

Greenwich Block

Hudson Park Library Remodel and Micro Housing Proposal in New York City
66 Leroy St., New York, NY 10014

Richard Pham

Bachelor of Arts in Architecture - University of New Mexico - 2015
Master of Architecture - University of New Mexico - 2017

Plan III Master's Studio Project
Submitted in Partial Fulfillment of the Requirements for the Degree of:

Master of Architecture
The university of New Mexico
Albuquerque, New Mexico
May 2017

Plan III Master's Studio Instructors:
Associate Professors Geoff Adams and Gabriella Gutierrez
with Visiting Architect Jinhee Park

Table of Contents

page	
03	Project Overview
04	Site Analysis
22	Program Analysis and Research
26	Precedent Studies
29	Mid-Review Presentation
41	Final Design Work
54	Technical Information
64	Appendix

Project Overview

Site History and Context

What is now the Hudson Park Library has served community members and nearby locals as a major public hub for meetings and assembly. The library now circulates most of their material while providing space for community meetings and classes and activities for younger individuals. Over the years, the library has become less and less utilized by the public inhabitants. Most of its users consists of senior citizens who are repeated visitors and children who are signed up for classes and group activities.

Sharing the block, adjacent to the library is the Tony Dapolito Community Center, Leroy Apartments, and Hudson Park. The library’s historic entrance along 7th Avenue is no longer used, and the main entrance to the library lies on the north side of the building along Leroy Street. Because the main entrance sits on the smaller residential Leroy Street, many people overlook the library.

NYC Library and Microhousing

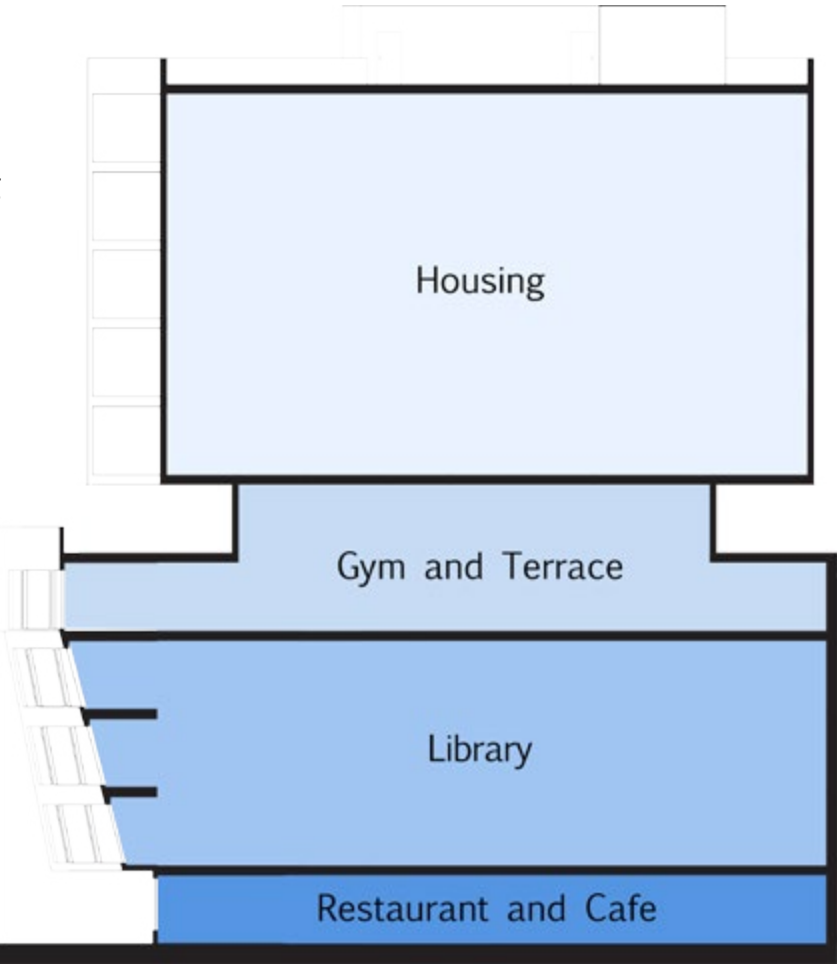
The Public Amenity

The Greenwich Block proposal allows the library to obtain a new identity while enriching Greenwich Village’s public space and creating new amenities. The proposal for an open first floor cafe and restaurant helps to maximize the public amenities of the adjacent park and community center. The Greenwich Block Library is a three story proposal that will sit on the 2nd floor to the 4th floor. Above the library is a community gym and open terrace. Beyond that is six stories of micro-unit housing which will offer alternative living quarters as opposed to the Leroy Apartments just next door. By allowing more public access to the lower levels, Greenwich Block not only serves the inhabitants of living in the upper micro-units, but it also invites people in the nearby community and in the city to enjoy a day on the block.

Concept

The basic approach is to increase public space in the lower levels of the building and allow for housing in the upper levels. However, a separation between the private housing space and the public levels below will add value to the micro-housing units which are only 200 square feet.

Increased privacy for the micro-housing residents while providing a variety of amenities and public space for shared use will create a comfortable community residents in the building and in the local community.



Site Analysis

The following information is included in this section:

- Neighborhood Context
- Neighborhood Boundaries
- Land Use Map
- Bus Routes
- Bike Routes
- Nearby Amenities
- Site Context
- Current Site Use
- Project Adjacencies
- Buildable Area and Site
- Climate Data



Identifying Place

Project Location
Neighborhood Context

“The district is defined by its history of political activism, its unique architectural landscapes, active artistic community, and by the cultural and ethnic diversity of its populations,” as stated on the New York City Community Board No. 2 website.

“This area features classic artists’ lofts as well as new residential towers facing the Hudson River. The Whitney Museum of American Art, designed by Renzo Piano, has a new home in the West Village. Fans of architecture and reading alike can enjoy the Jefferson Market Branch of the New York Public Library. The charming atmosphere combined with the most choice restaurants and nightlife make the West Village one of the most popular neighborhoods in the city,” as said by Brodsky property owners on their website.

The project site sits in neighborhood Greenwich Villagein the West Village area of the Manhattan. This area seems to share the city’s culture for artistic deference with it’s architectural culture and its many small boutiques and corner shops.

image: Julia Robbs (<http://juliarobbs.com/>)
information: (<http://www.nyc.gov/html/mancb2/html/district/district.shtml>),
(<http://brodsky.com/rentals/west-village/62-leroy-street>)



District Boundaries

Neighborhood Context

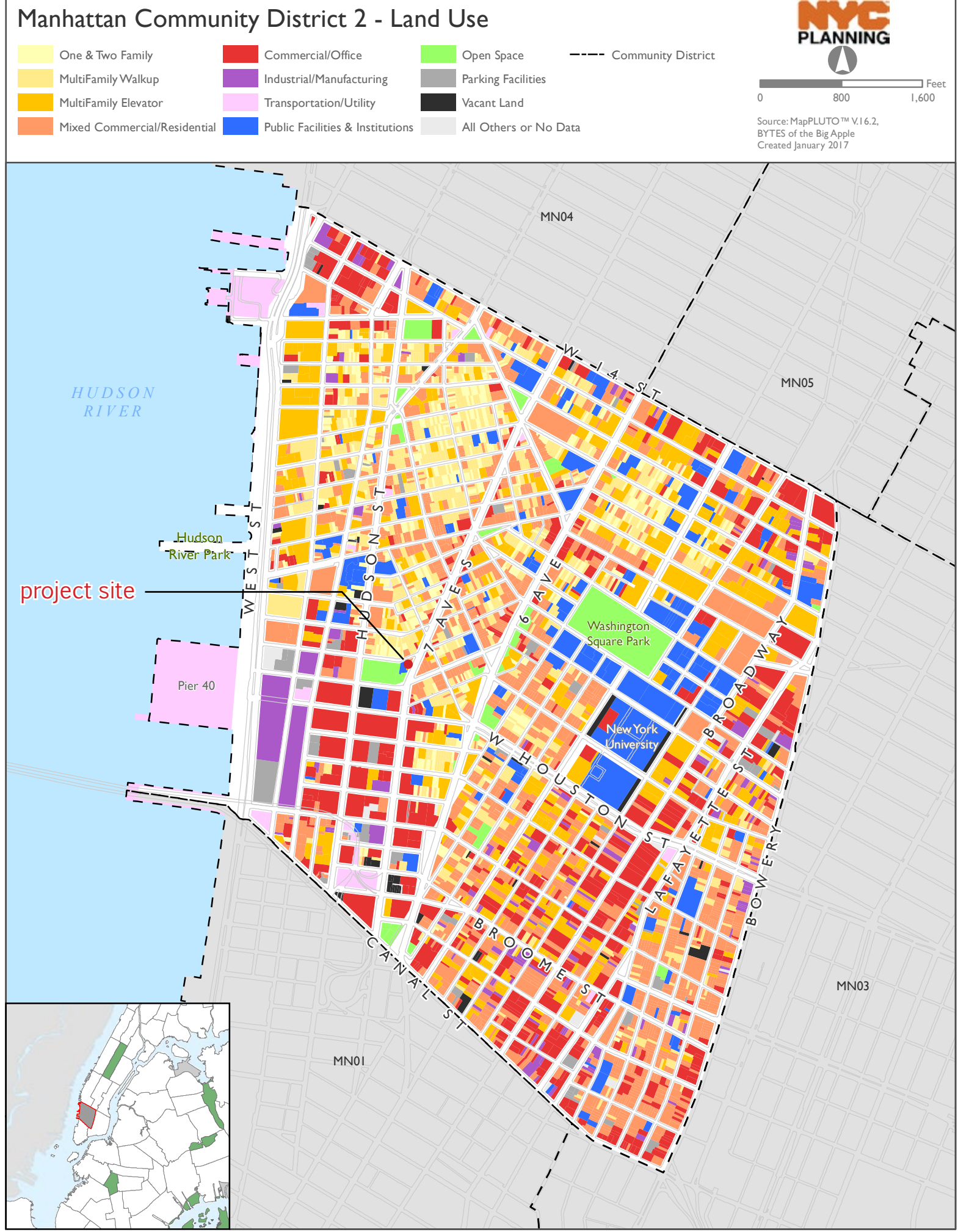
The project site is part of Manhattan Community District 2. The district’s boundaries are the south side of 14th Street, the north side of Canal Street, the Hudson River and the west side of the Bowery/4th Avenue.

The following neighborhoods are within the district: Greenwich Village, Little Italy, SoHo, NoHo, Hudson Square, Chinatown, and the Gansevoort Market. The project site lies within Greenwich Village. The district area is also known as West Village.

“The district is defined by its history of political activism, its unique architectural landscapes, active artistic community, and by the cultural and ethnic diversity of its populations,” as stated on the New York City Community Board No. 2 website.

“This area features classic artists’ lofts as well as new residential towers facing the Hudson River. The Whitney Museum of American Art, designed by Renzo Piano, has a new home in the West Village. Fans of architecture and reading alike can enjoy the Jefferson Market Branch of the New York Public Library. The charming atmosphere combined with the most choice restaurants and nightlife make the West Village one of the most popular neighborhoods in the city,” as said by Brodsky property owners on their website.

image: (<http://www1.nyc.gov/site/planning/community/community-portal-4.page?cd=mn02>)
information: (<http://www.nyc.gov/html/mancb2/html/district/district.shtml>)



District Land Use

Neighborhood Context

The project site lies near the border between building types: north of the project site is predominantly a mix of residential and commercial dedicated buildings, office and commercial-only buildings to the south, a large portion of the district’s industry to the west, and a focus of institutions to the east.

The project site shares its lot with James J. Walker Park, being one of the few parks available in this district. Nearby is also Washington Square Park, roughly 8 minutes away regardless if transportation method.

image: (<http://www1.nyc.gov/site/planning/community/community-portal-4.page?cd=mn02>)



Bus Routes

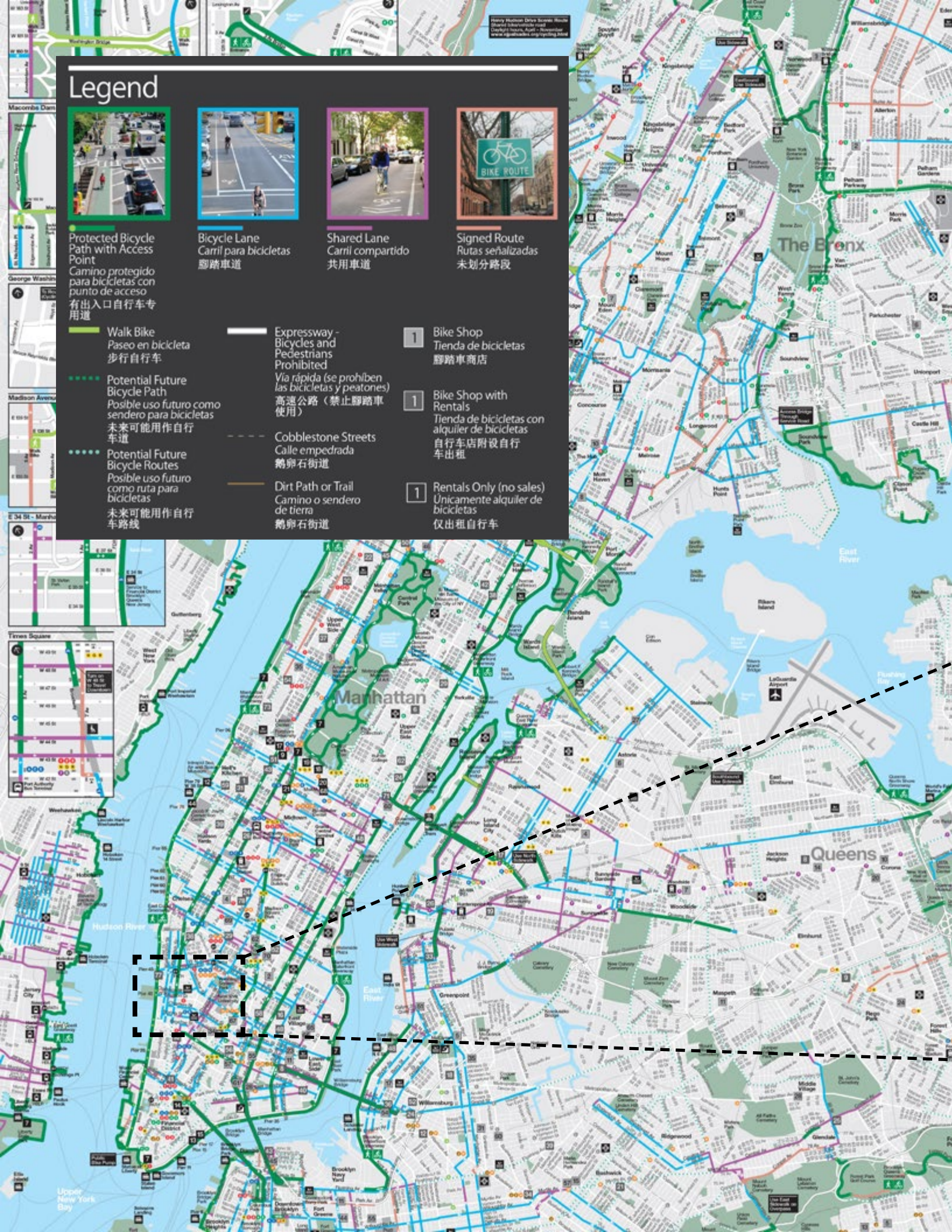
Neighborhood Context

The city has a well developed bus network, as well. Within the immediate reach of the project site is the M20 line which reaches south to Tribeca and circles around back north towards Central Park.

Also immediately accessible is the M21 line which travels between the Lower East Side of Manhattan and West Village.

