



MHC 250

PLANNING IN NEW YORK CITY

# 20<sup>th</sup> century NYC planning

1

- NYC as a site for two movements
  - ▣ City Beautiful and Social Reform
- Zoning as a solution to practical problems
  - ▣ Pioneer in zoning policy, first legislation in 1916
  - ▣ Revised by 1961 Zoning resolution

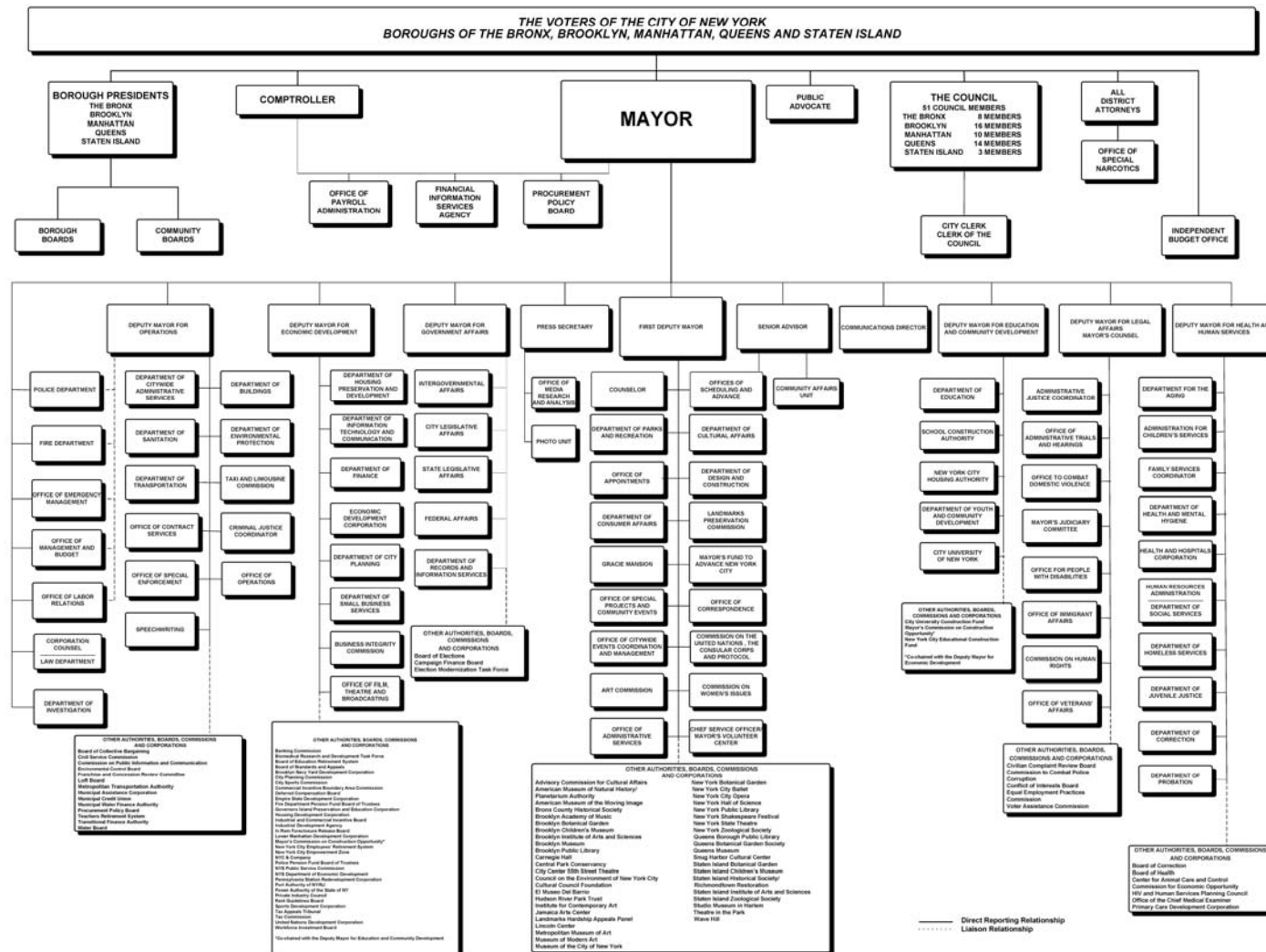


Image courtesy, The Tenement Museum



Image courtesy, NYC DCP

## 2



# Agencies

3

- New York City Department of City Planning
- Enforcement
  - New York City Department of Buildings
- City Planning Commission, established 1936
  - 13 member panel that votes on applications related to use and improvement of land that is subject to city regulation
  - DCP provides technical support to the Commission

