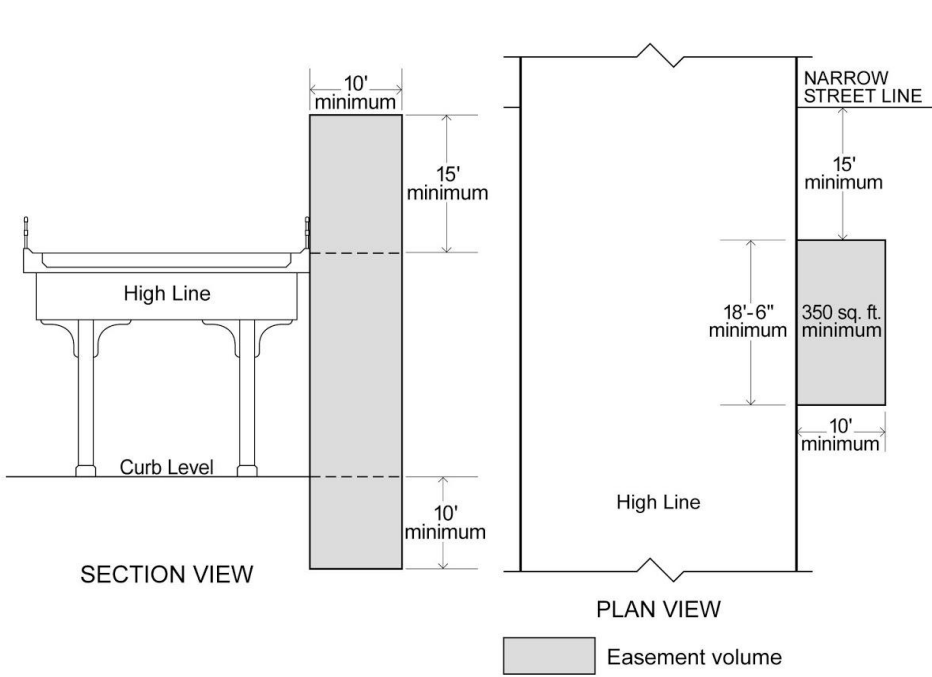
-  Required *High Line* improvement area
-  Subarea boundary

High Line Improvement Area Boundaries for Zoning lots Divided by District Boundaries in Subareas D,E and G