Manhattan Bus Routes	
M1	Harlem - East Village
M2	Washington Heights - East Village
M3	Fort George - East Village
M4	The Cloisters - Penn Station
M5	GW Bridge - Midtown
M7	Harlem - 14th Street
M8	West Village - East Village
M9	Battery Park City - Kips Bay
M10	Harlem - Columbus Circle
M11	Riverbank Park - West Village
M12	Columbus Circle - Abington Square
M14A	Lower E Side - Chelsea Piers
M14D	Lower E Side - Abington Square
M15	East Harlem - South Ferry
M15S	SBS East Harlem - South Ferry
M20	Lincoln Center - South Ferry
M21	Lower East Side - West Village
M22	Lower East Side - Battery Park City
M23	SBS Chelsea Piers - East Side
M31	Yorkville - Clinton
M34	SBS East Side - Javits Center
M34A	SBS Waterside - Port Authority Term.
M38	Randall's/Wards Island - East Harlem
M42	United Nations - 42 St Pier
M50	42 St Pier - East Side
M55	Midtown - South Ferry
M57	East Side - West Side
M60	SBS LaGuardia Airport - West Side
M66	East Side - Lincoln Center
M72	East Side - West Side
M79	Yorkville - West Side
M86	SBS Yorkville - West Side
M96	East Side - West Side
M98	Washington Heights - East Midtown
M100	Inwood - East Harlem
M101	East Village - Harlem
M102	Harlem - East Village
M103	East Harlem - City Hall
M104	West Harlem - Times Square
M106	East Harlem - West Side
M116	West Side - East Harlem
Q32	Jackson Heights - Penn Station

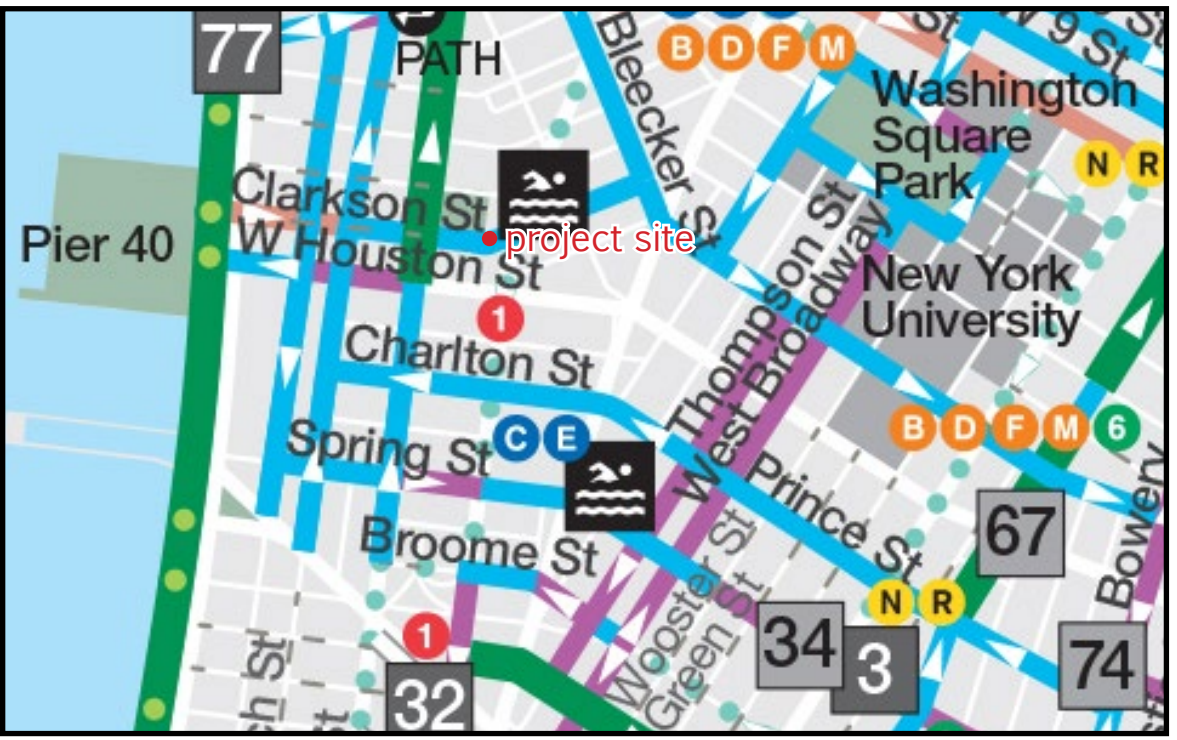
source: (<http://web.mta.info/nyct/maps/manbus.pdf>)

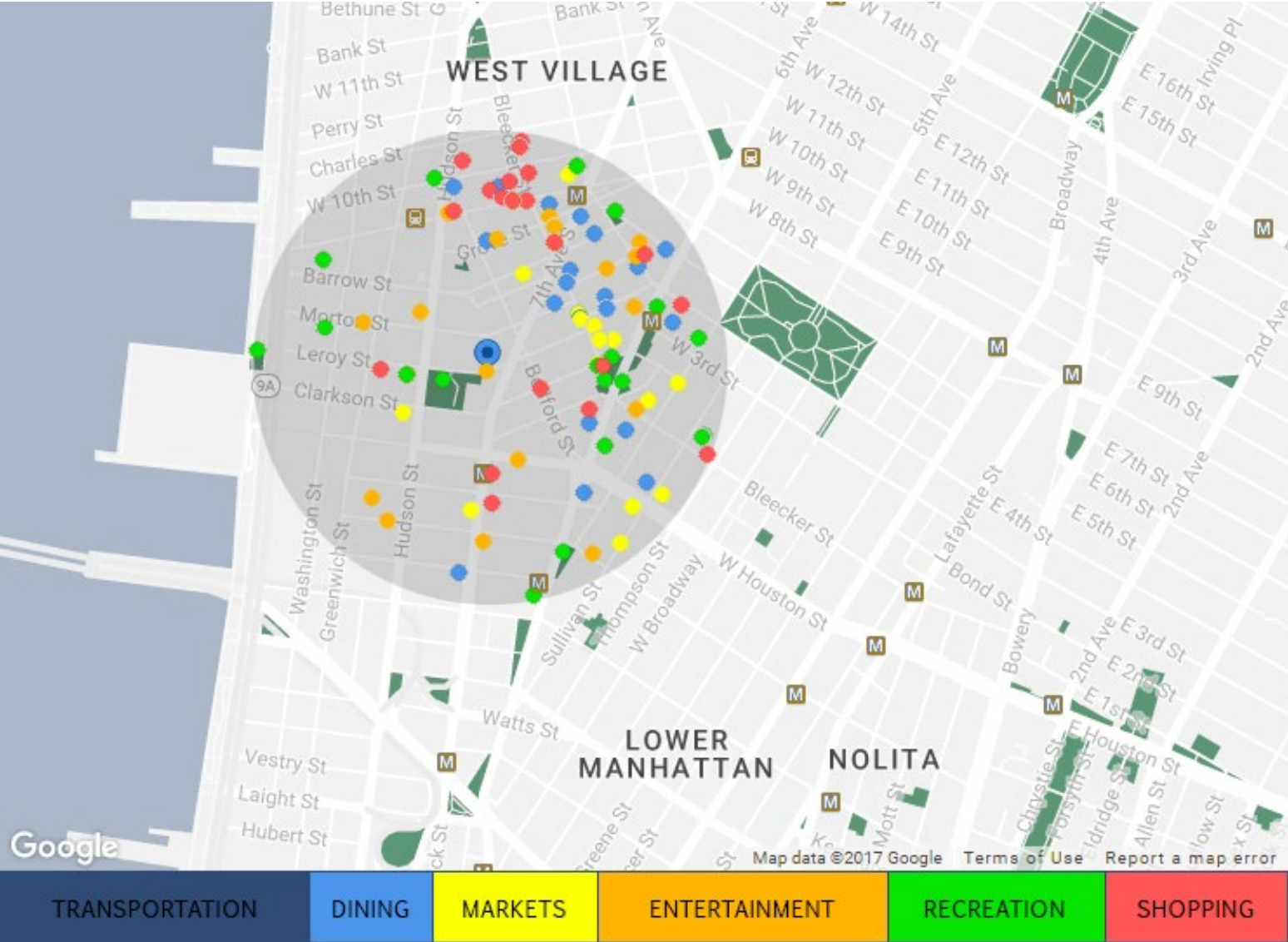


Biking Culture

Neighborhood Context

There is a large biking community in Manhattan and New York and the city has dedicated much of its development for creating bike paths and other biking amenities. There are several dedicated biking paths on streets near the project site and other connecting biking paths and biking trails. Bike shops are also scattered throughout the city and near the project site no more than 8 minutes by bike or by foot.





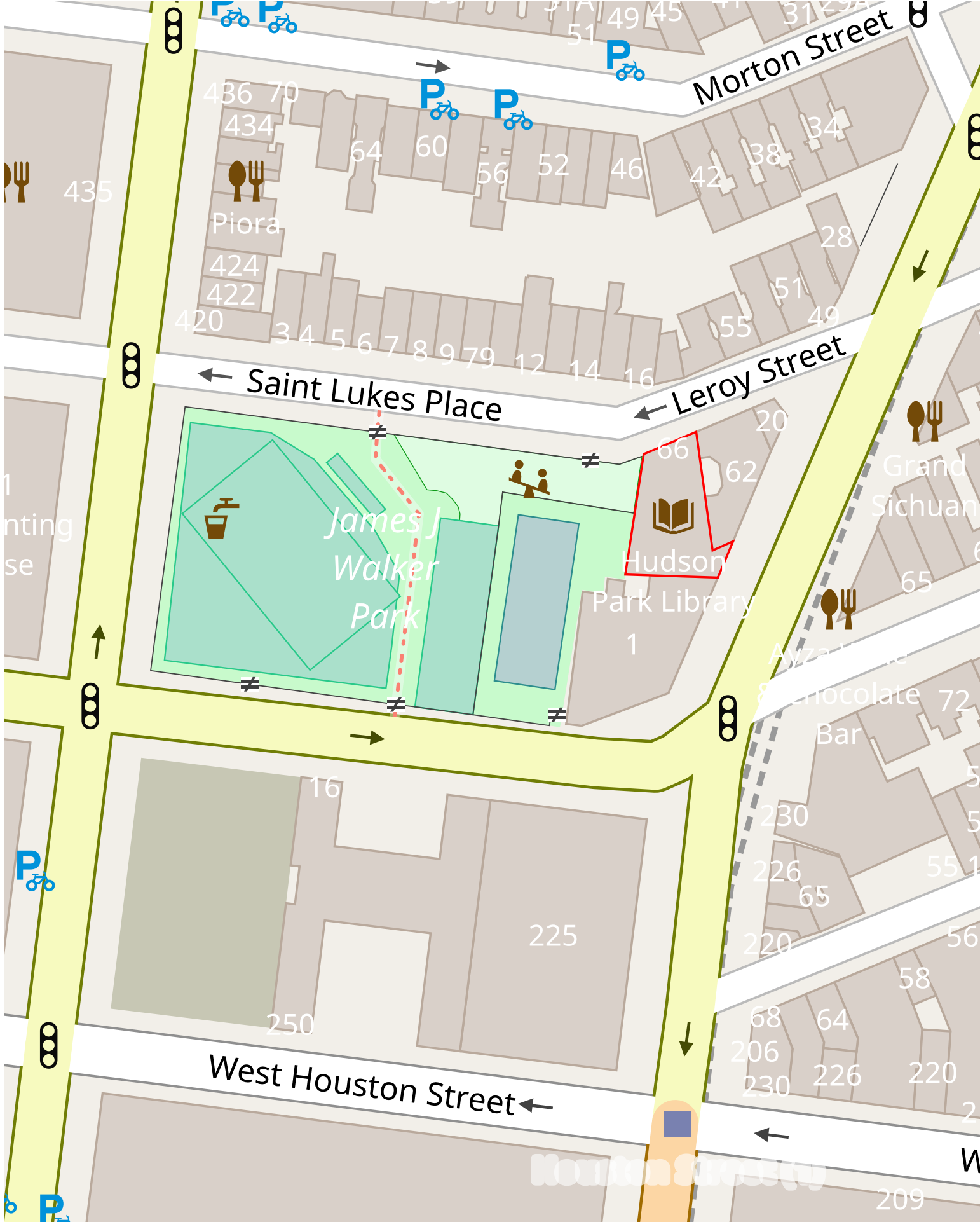
Nearby Amenities

Neighborhood Context

Within a 5 minute radius of the project site, there are many options for dining, grocery shopping, entertainment, recreation, and general shopping, but there are very little options in the immediate vicinity of the exiting library despite having the Hudson Park and the recreation center on the same block.

As far as transportation, there is access to the subway system within 5 minutes as well as access to the public buses.

source: (<https://www.google.com/maps/>)



Site Specifics

Project Site

The project site is located on 66 Leroy Street where it is now Hudson Park Library. The project site opens it's northern facade to Leroy Street and partially to the east towards 7th Avenue South.

Just south of the project site is the Tony Dapolito Recreation Center, and 62 Leroy Street Apartments share a wall with the project site. On the tip of the block is a small bar called Little Branch, known as a hidden gem of the city. Other than buildings, the James J Walker Park lies to the west past the recreation center's public pool.

Most streets in this district are one ways to vehicular traffic, but there are many alternative transportation options which include bicycle, bus, and subway.

image: (<https://www.openstreetmap.org/>)



Hudson Park Library Project Site

The library was first constructed in 1906 as a result of lobbying from Greenwich Village Improvement Society as a response to the “scruffy image” of the behemian population. The area was originally associated with the Irish immigrant population trying to find their way into the middle class of American society. The library served as both a place for books as well as a social center.

The main entrance of the library is found on Leroy Street (current view) but there is an additional entrance on 7th Avenue South that leads to the basement level of the building.

image: (<https://greenwichvillagehistory.wordpress.com/2012/10/29/lets-talk-real-estate/>)



Project Adjacencies Project Site

(Top) Entrance to the Little Branch where Leroy Street can be seen on the right, 7th Avenue South on the left. The building itself appears to be mixed use with extended first floor and an additional two floors for housing. (Middle) 62 Leroy Apartments which is 7 stories tall. Hudson Park Library’s East Entrance can be seen on the left of the apartment complex. (Bottom) Tony Dapolito Recreation Center which can seen from the southeast corner of the block.

images: (https://tidepooler.com/2009/06/05/johns-perfect-day-in-new-yorks-west-village/john_ny_little_branch/), (<http://brodsky.com/rentals/west-village/62-leroy-street>), (<https://www.google.com/maps/>)

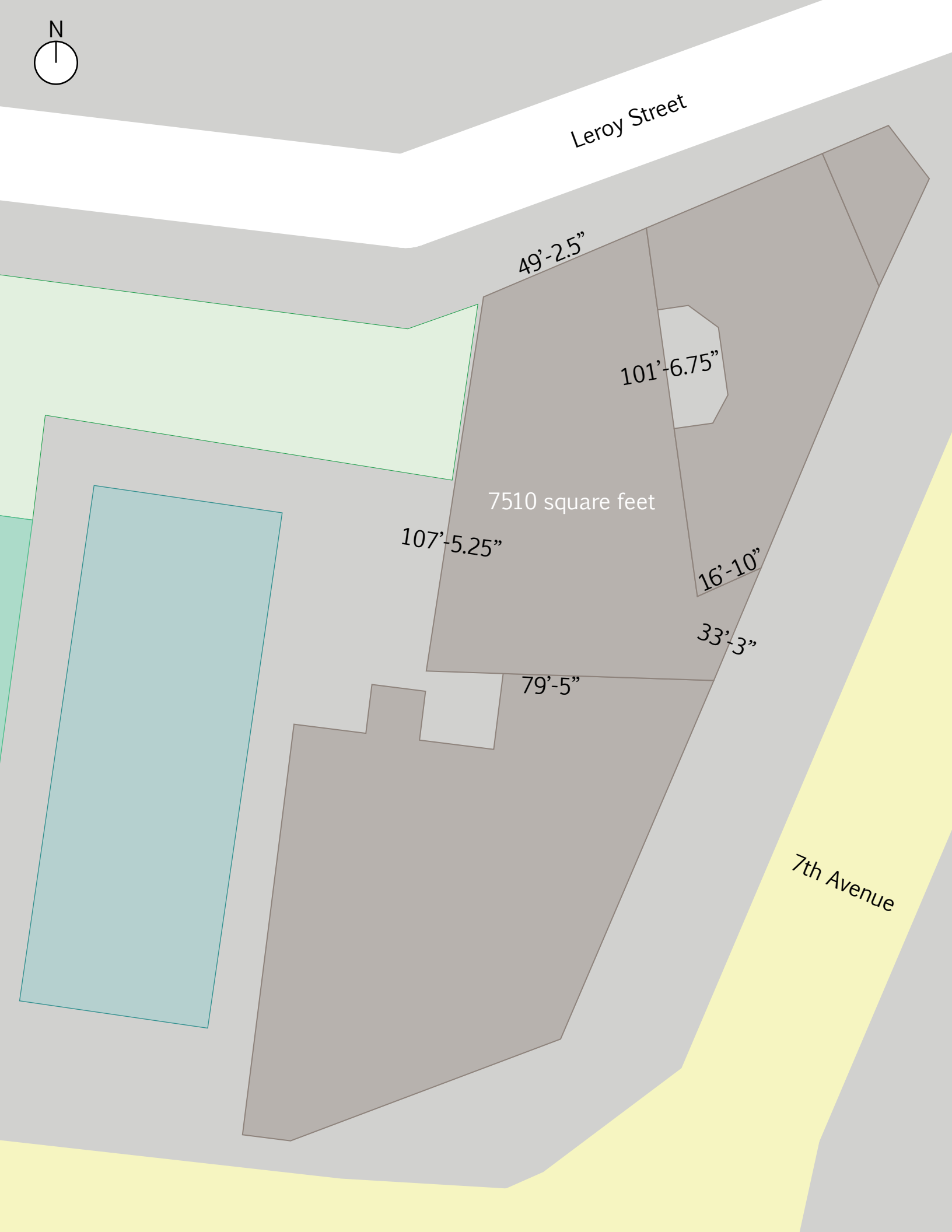


Project Adjacencies

The James J. Walker Park sits west of the project site and is open to public use. The park introduces much needed green space to the district's open space and recreation.