# ABC's of Zoning

4

- City divided into 3 zoning districts
  - ▣ Residential
  - ▣ Commercial
  - ▣ Manufacturing
- Zoning districts can be further divided
- Each zoning district regulates:
  - ▣ Uses
  - ▣ Size of building in relation to size of zoning lot (FAR)
  - ▣ For residential, number of units permitted, open space required, and the maximum area of the lot that can be covered by a building
  - ▣ Front, rear, and side set backs
  - ▣ parking

# Floor Area Ratio

5

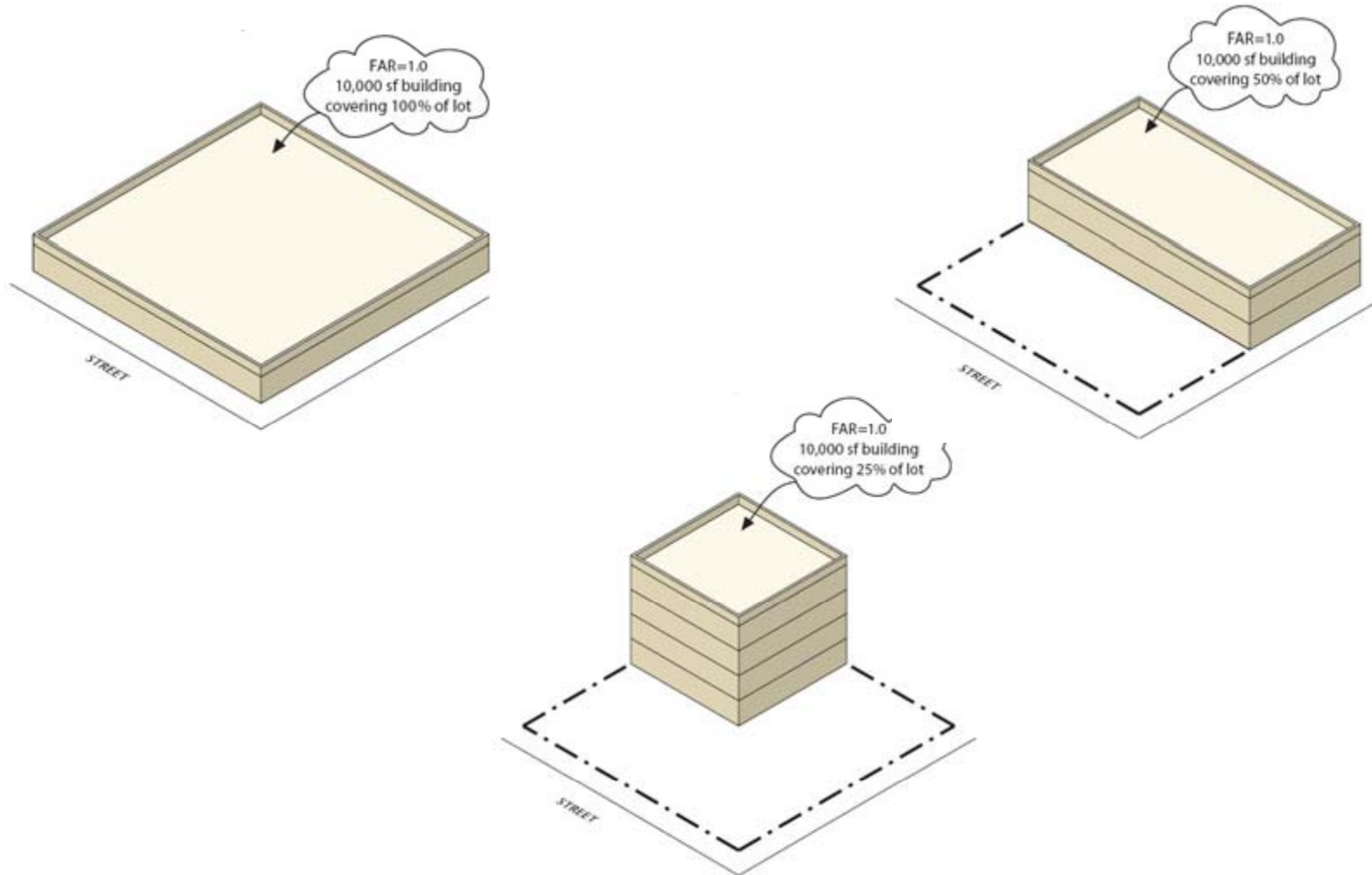


Image courtesy, NYCDCP

<http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>

# Adaptations to Zoning

6

- Commercial overlay
  - Mapped over residential neighborhoods to serve local retail needs
- Inclusionary zoning, since 1987
  - Special bonuses to create new affordable housing within market-rate developments
- Special Purpose Zoning Districts, since 1969
  - To achieve specific planning and urban design objectives

