



GWAPP Alternate Height/Bulk Study : 3/18/04

This study was commissioned by GWAPP to explore alternatives to the Height and Bulk in the initial proposal from the NYC Department of City Planning (DCP). Working with the Height and Bulk Committee of the Community Board 1 Rezoning Task Force, this scheme represents the maximum height and bulk the community was comfortable with- recognizing that a certain amount of height and bulk is necessary in order to make the projects profitable enough for the developers to provide affordable housing and other community amenities.

The original DCP scheme consisted of (22) towers ranging from 25 to 35 stories. This scheme contains (2) 35 story buildings, (2) 25 story buildings, (2) 20 story buildings- the maximum height of the balance of the buildings is 14 stories. This scheme also incorporates the recommendations of the GWAPP/TPL Open Space Initiative, adopted by the Community Board 1 Rezoning Task Force Parks and Open Space Subcommittee.

THIS IS STILL A WORK IN PROGRESS and may change as the community continues its' dialogue with City Planning.