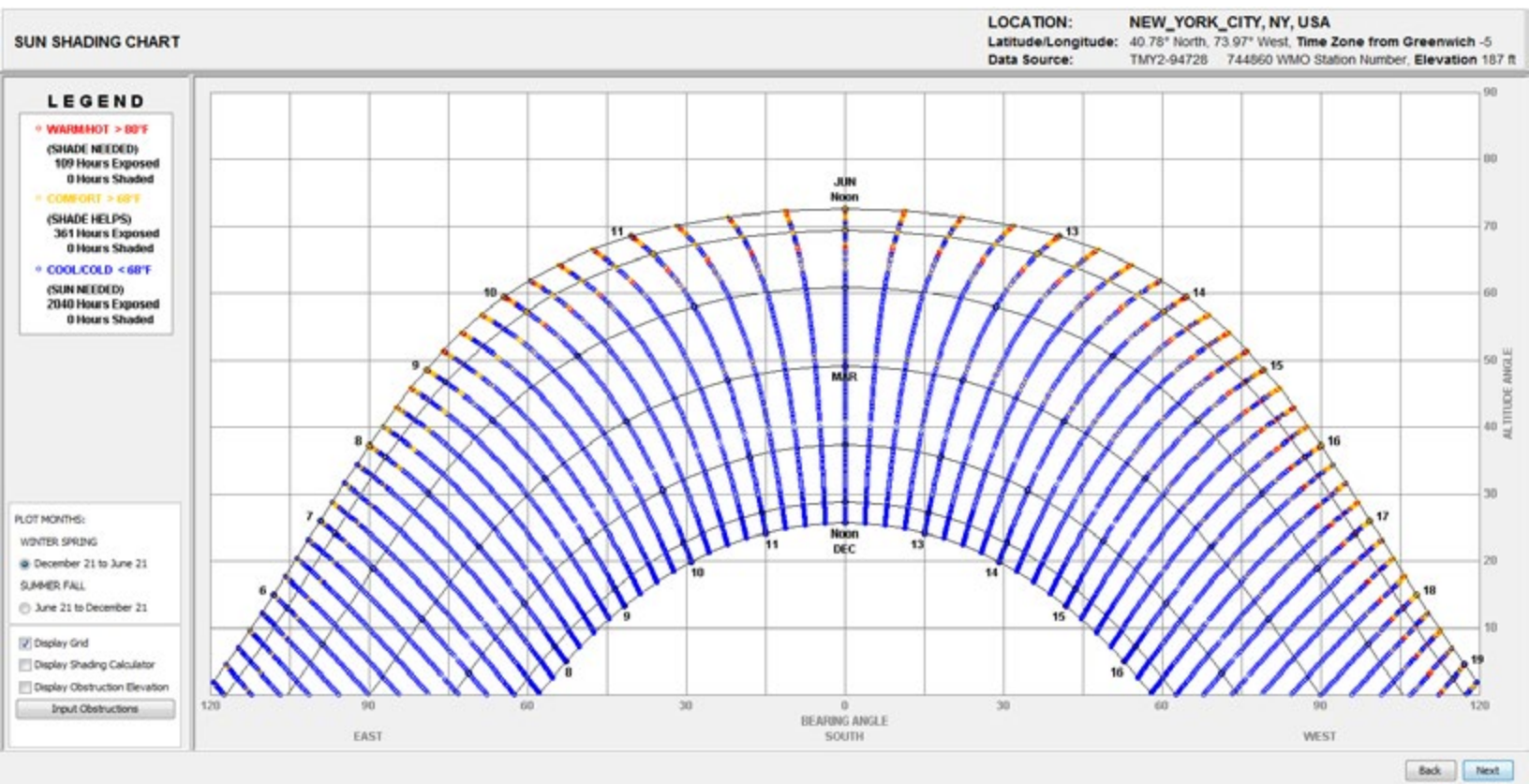
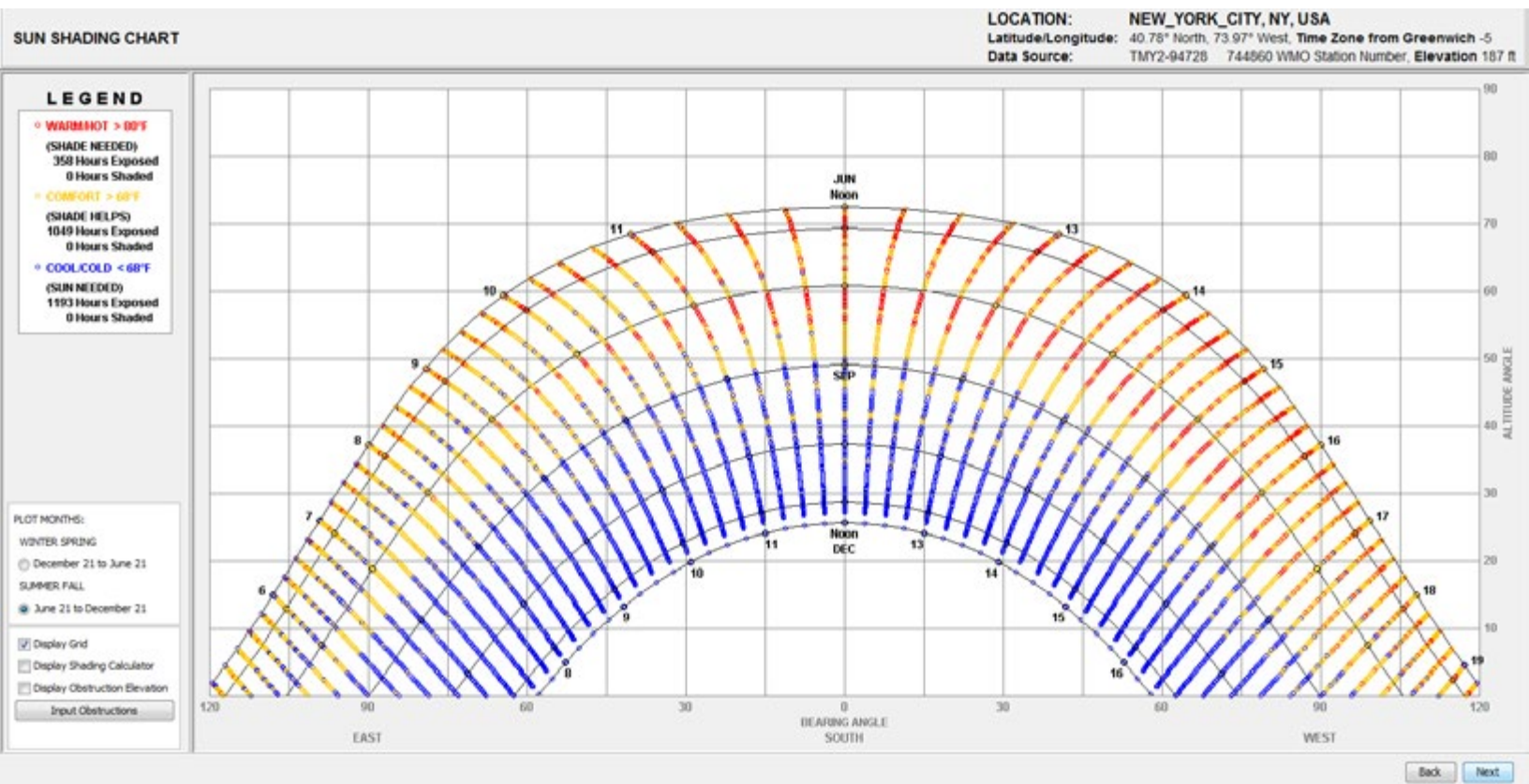
images: (nycgovparks.org)



Site Plan and Buildable Area

The project site shares walls with two different buildings and has potentially 5 different facades: 2 facades to the street (north and east), a facade to the west facing public park space and outdoor space of the recreation center, and 2 partial facades on walls that are also shared with respective building neighbors.

source: (<https://www.openstreetmap.org/>)

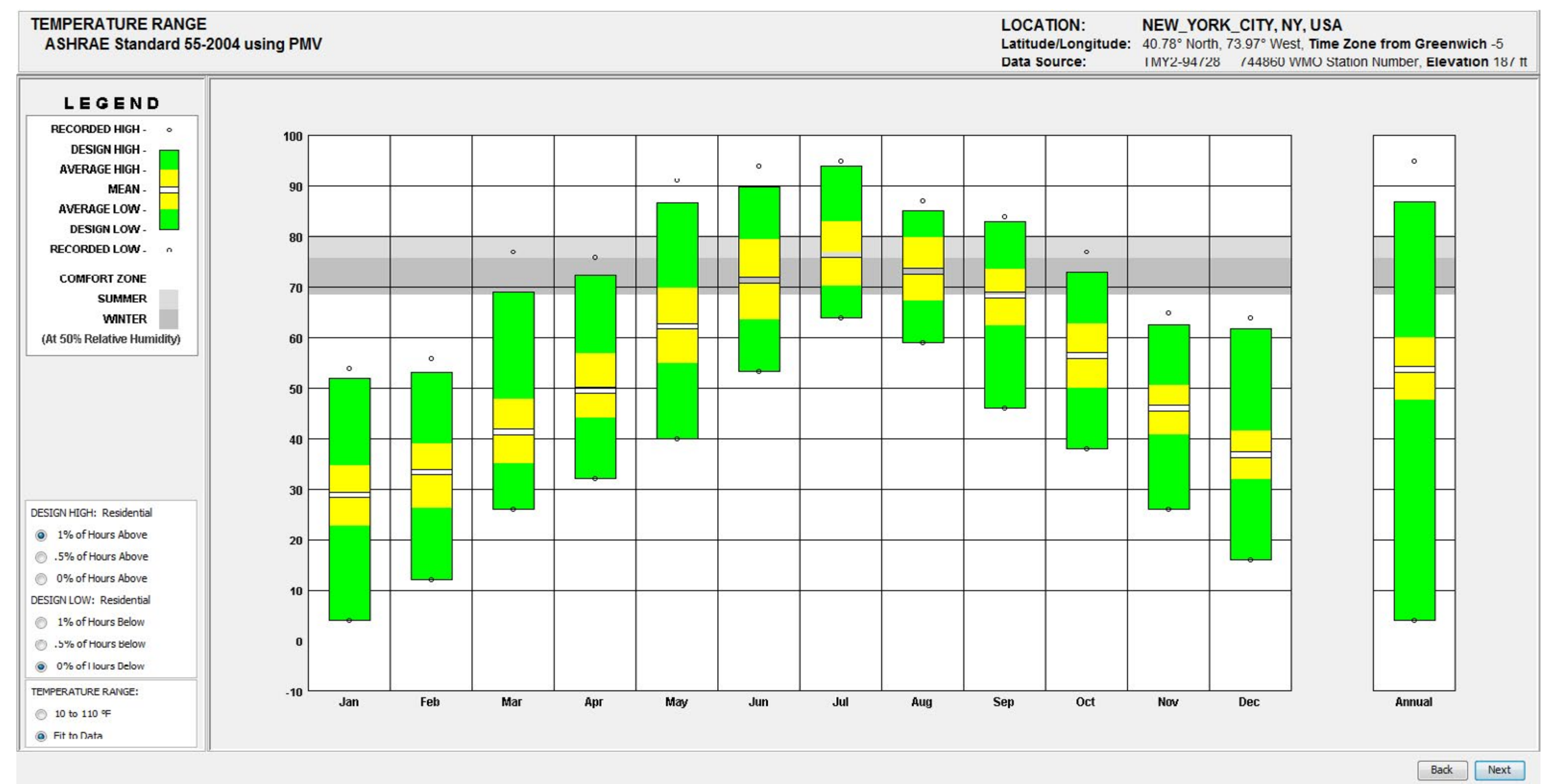


Sun Shading Climate

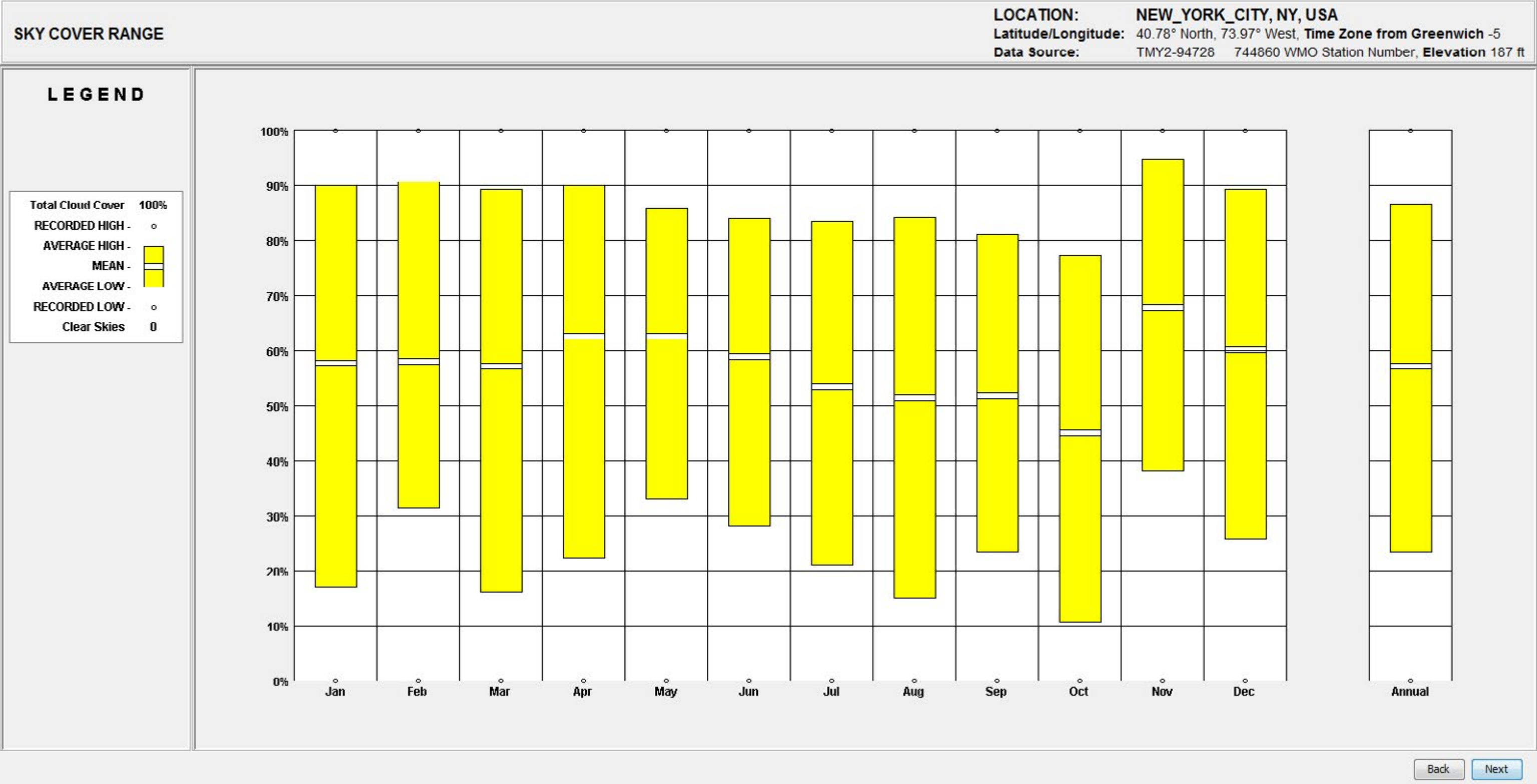
According to Climate Consultant and using local weather data, June, July, August, and parts of May and Setember experience the most heat gain and require shading to maintain comfortable levels. All other parts of the year maintain a relatively cold temperature due buildings casting shadows from low sun angles and the lack of sunlight exposure during the winter period.

The lack of sunlight during times of rain and snowfall also attributes to New York's low temperatures, especially during winter.

source: (Climate Consultant)



source: (Climate Consultant)



source: (Climate Consultant)

