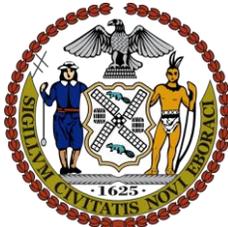




CONGRESS MEMBER
CAROLYN MALONEY



COUNCIL MEMBERS
BEN KALLOS &
KEITH POWERS



STATE SENATORS
LIZ KRUEGER &
JOSE SERRANO

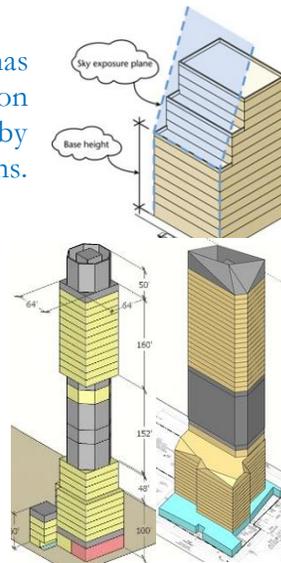


ASSEMBLY MEMBERS
REBECCA SEAWRIGHT,
ROBERT RODRIGUEZ &
DAN QUART

Residential Tower Mechanical Voids Text Amendment

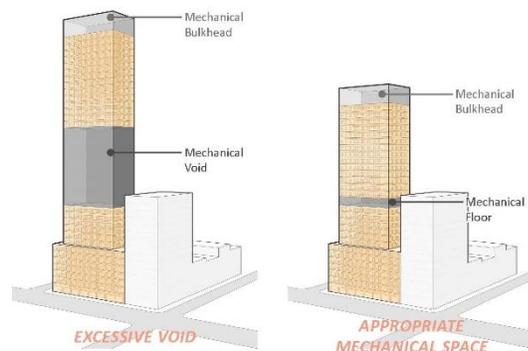
Most of New York City is Already Protected from Mechanical Voids: New York City has 10 Residential Zoning Districts numbered R1 through R10. The height of any new building on land zoned R1 – R8 is limited either by a “**sky exposure plane**” that may not be pierced or by specific height limits. All Historic Districts and some Special Districts include height protections.

Abuse of Tower Regulations Using Loopholes: Zoning districts R9 and R10 (and their commercial equivalents) permit towers with **no height limit** and are only limited by the zoning floor area available. Advances in construction technology combined with a real estate market incentivizing apartments for billionaires led to buildings like 432 Park, which got 25% of its supertall height by exploiting the **mechanical voids loophole**. Voids are large spaces in a building meant to house mechanicals, but when abused are mostly empty and used to add height to the building because they **currently do not count as zoning floor area**. Rafael Viñoly, who designed 432 Park, also proposed 249 East 62nd, which has a base of 12 stories and **150-foot mechanical void** to raise up 11 stories above. 50 West 66th Street proposed a **161-foot mechanical void** to reach a height of 775 feet.



Proposed Solution to Discourage Mechanical Voids:

- **Discourage Tall Voids:** Voids taller than 25 feet will count as zoning floor area.
- **Discourage Clustering to Pad Building Height:** Voids within 75 feet of each other will count as zoning floor area.
- **Prevent Voids in Mixed-Use Residential Buildings:** Non-residential mechanical space will be subject to the same 25-foot limit if non-residential uses occupy less than 25% of a building.



Background: Following his election in 2014, Council Member Ben Kallos held numerous public meetings on overdevelopment and invested member item funding into community-based non-profits focused on preservation and planning to address the issue. In June 2017, Kallos wrote to the **Department of City Planning** (“DCP”) to close “**loopholes**” such as mechanical voids. In October 2017, Kallos and **Friends of the Upper East Side Historic Districts** (“Friends”) met with DCP to share their research and proposal. In January 2018, **Mayor de Blasio** committed to **closing the loopholes** at a townhall hosted by Kallos in response to a question from Friends. In July 2018, Kallos and Friends joined **Borough President Gale Brewer** and **LANDMARK WEST!** to form a **boroughwide coalition** to close the loopholes. On January 25, 2019, DCP wrote to Brewer and Kallos with a proposal to close mechanical voids in residential districts and a promise for a new proposal governing commercial districts in the summer. This is supported by **Congress Member Carolyn Maloney, Assembly Members Rebecca Seawright and Robert Rodriguez, Senators Liz Krueger and Jose Serrano and Council Members Keith Powers**. The City Planning Commission (CPC) certified the residential application on January 28, 2019, marking the beginning of a public hearings process at Community Boards and Borough Boards, which will conclude on March 8, 2019. CPC may take public testimony at a citywide public hearing on **March 13, 2019**.