# ULURP

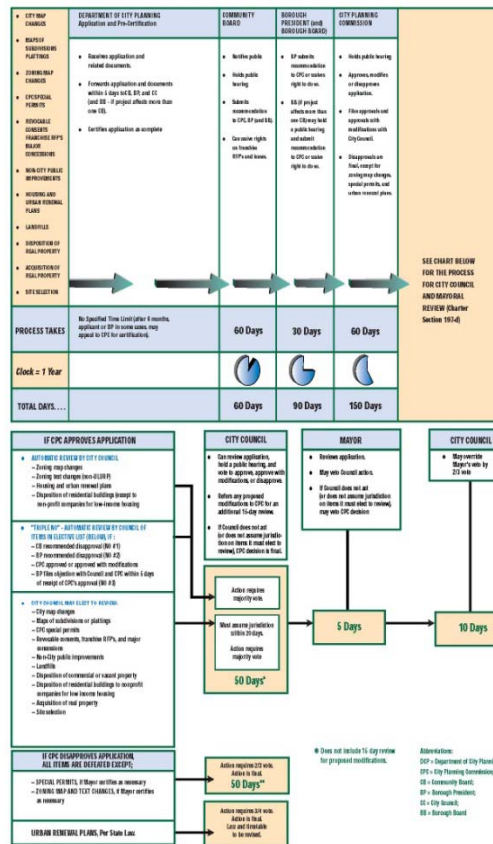
7

- Actions requiring ULURP
  - ▣ Changes to the city map
    - (DCP Director is the keeper of the official map)
  - ▣ New subdivisions (not used since 1976)
  - ▣ Designation or change of zoning districts
  - ▣ Special permits requiring approval by CPC
  - ▣ Site selection for capital projects
  - ▣ Housing and urban renewal
  - ▣ Landfills
  - ▣ Disposition of city property
  - ▣ Acquisition of city property



# ULURP Process

8



Abbreviations: DCP = Department of City Planning; CPC = City Planning Commission; IS = Community Board; BP = Borough President; CC = City Council; SS = Borough Board

# ULURP Review Timeline

9

- ❑ File an application
- ❑ DCP certifies that the application is complete
- ❑ Community Board review (within 60 days)
- ❑ Borough President Review (within 30 days)
- ❑ CPC Commission Review (within 60 days)
- ❑ City Council Review (within 50 days)
- ❑ Optional Mayoral Review
- ❑ City Council Decision binding unless vetoed by the Mayor within 5 days, which can be overridden by Council with a 2/3 majority within 10 days of Mayor's decision

# Regional Planning

10

## □ **New York Metropolitan Transportation Council**

To serve as the collaborative forum to address transportation-related issues from a regional perspective;

To facilitate informed decision-making within the Council by providing sound technical analyses;

To ensure the region is positioned to capture the maximum federal funds available to achieve the goals of the Unified Planning Work Program, Regional Transportation Plan and Transportation Improvement Program; and

To focus the collective planning activities of all Council members to achieve a shared regional vision.

# Regional Governance

11

- **Voting Members**

- Counties of Nassau, Putnam, Rockland, Suffolk, Westchester
  - Metropolitan Transportation Authority
  - New York City Department of Planning
  - New York City Department of Transportation
  - New York State Department of Transportation

- **Advisory Members**

- Federal Highway Administration
  - Federal Transit Administration
  - New Jersey Transit
  - New York State Department of Environmental Conservation
  - North Jersey Transportation Planning Authority
  - Port Authority of New York & New Jersey
  - U.S. Environmental Protection Agency

# Community-based Planning

12

- First Community Planning Councils established 1951
- CP Boards established by NYC Charter in 1962
- 59 Community Boards established by Charter Revision Commission in 1975
- 12 (Bronx) 18 (Brooklyn), 12 (Manhattan), 14 (Queens) and 3 (Staten Island)
- Roles, Responsibilities, Advocacy

<http://www.nyc.gov/html/cau/html/home/home.shtml>

# Non-Governmental Planning

13

- ☐ Municipal Arts Society
- ☐ Regional Plan Association
- ☐ Chambers of Commerce
- ☐ Private Entities
  - ☒ Universities
  - ☒ Hospitals
- ☐ Other?