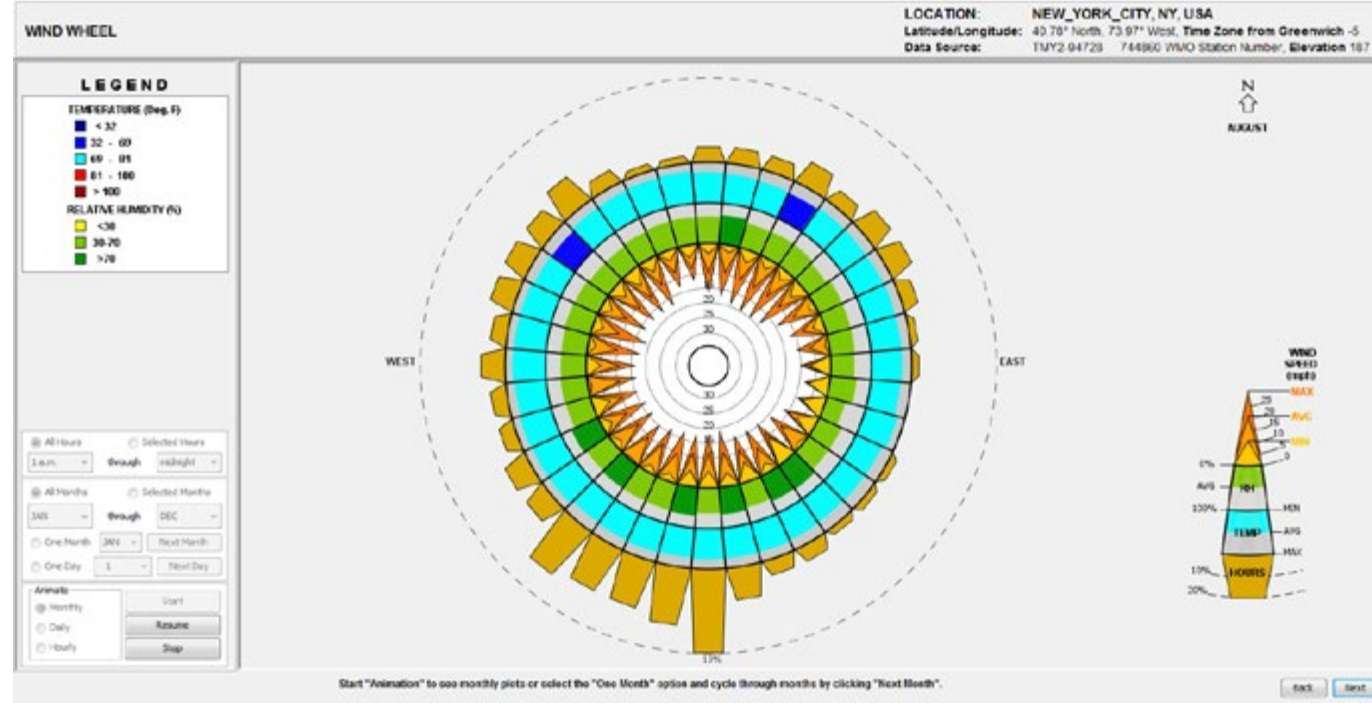
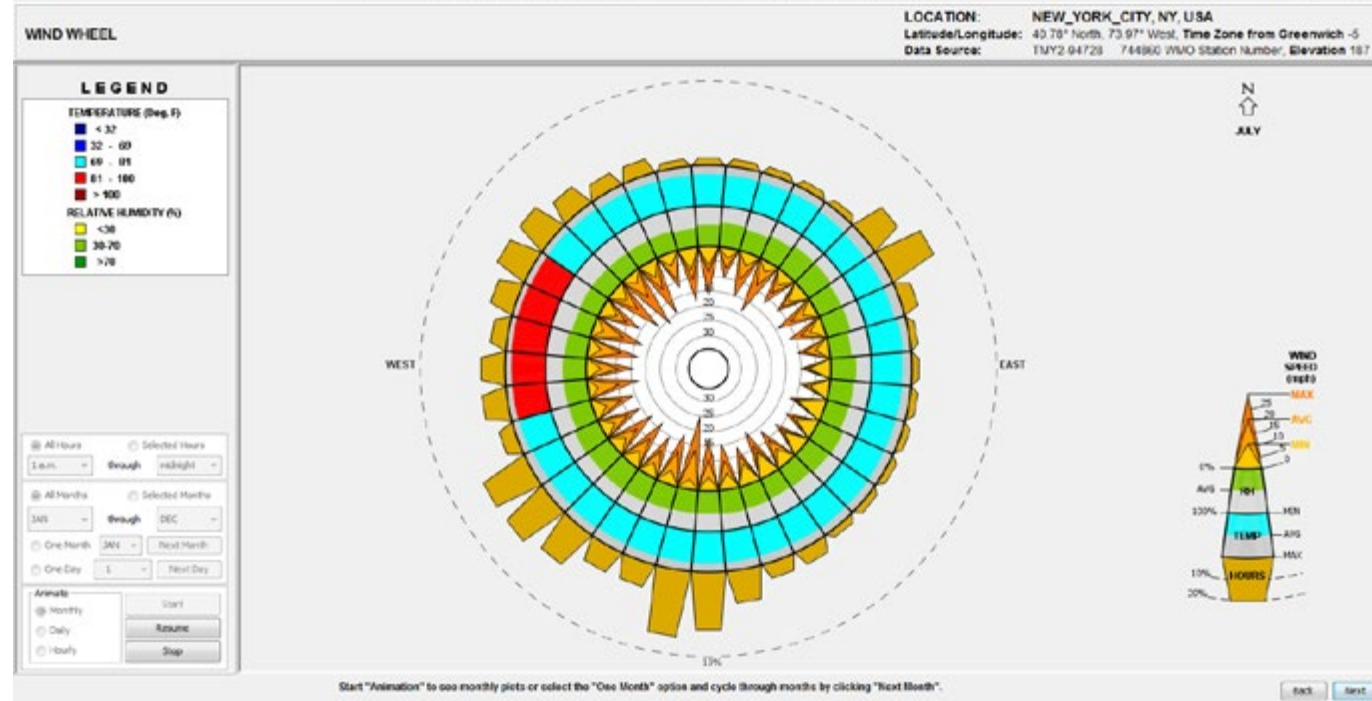
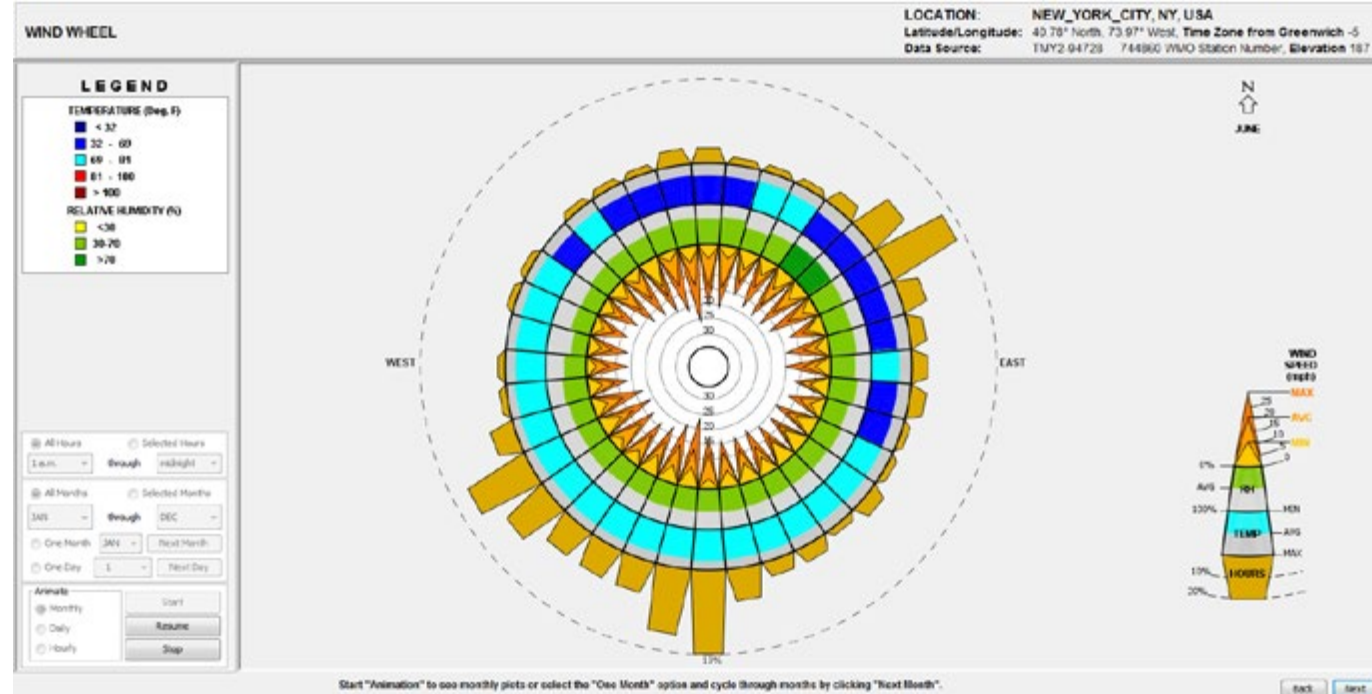
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	39	42	50	60	71	79	85	83	76	65	54	44
Average low in °F:	26	29	35	44	55	64	70	69	61	50	41	32
Av. precipitation in inch:	3.9	2.95	4.06	3.94	4.45	3.5	4.53	4.13	3.98	3.39	3.82	3.58
Days with precipitation:	11	10	12	11	11	10	11	10	8	8	9	10
Hours of sunshine:	154	171	213	237	268	289	302	271	235	213	169	155

Annual Temperatures and Precipitation

Climate

New York’s summer hours sit roughly around the average comfort zone, but during all other times of the year, the temperature is below the comfort zone. This is partly due rainfall and other precipitation that takes place for roughly 10 days every month. During the winter solstice (December), hours of sunshine is half as much as that of the summer solstice (June).

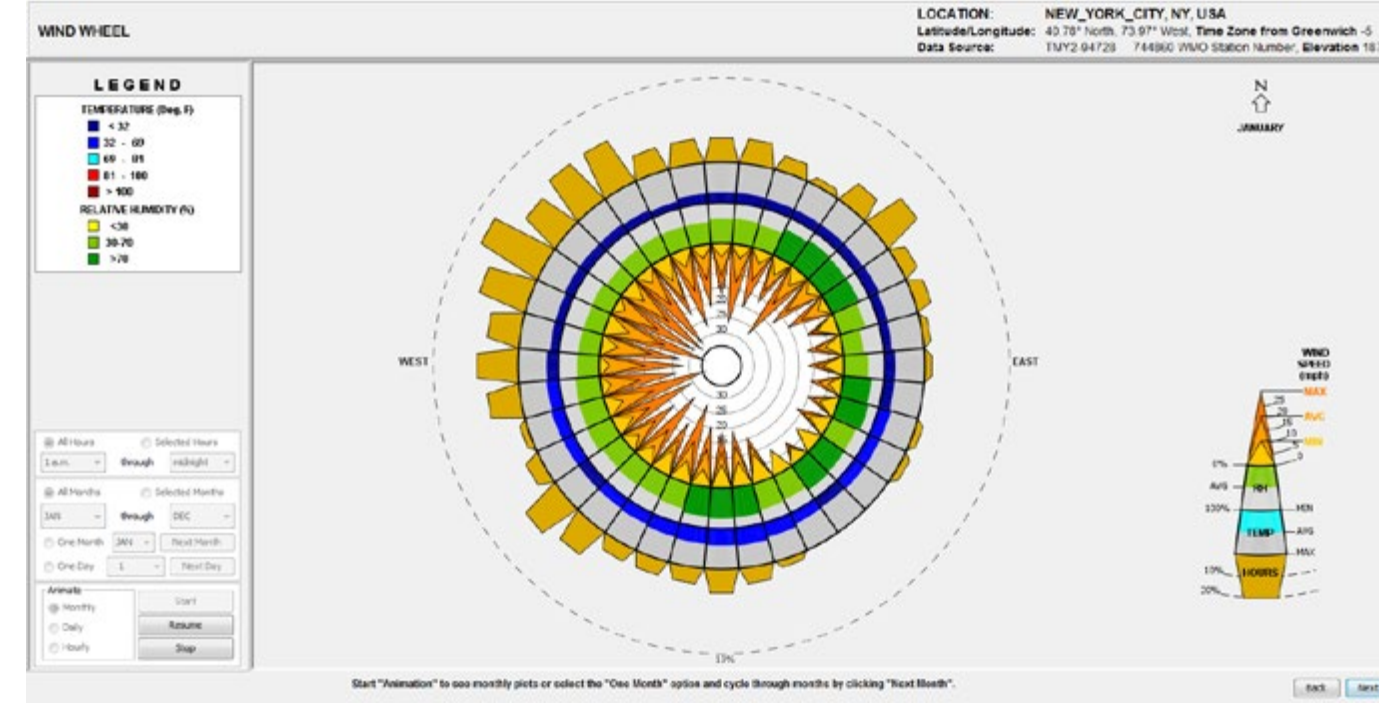
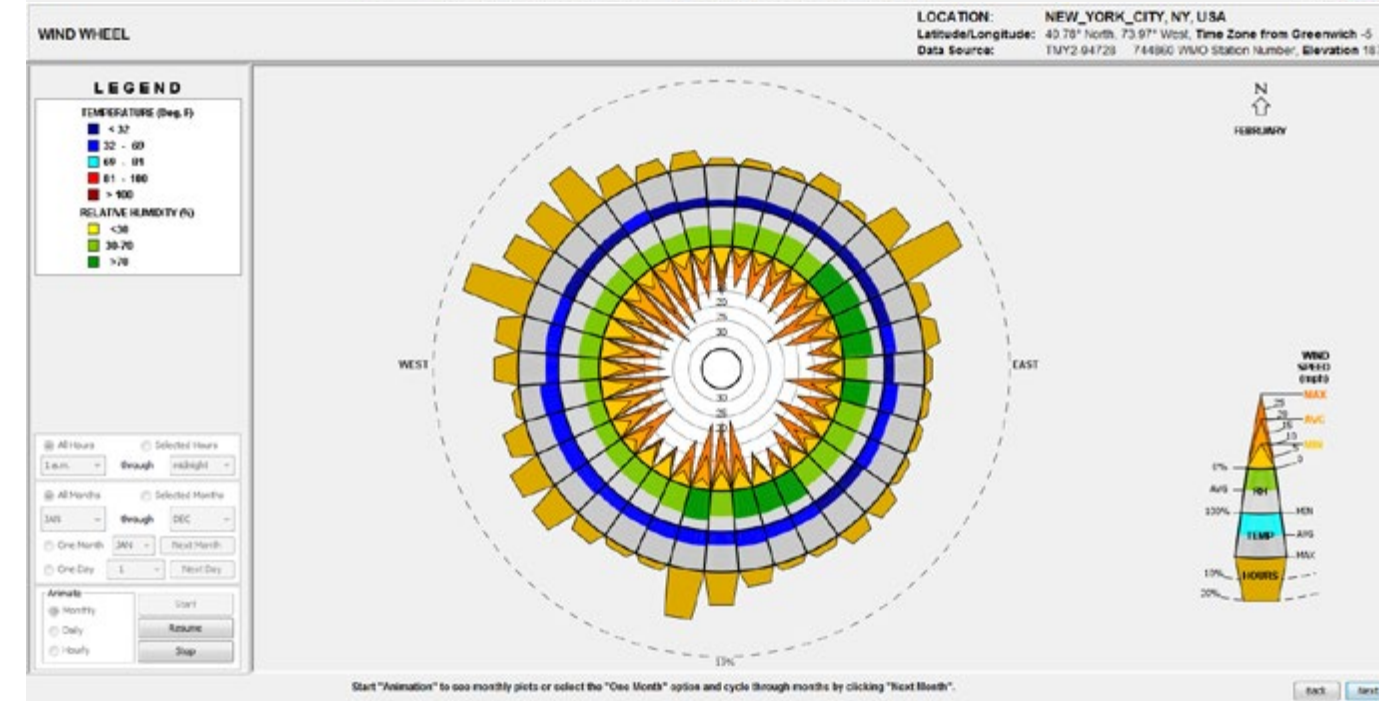
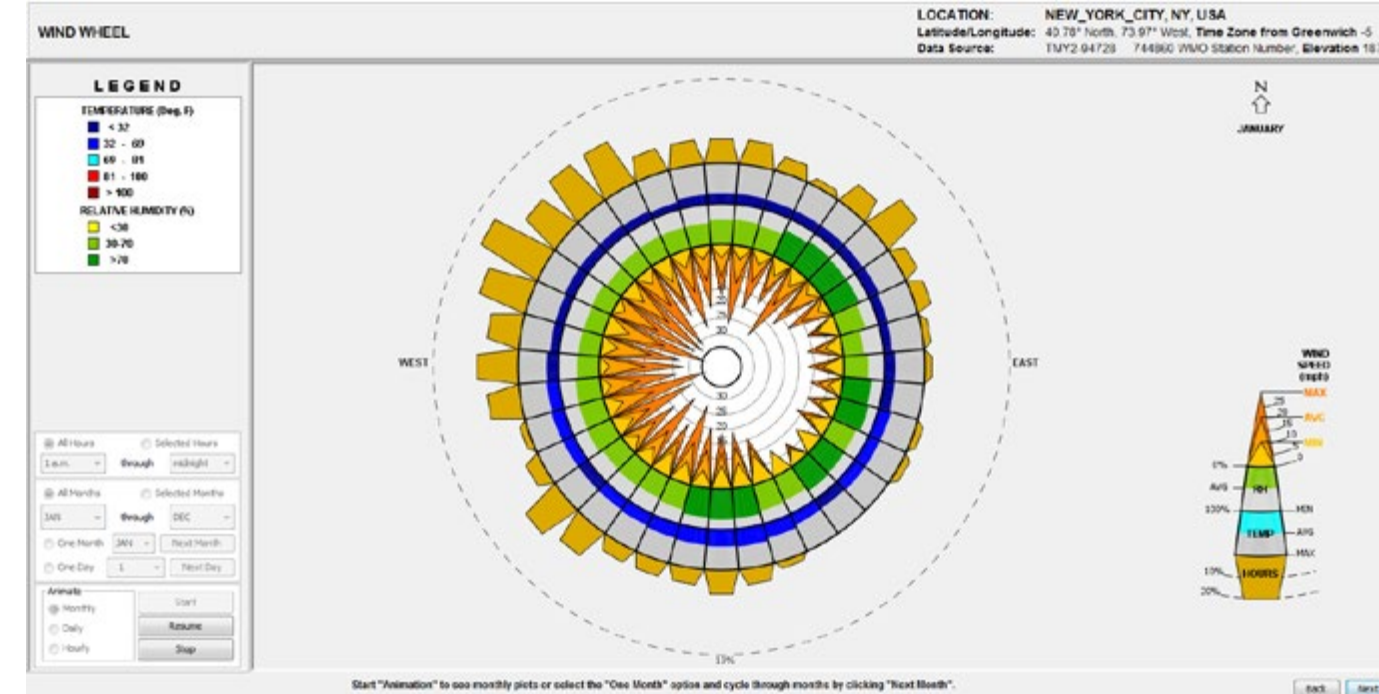
source: (<http://www.usclimatedata.com/climate/new-york/united-states/3202>)



Summer Winds Climate

During the hottest times of the year, prevailing winds tend to come from the south and southwest.

source: (Climate Consultant)



Winter Winds Climate

During the coldest times of the year, prevailing winds tend to come from the northwest.

source: (Climate Consultant)

Program Analysis and Research

The following information is included in this section:

Preliminary Program Proposal
Implemented Program and Square Footages
Initial Program Studies

Proposed Program

Program Analysis

	NASF	QTY	TSF
Library Entrance			300
entry area	100	1	100
reception area/reference desk	100	1	100
public cloakroom/lockers	100	1	100
public restrooms		1	n/a
Collections			5,000
books	4,000	1	4,000
music	200	1	200
film	200	1	200
reference & periodicals	200	1	200
other media	200	1	200
special collection(s)	200	1	200
Active Spaces			6,190
carrel - one person	30	15	450
carrel - two person	50	4	200
shared work & study area	1250	1	1,250
children’s story space	150	1	150
children’s restrooms	100	2	200
study room - 4 person	100	2	200
study room - 6 person	150	2	300
classrooms/meeting rooms	300	3	900
computer lab/classroom	600	1	600
meeting/conference room(s)	450	2	900
copy/printing/scanning area	200	1	200
computer stations	35	24	840
Library Staff Areas			1,050
circulation desk	200	1	200
secure material return depository	50	1	50
office-library manager	120	1	120
circulation workroom	200	1	200
staff breakroom	200	1	200
staff restroom (unisex)	80	1	80
supply storage	200	1	200
Total NASF for Library:			12,540

Total NASF: 9100

Grand Total: 21,640
Allowable Building Area: 7,510
Floors Required: 3 22530
4 30040

	NASF	QTY	TSF
Ground Level			1,400
entry vestibule	100	2	200
mailbox area	100	1	100
security reception desk	100	1	100
commercial space optional	tbd		tbd
egress stair	250	2	500
elevator	100	1	100
custodial room	100	1	100
trash room	100	1	100
mechanical room	200	1	200
Micro-Housing			4,680
entry area	100	1	100
micro-housing unit	200	15	3000
exercise areas or rooms	1500	1	1500
meeting rooms	will vary		tbd
ADA restroom	80	1	80
Restaurant			3,020
entry area	100	1	100
waiting area	200	1	200
kitchen/food prep	400	1	400
dining area	1500	1	1500
private dining room	200	1	200
restroom - women	200	1	200
restroom - men	200	1	200
office	120	1	120
custodial	100	1	100

Actual Program and Square Footages

Floor 1 Restaurant and Cafe

Gross Square Footage 7115 sqft

Non-Assignable Spaces sqft qty total

Elevator	75	2	150
Egress Stairs	315		315
Restrooms	75	2	150
North Lobby	500		500
Storage	250		250
South Vestibule	130		130

total 1495

Net Assignable Spaces

Cafe	1175		1175
Restaurant Seating	1875		1875
Restaurant Private Seating	275	2	550
Foot Prep	130	2	260

total 3960
efficiency 56%
(3155 sqft of tare)

Floor 2-4 Library

Gross Square Footage 20740 sqft

Non-Assignable Spaces sqft qty total

Elevator	75	9	675
Egress Stairs	315	3	945
Restrooms	35	6	210
Staff Restroom	50		50
Storage	95	3	285
Custodial Storage	175		175
Lobby	500		500

total 2840

Net Assignable Spaces

Main Reading Area	1630		1630
Secondary Reading Area	500	3	1500
Tertiary Reading Area	700	1	700
Periodicals	250		250
Stacks	1065	3	3195
Additional Stacks	700		700
Audio/Video Records	700		700
Audio/Video Room	285		285
Computer Lab	285	2	570
Circulation Desk	375		375
Staff Break Room	275		275
Director's Office	150		150
Additional Office	130		130
Small Study Area	125	3	375
Open Study Area	640	2	1280
Small Meeting Room	185		185
Med. Meeting Room	275		275
Meeting Room	400	2	800

total 13375
efficiency 64%
(7365 sqft of tare)