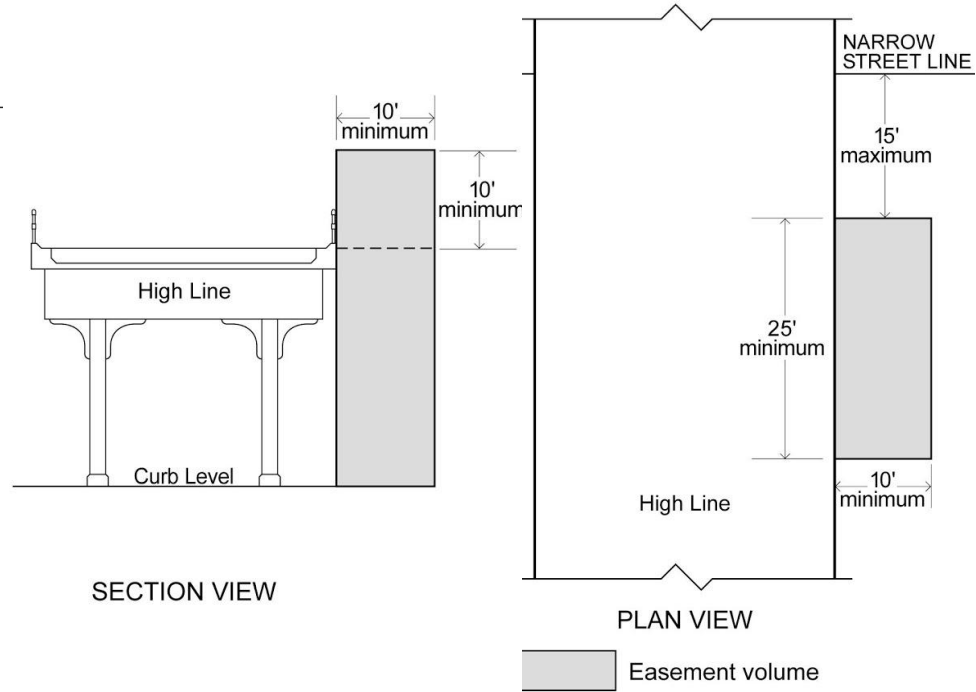


Subarea I Requirements Between 16th and West 17th Streets

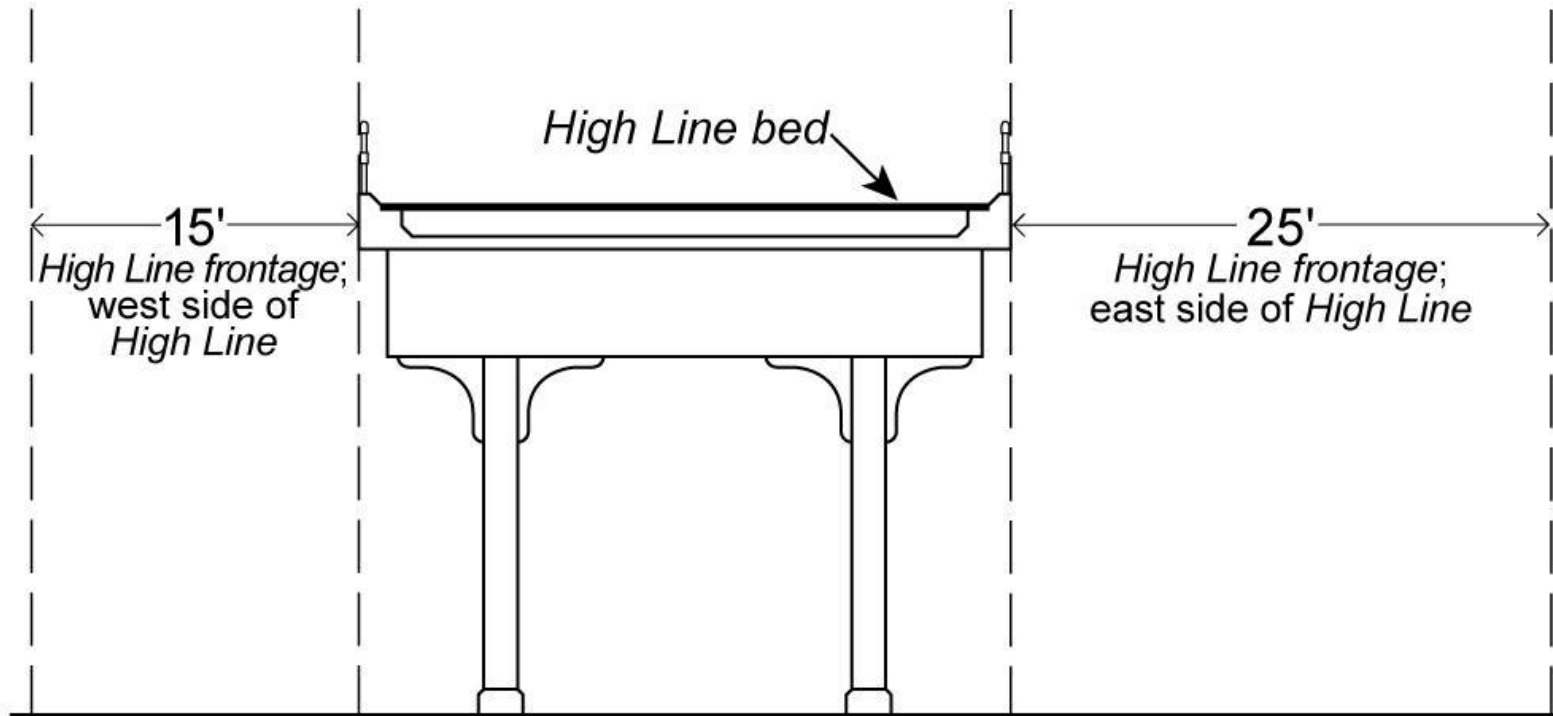
High Line Access Easement Volume Parameters



Primary Easement Volume



Secondary Easement Volume



High Line Bed and Frontages

Our Own Critique

- Does it achieve its goal?

We believe that the Highline Park achieves its goal(s). It is a perfect example of how parts of the city can be repurposed. It is proof that NY's urban fabric is unique and always changing with the times.

- How has it succeeded/failed?

It has succeeded in many ways, from creating a mixed use neighborhood to designing a system that allowed beautiful views from the High Line, but it has its failure. At first, their plan did not protect the High Line from having developers constructing building over it, like the Standard Hotel did.

- How would we modify to increase success?

Maybe allowing building to access the High Line on its frontage to its bed. This way the neighborhood would be more connected and close.

Citations

<https://www.thehighline.org/about/>

<https://www.nytimes.com/2015/10/04/realestate/a-zaha-hadid-design-at-the-high-line.html>

<https://www.livintheline.com/buildings/>

<https://www.archdaily.com/3716/dvf-studio-headquarters-work-ac>

<https://www1.nyc.gov/assets/planning/download/pdf/plans/west-chelsea/westchelsea.pdf>

<https://zr.planning.nyc.gov/article-ix/chapter-8>