Add Your Name in Support at BenKallos.com/voids

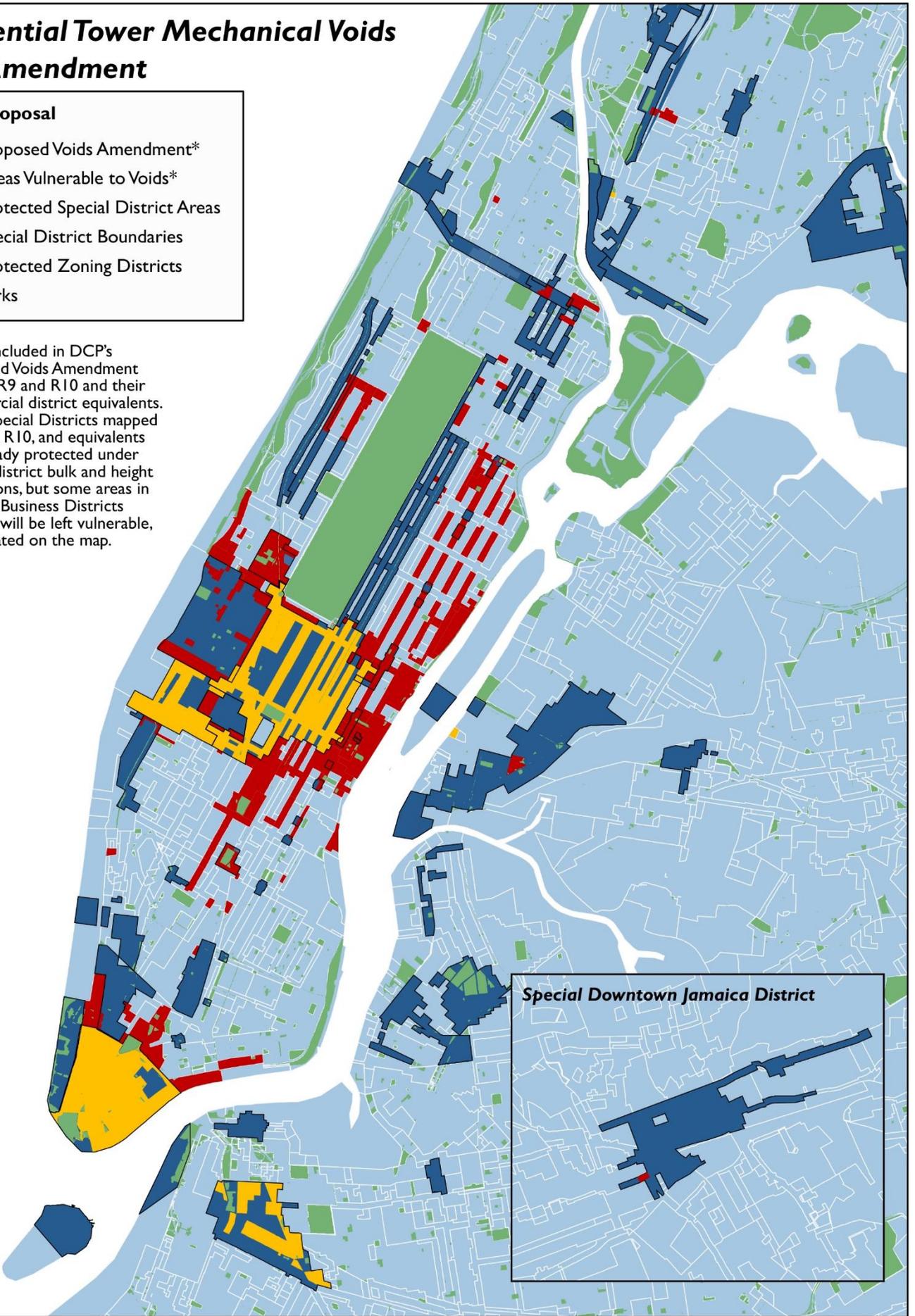


Residential Tower Mechanical Voids Text Amendment

DCP Proposal

- Proposed Voids Amendment*
- Areas Vulnerable to Voids*
- Protected Special District Areas
- Special District Boundaries
- Protected Zoning Districts
- Parks

* Areas included in DCP's Proposed Voids Amendment include R9 and R10 and their commercial district equivalents. Some Special Districts mapped with R9, R10, and equivalents are already protected under special district bulk and height regulations, but some areas in Central Business Districts (CBDs) will be left vulnerable, as indicated on the map.



Special Downtown Jamaica District

City Council
Land Use
Division
2/19/2019