Floor 5 Gym

Gross Square Footage 7800 sqft

Non-Assignable Spaces sqft qty total

Elevator	75	2	150
Egress Stairs	315		315
Restrooms	75	2	150
Lobby	315		315
Storage	95		95
Mech.	75		75

total 1100

Net Assignable Spaces

Classroom A	270	2	540
Classroom B	355		355
Classroom C	585		585
Machinery/Workout Space	4350		4350

total 5830
efficiency 74%
(1970 sqft of tare)

Floor 7-12 Micro Housing

Gross Square Footage 5000 sqft

Non-Assignable Spaces sqft qty per floor total

Elevator	75	2	150
Egress Stairs	315		315
Custodial Storage	50		50
Lobby	250		250

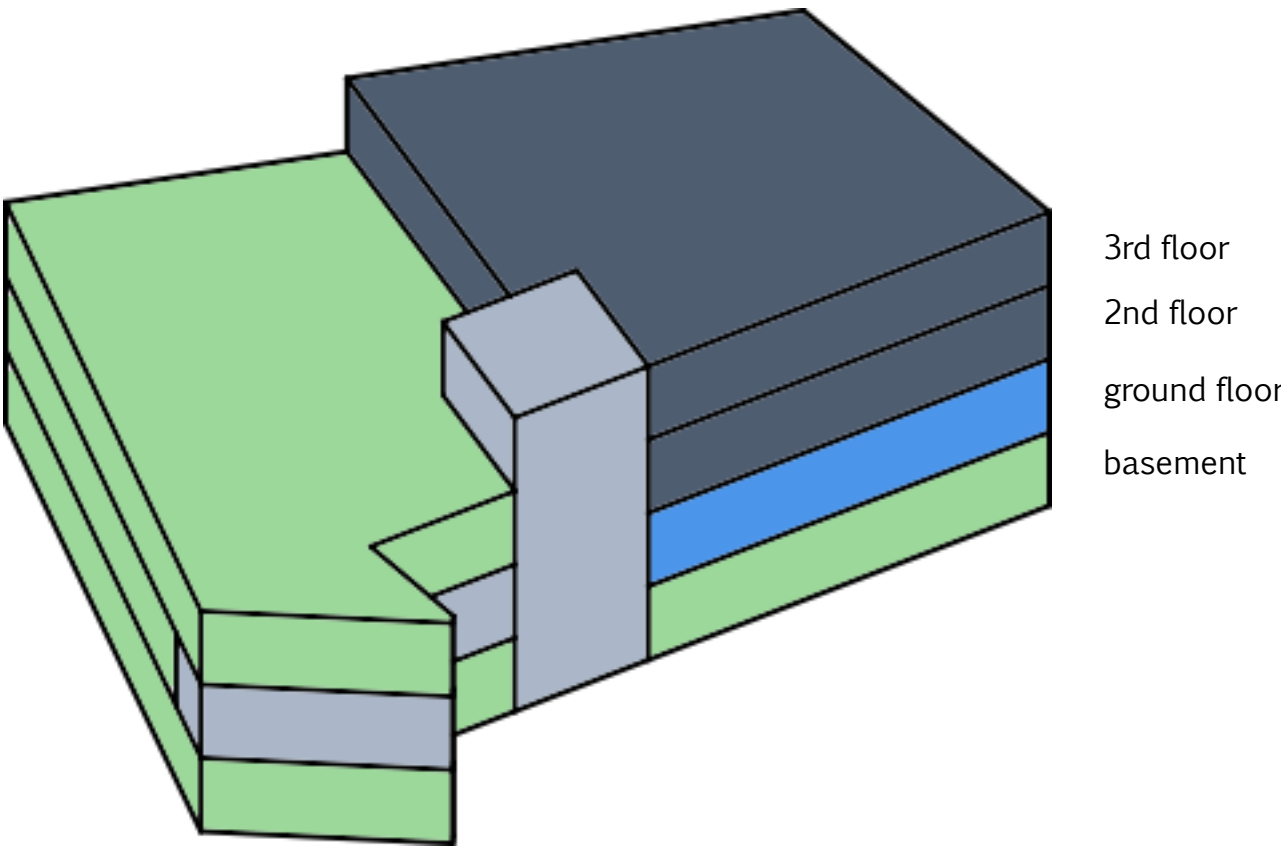
total 765

Net Assignable Spaces

Unit A 20x10	200	6	1200
Unit B 14x14	196	5	980

total 2180
efficiency 44%
(2820 sqft of tare)

Total GSF (6 floors) 30000
Total NASF 13080
Total Efficiency 44%
Total Tare 16920



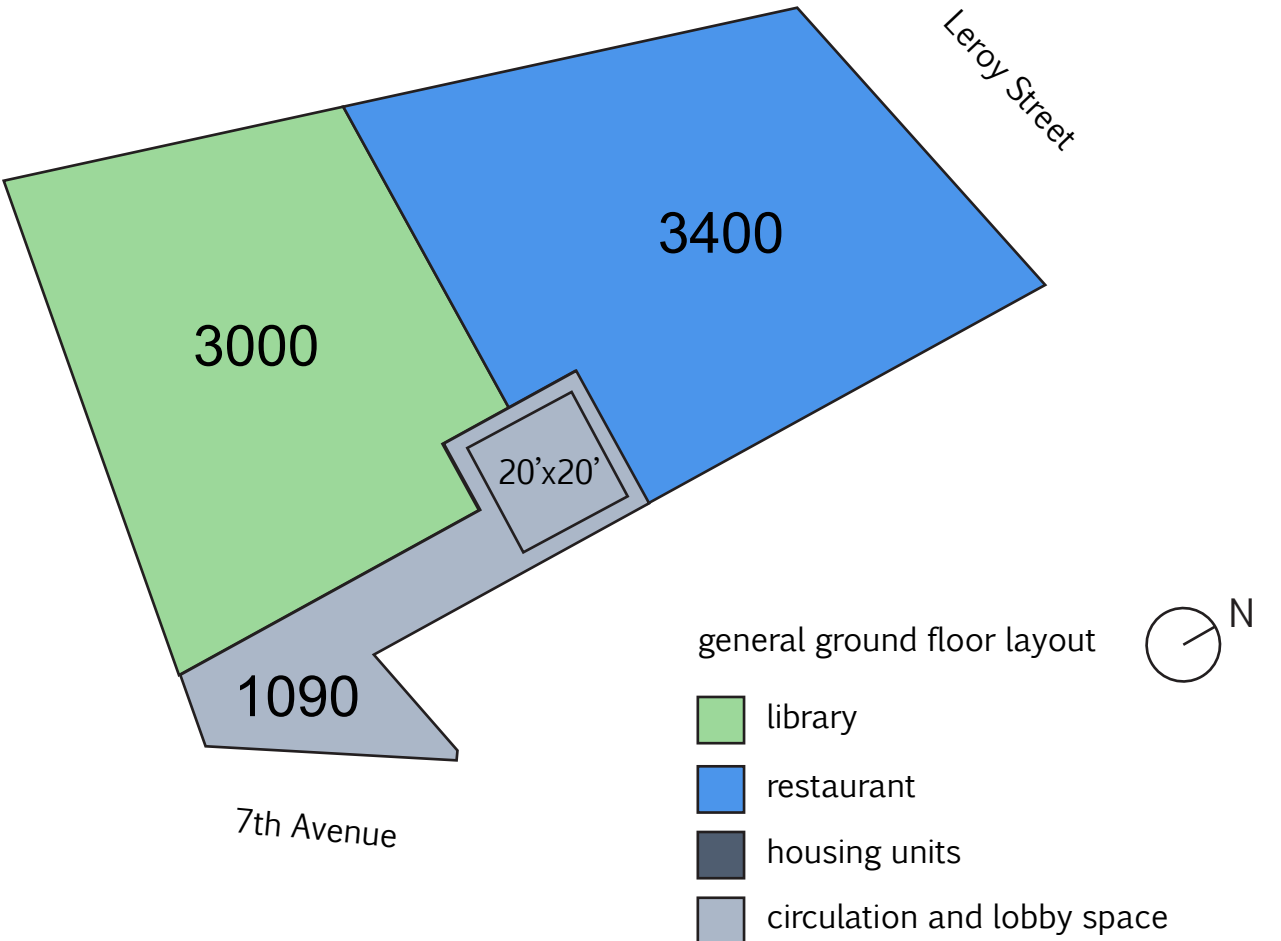
3rd floor
2nd floor
ground floor
basement

Early Program Studies

Program Analysis

The initial idea was to allow the buildable site to split in half and thus allowing the building to split the program in two sides. However, the entry level became difficult to manage and undesirable.

To maintain the community-enhanced design as proposed earlier in the document, the split became facilitated vertically through the building as opposed to splitting the building down in half.



Precedent Studies

The following information is included in this section:

Pixelated by ODA
Gifu Media Cosmos by Toyo Ito

Pixelated by ODA

Long Island, NY

Precedent Study

A high-end residential complex in Long Island City using protruding boxes to give unique views as well as well as create a sense of identity. The separation between the ground plane and the upper levels due to the protrusion gives a strong sense of luxury and privacy for residents living in the building.

The building's protruding boxes develops an architectural language that gives identity to the individual inhabitants of those living in the building while unifying the building as a whole. For a mixed-use building, this is important in helping to identify the building as a place while still maintaining a level of individuality for each of the programs and each person who lives in the building.



Gifu Media Cosmos by Toyo Ito

Gifu, Japan
Precedent Study

The library located in Gifu, Japan features an open floor plan with overhanging illuminants that help define space. The open floor plan allows for a massive floor plan and together creates an extreme sense of pubic open space within the library. Inspiration for both library organization as well as public space planning.

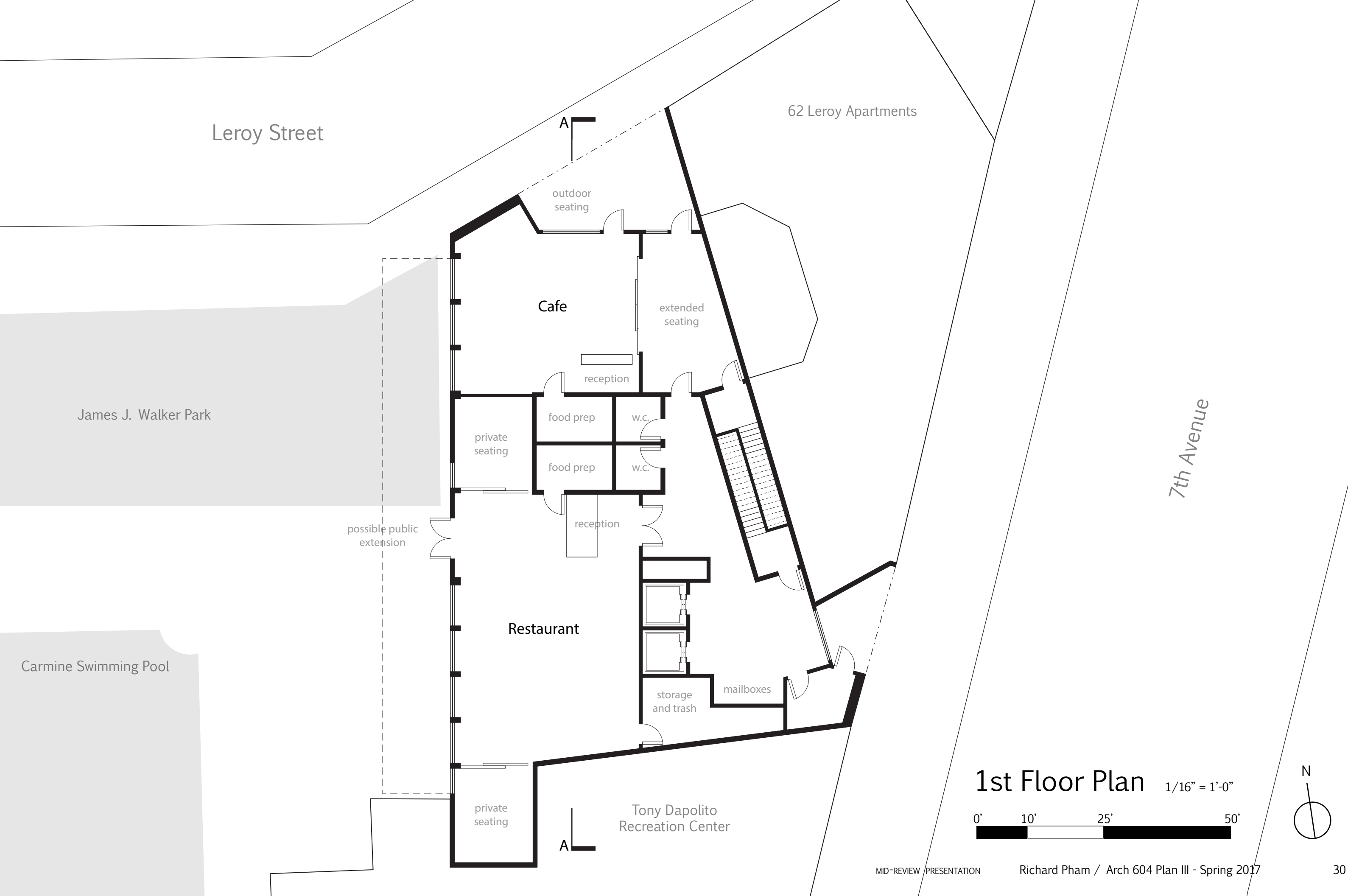
In addition, the media cosmos is a major inspiration and precedent in the design of natural lighting and using it to provide adequate lighting levels for reading spaces while also helping to define spaces of interest.



Mid-Review Presentation

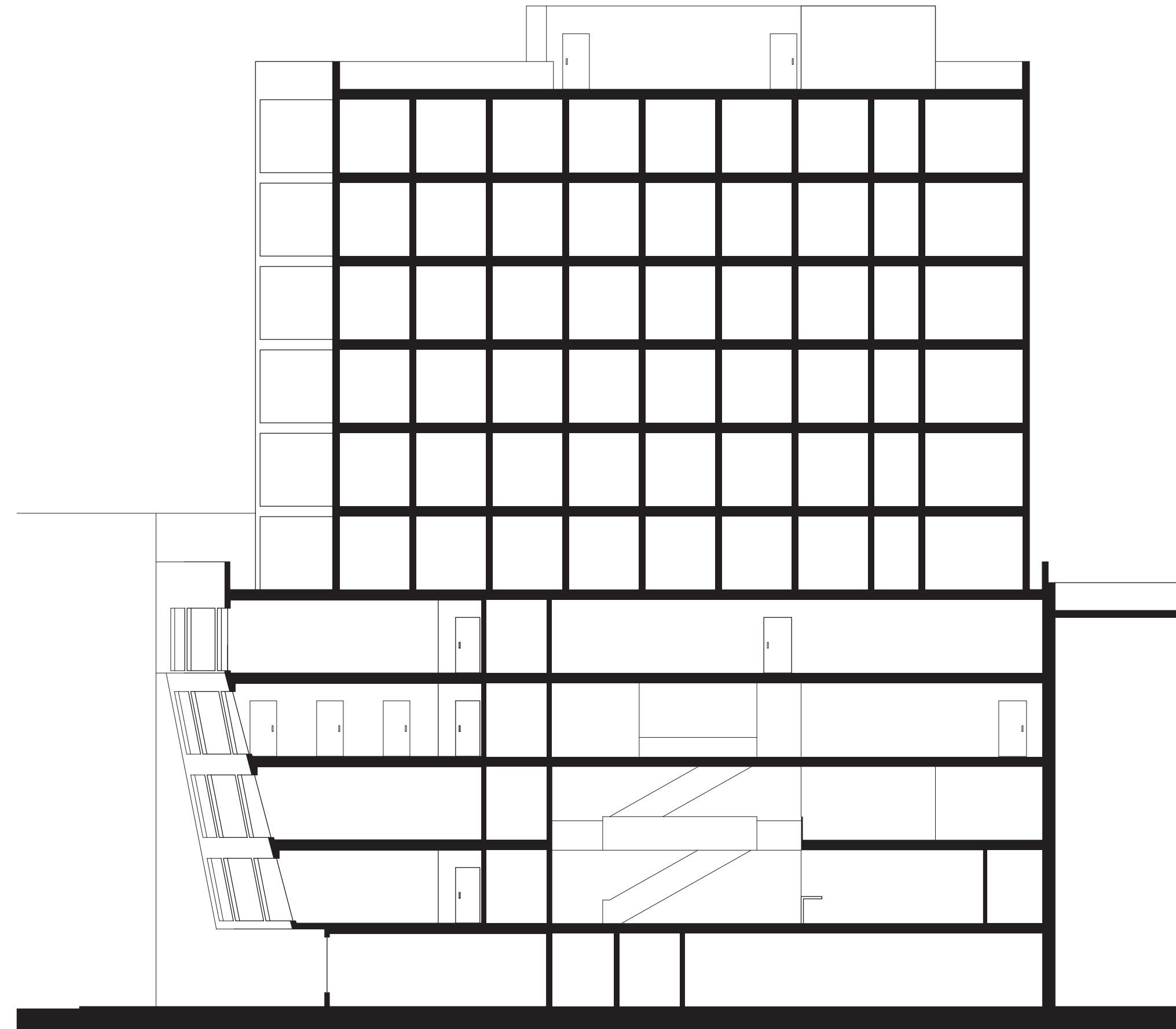
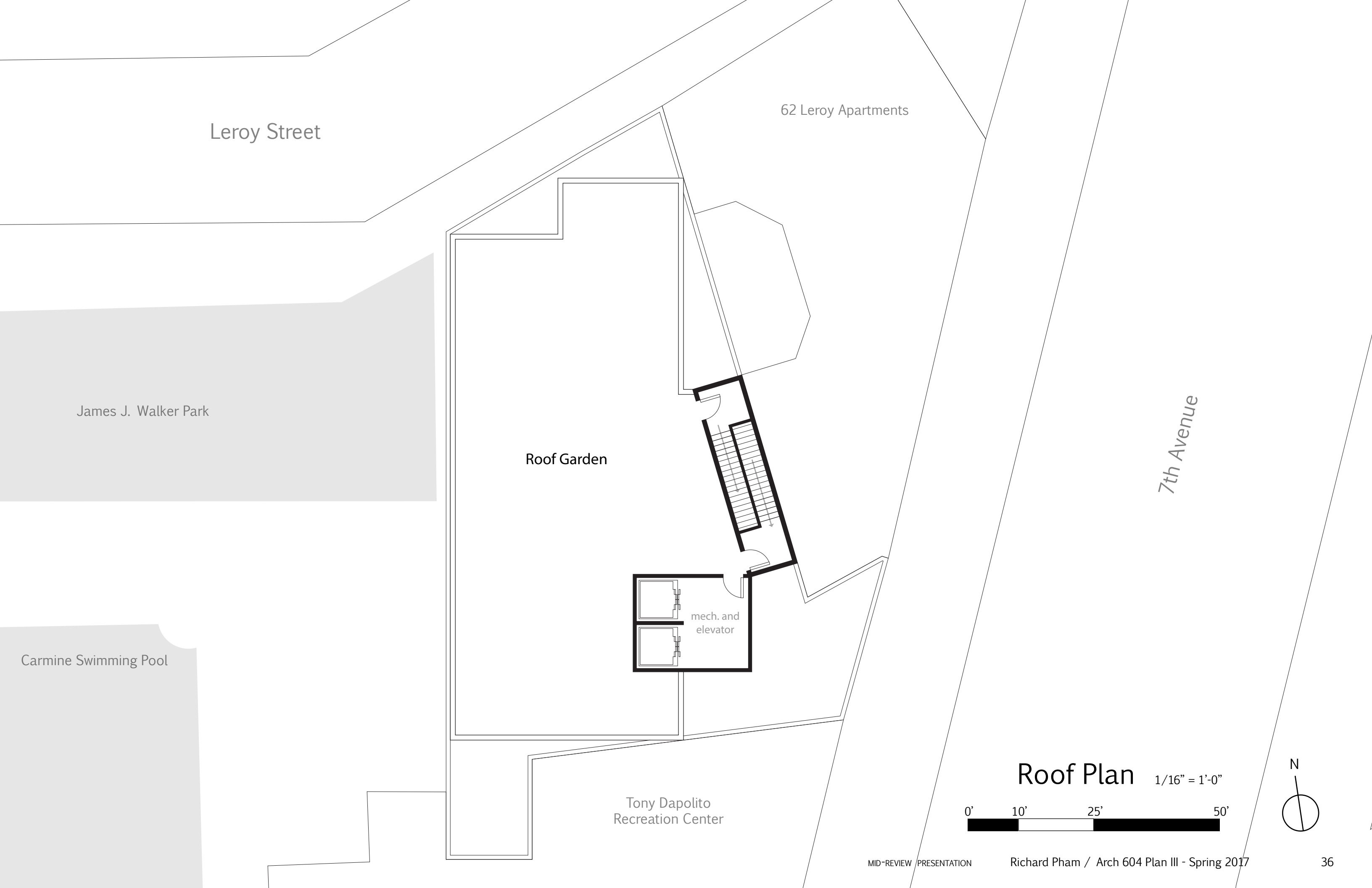
The following information is included in this section:

- Building Plans
- Building Section
- Northern Wall Section
- Micro Unit Plans
- Snapshots of Building Development

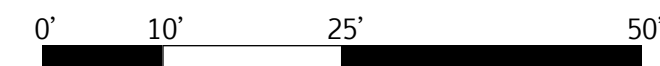




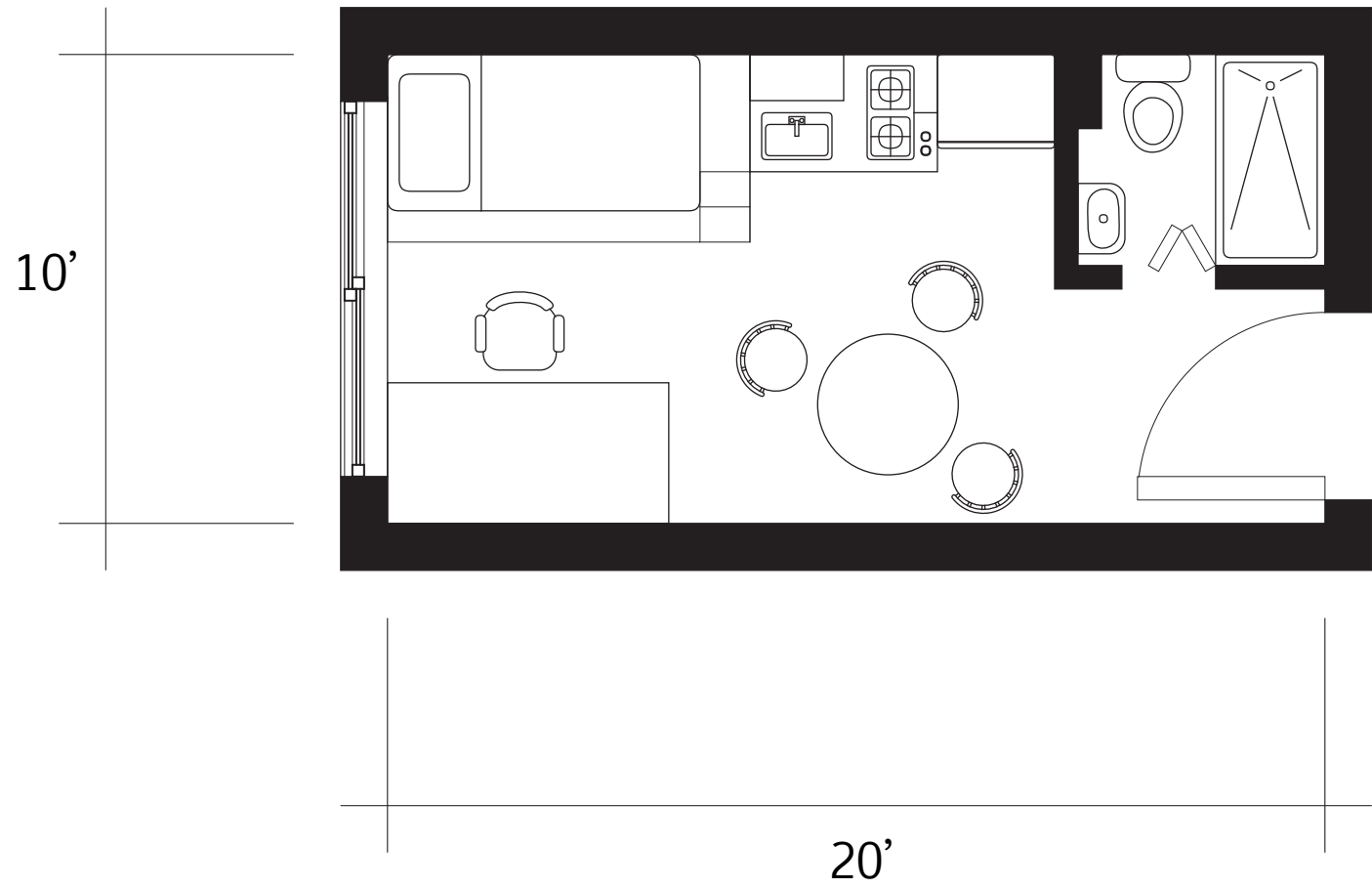




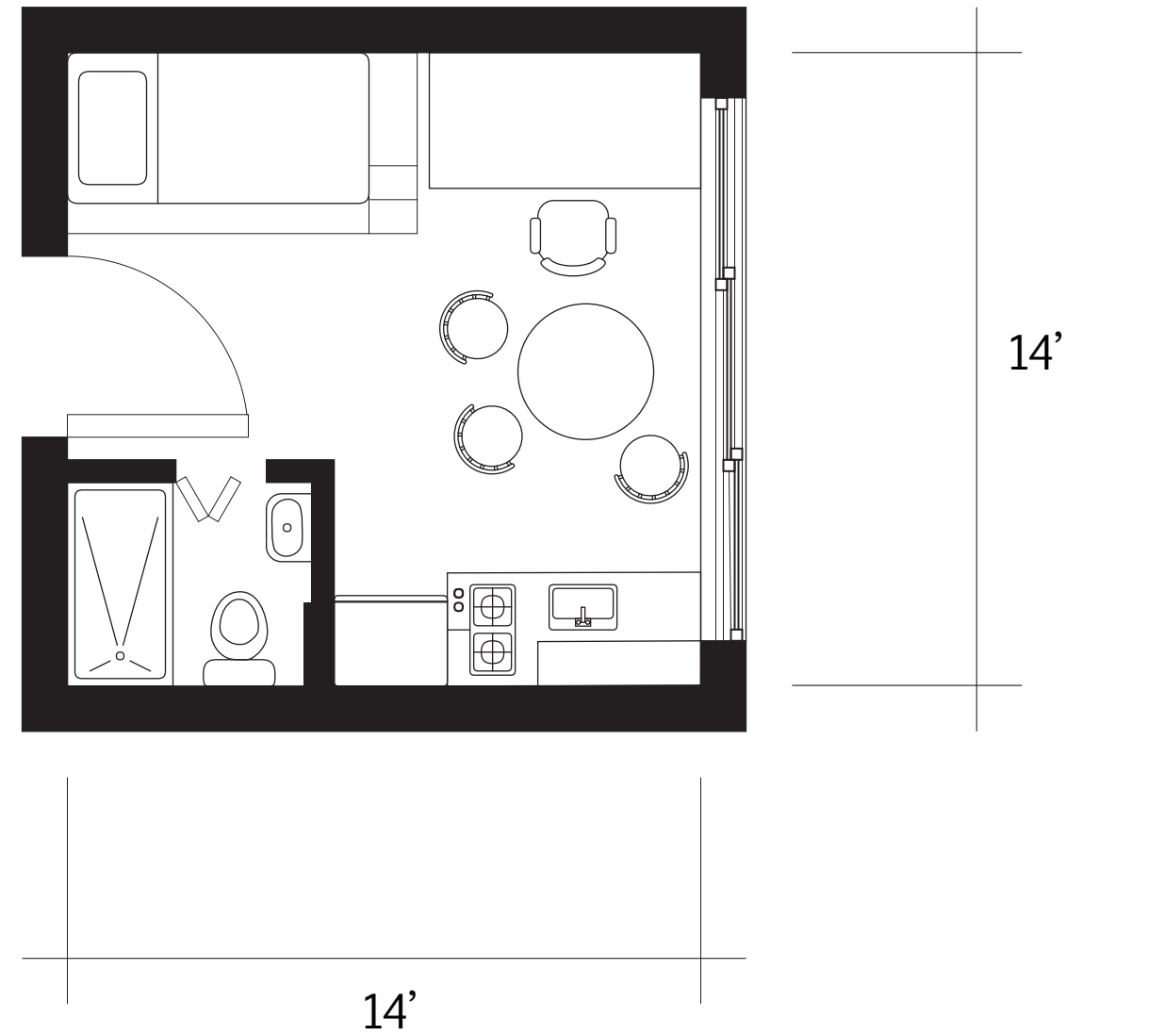
Section AA 1/16" = 1'-0"



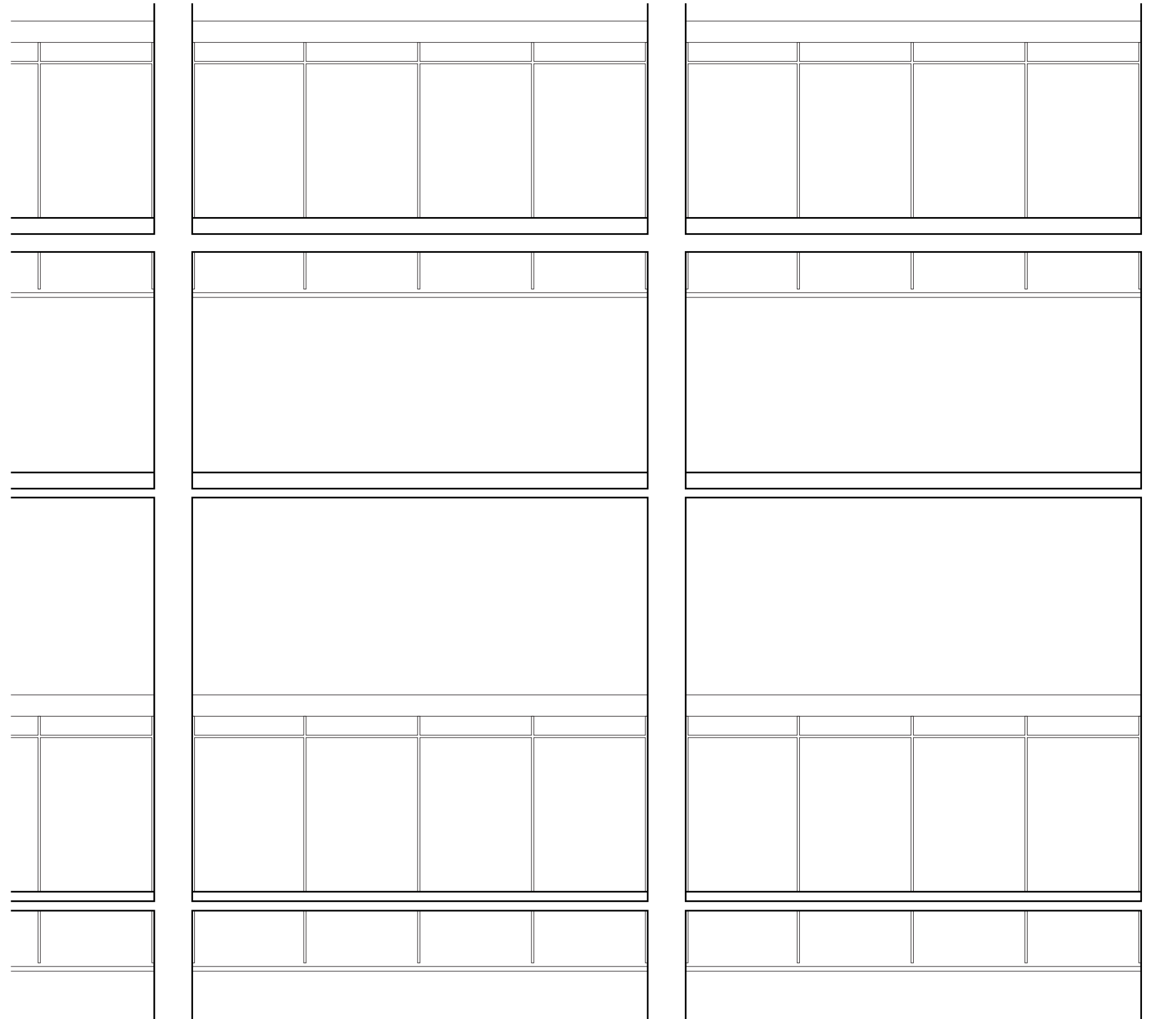
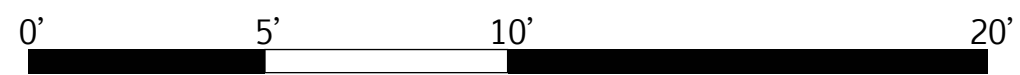
Unit A 200 sqft



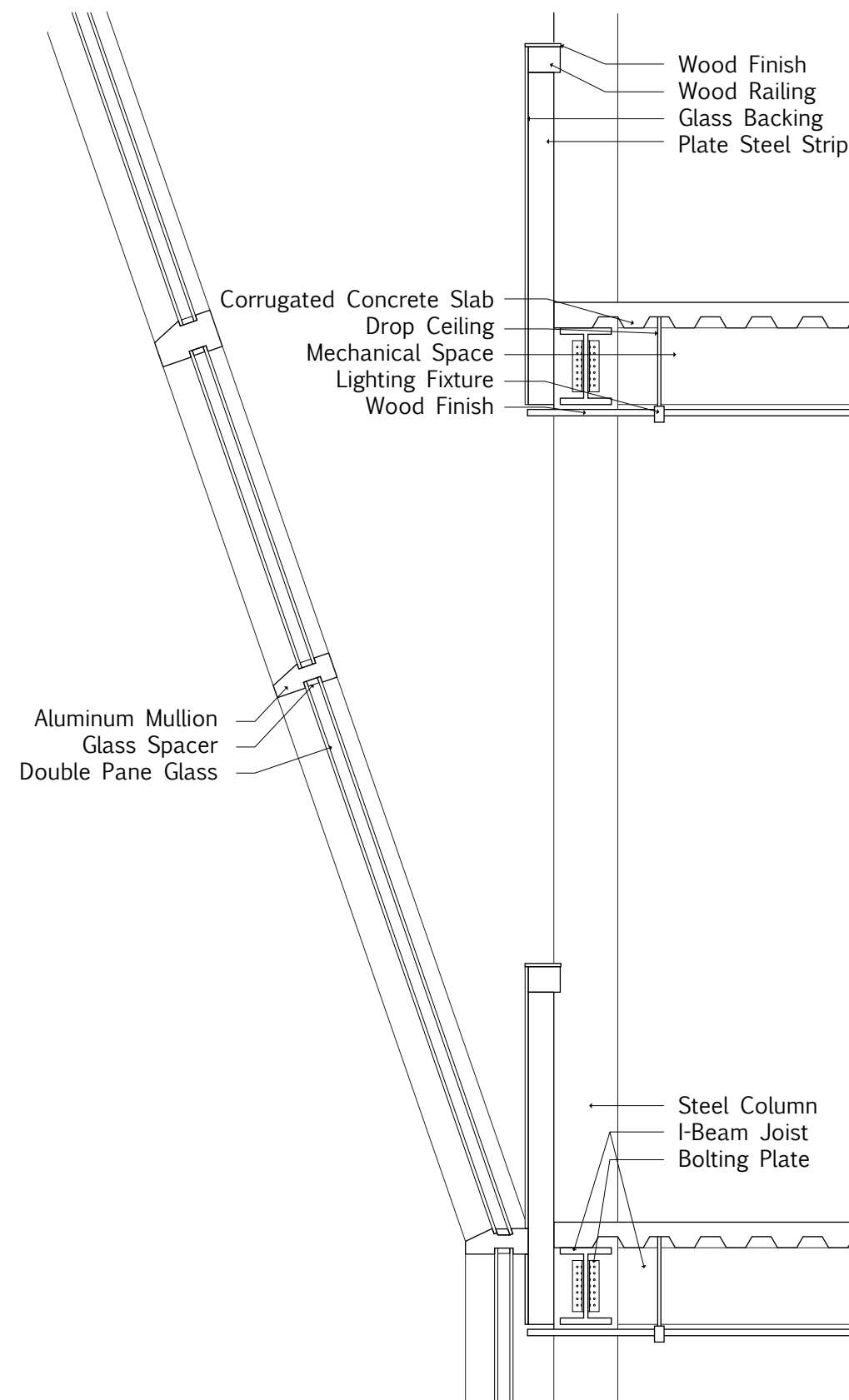
Unit B 196 sqft

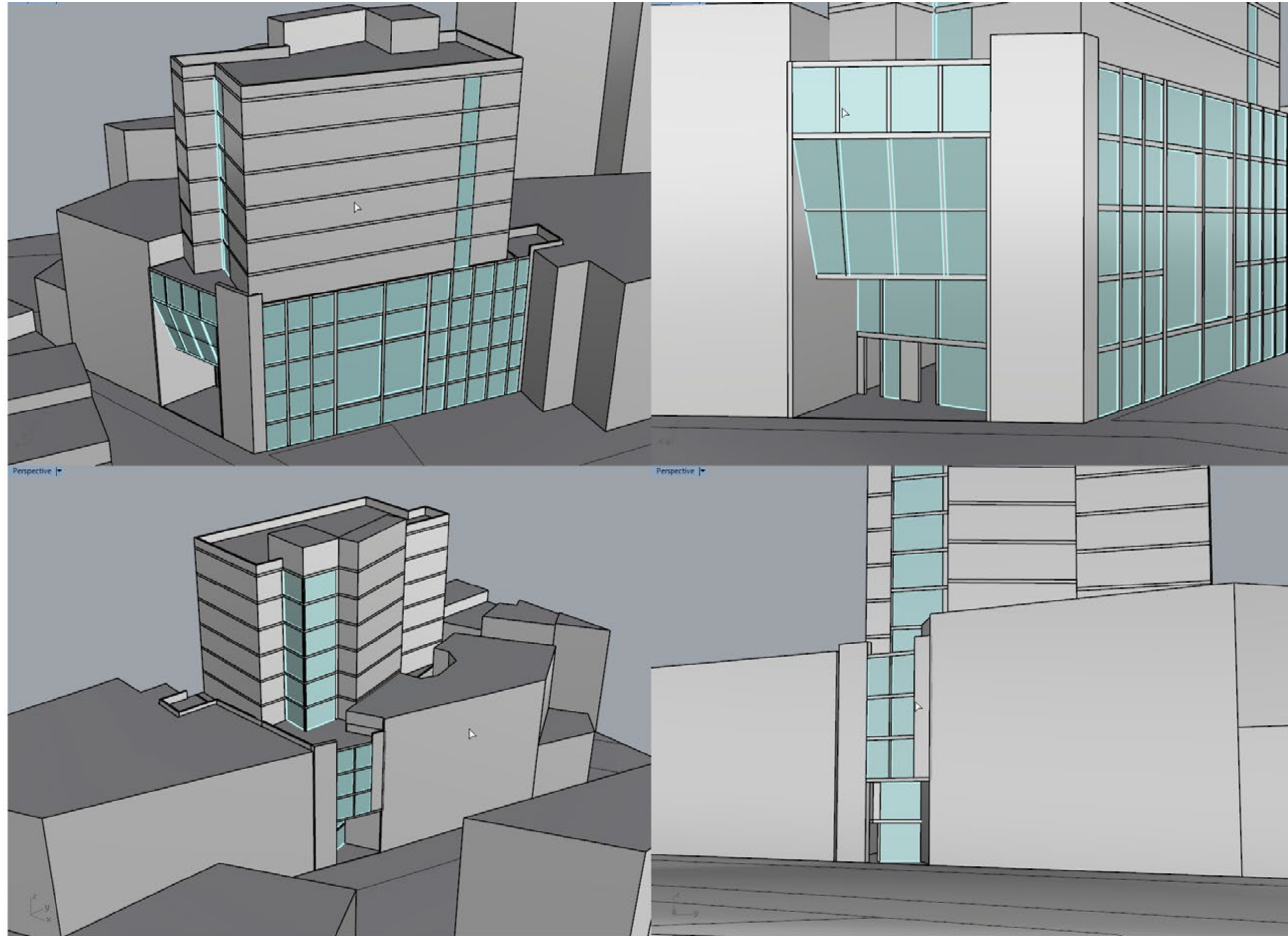


Micro-Unit Floor Plan 1/4" = 1'-0"



North Wall Section 1/2" = 1'-0"





Final Design Work

The following information is included in this section:

Various Renderings of Building
 Building Floor Plans
 Building Section
 Elevation Drawings
 Interior View of Building



East Entrance View - 7th Avenue

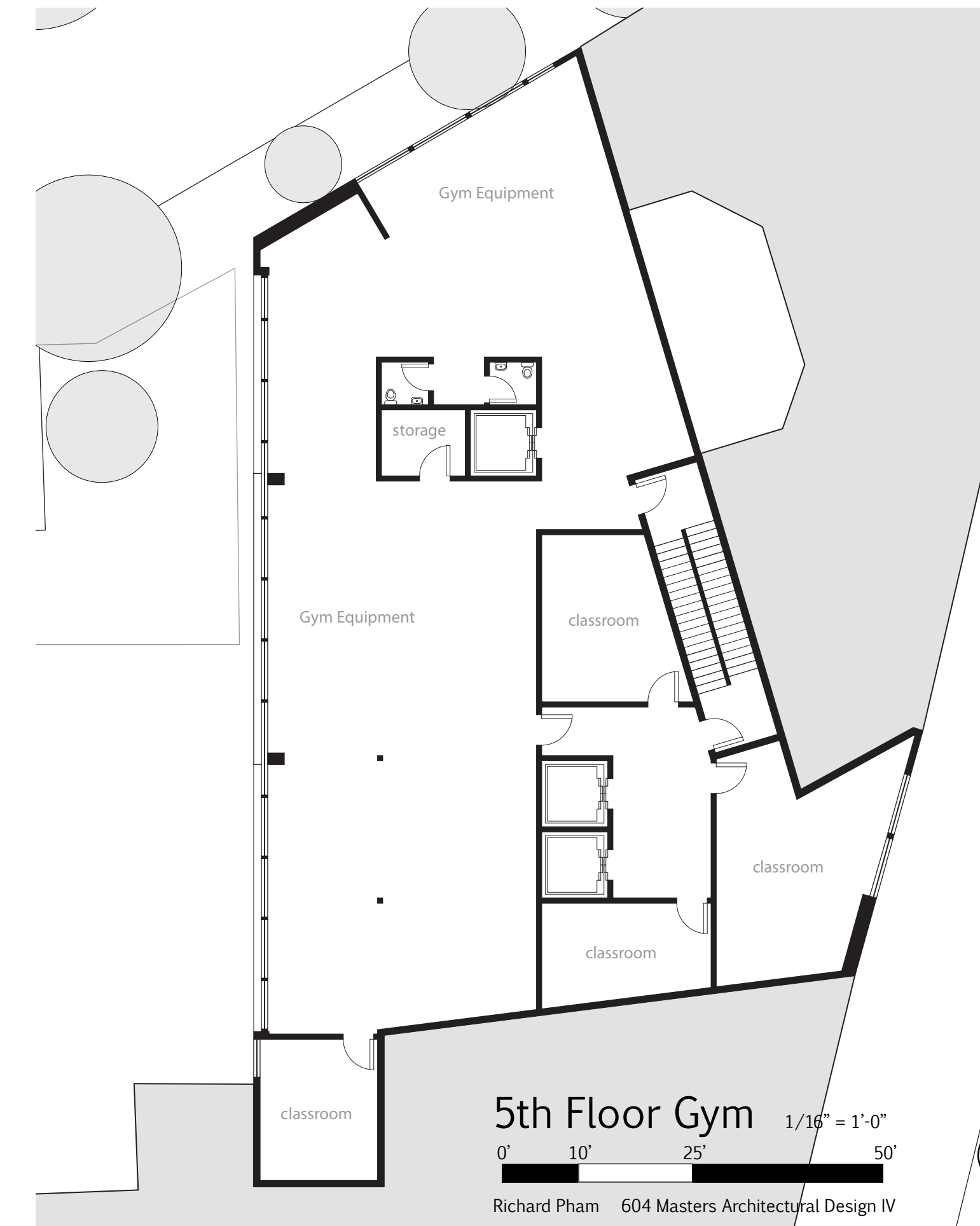
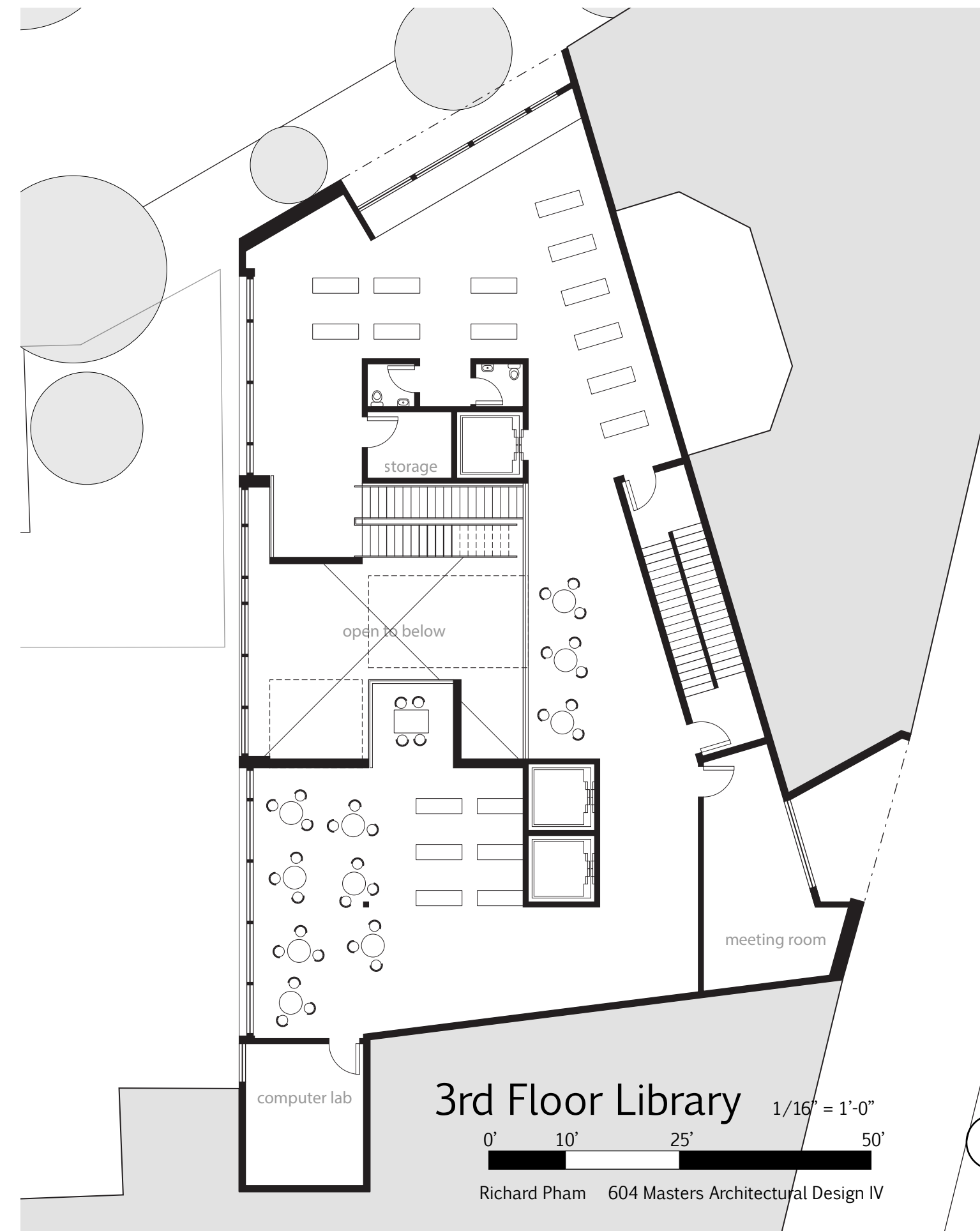
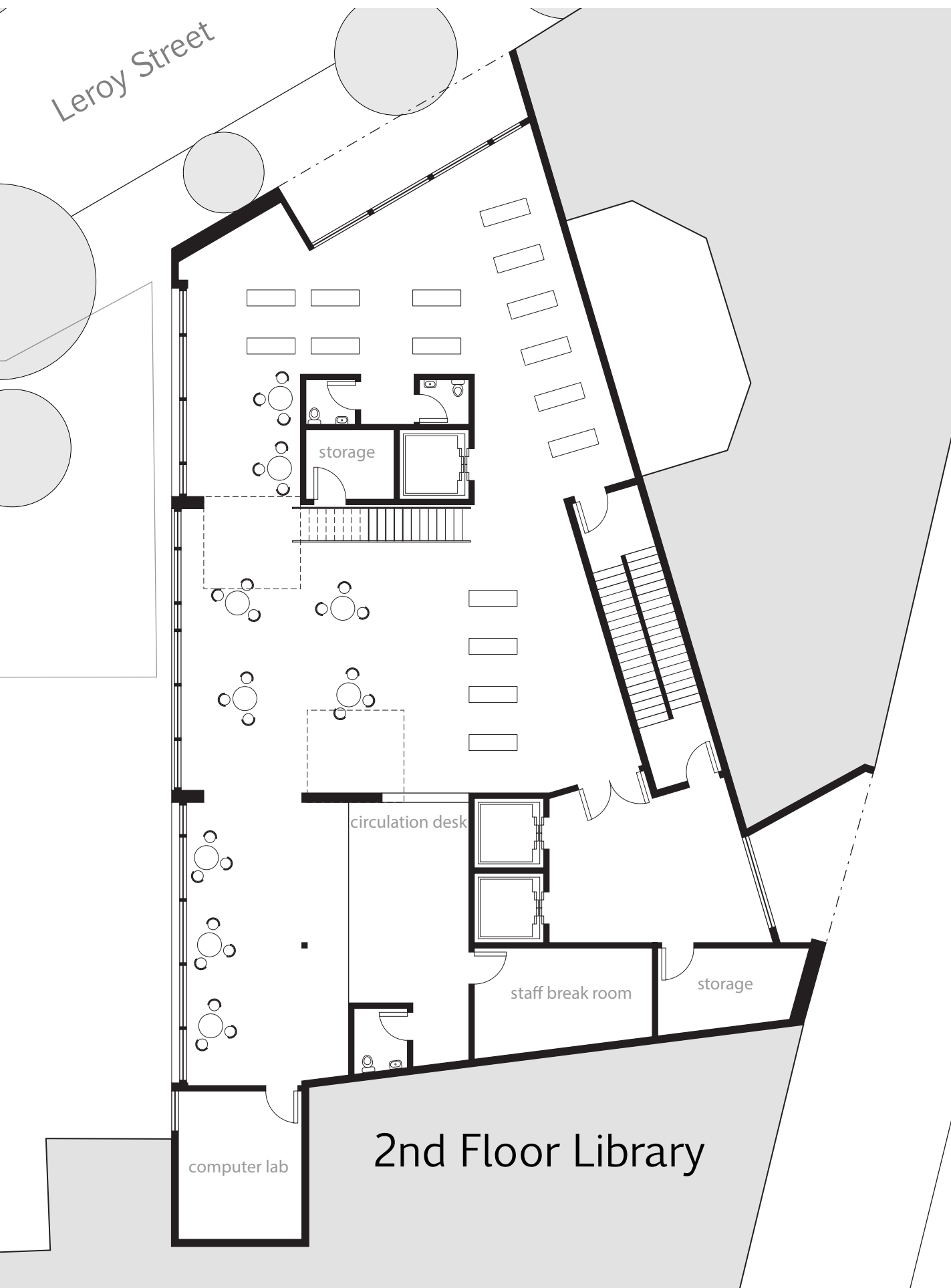


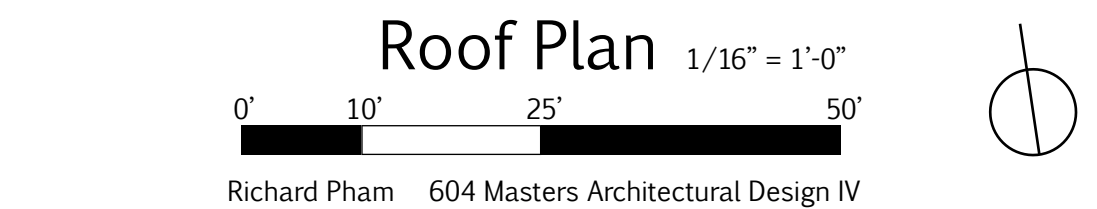
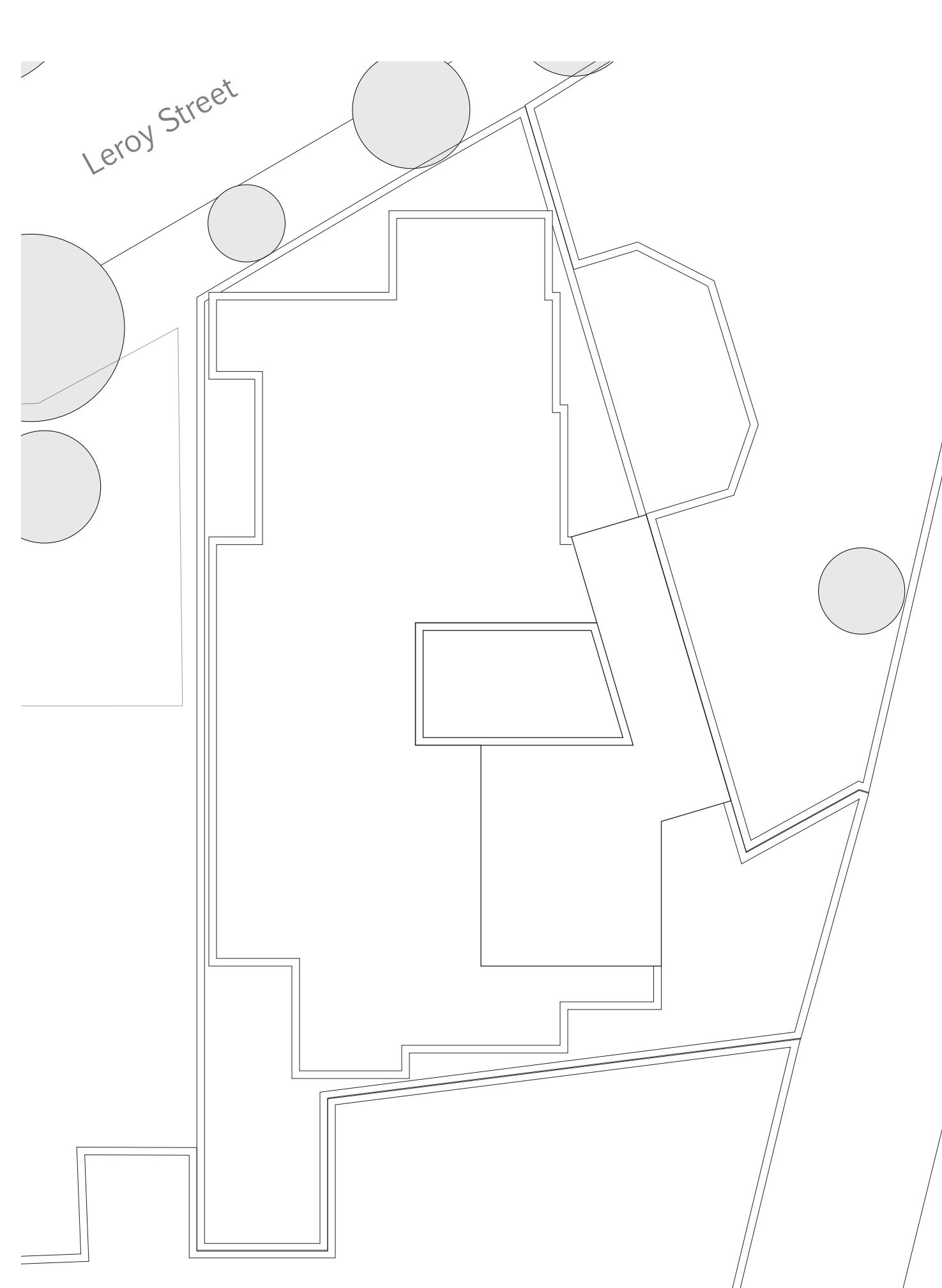
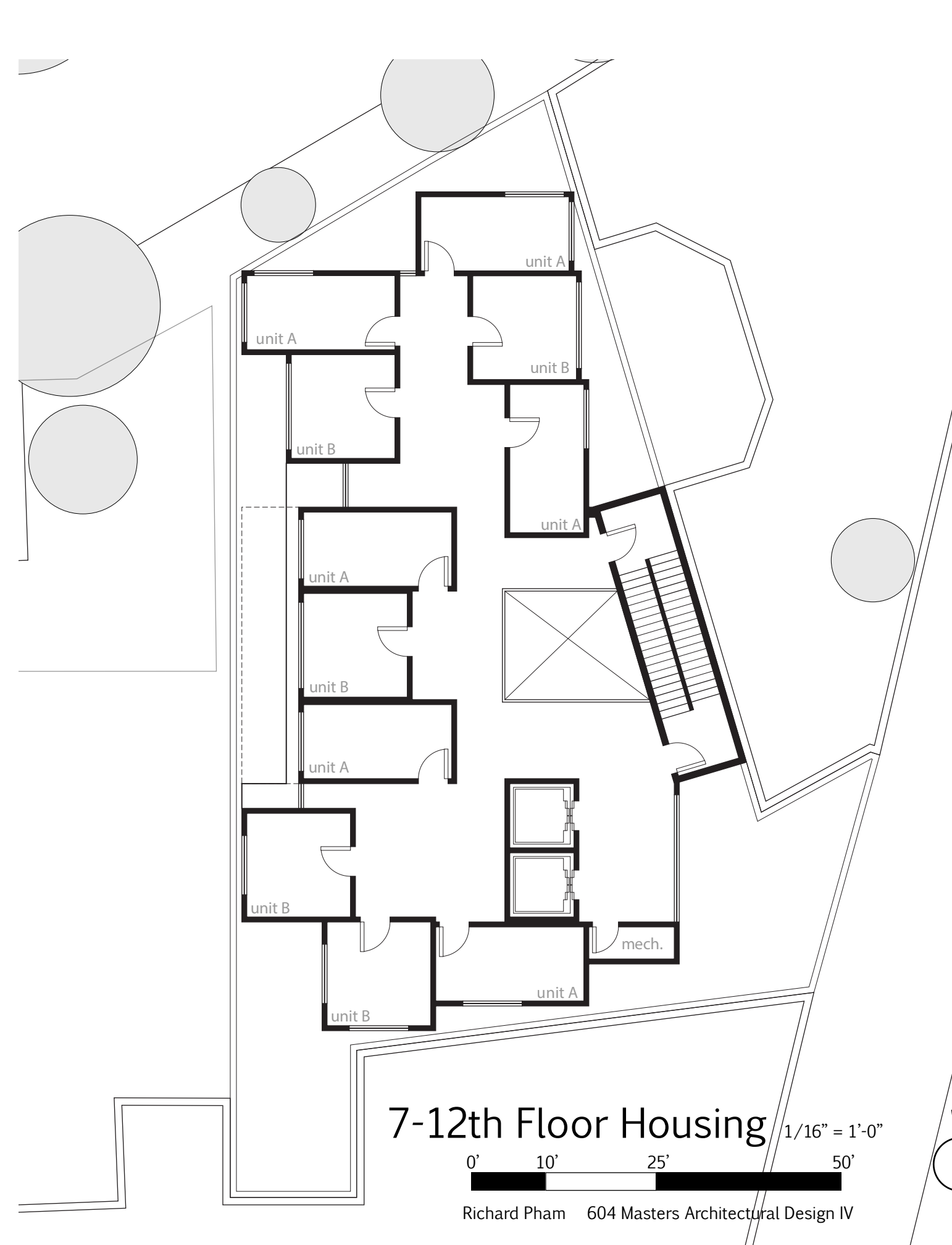
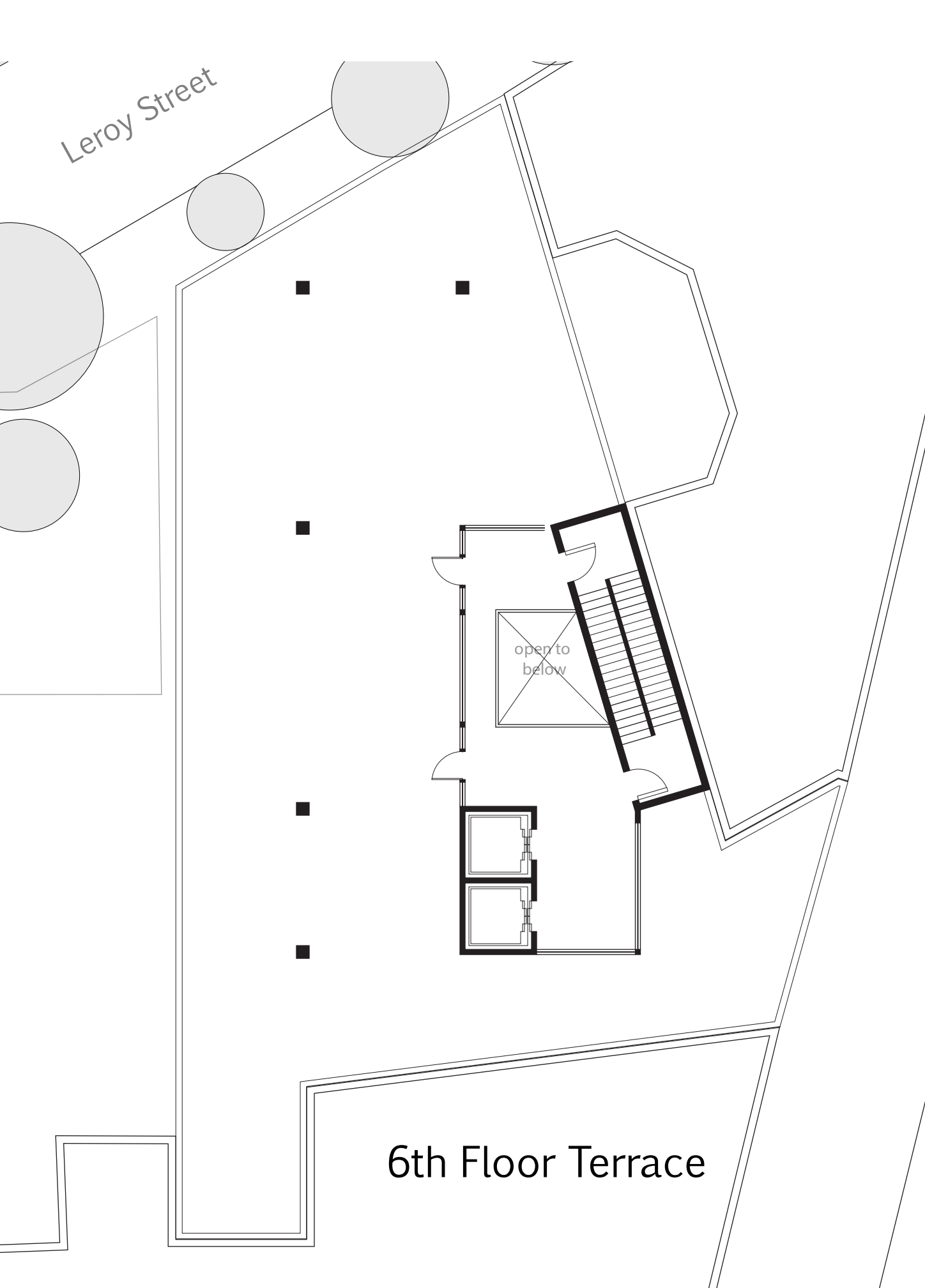
West Bird-Eye's View

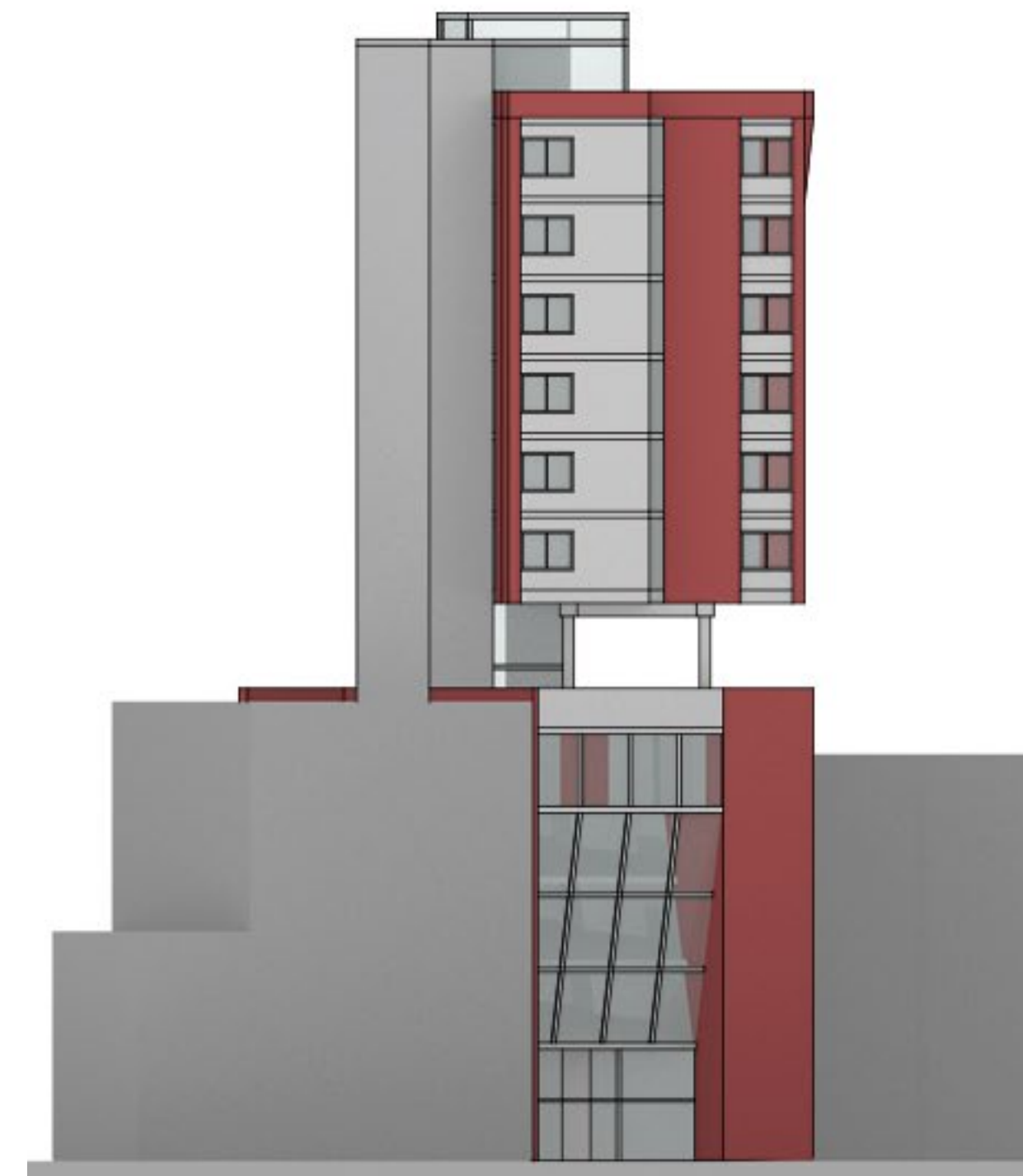
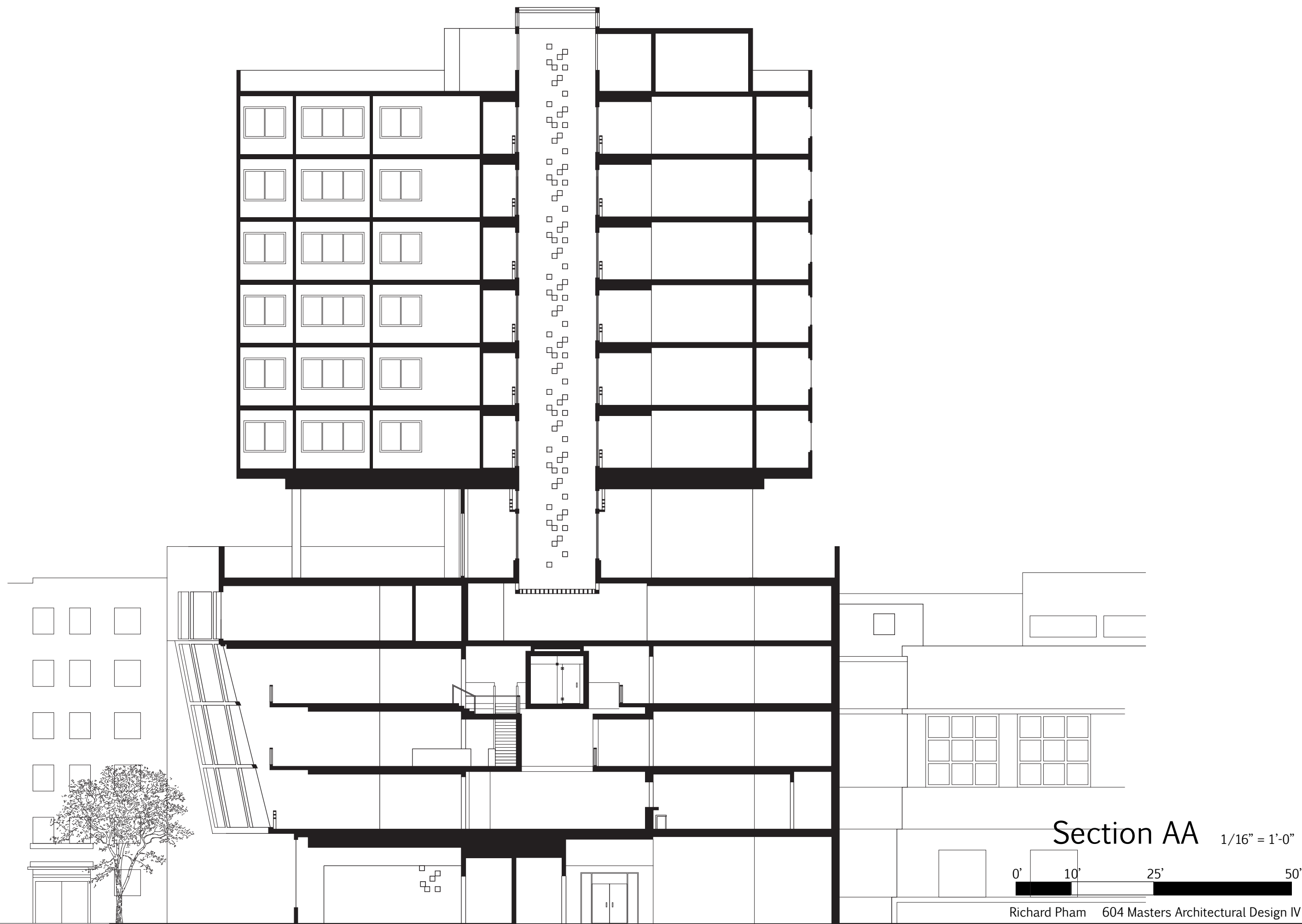


North Entrance View - Leroy Street

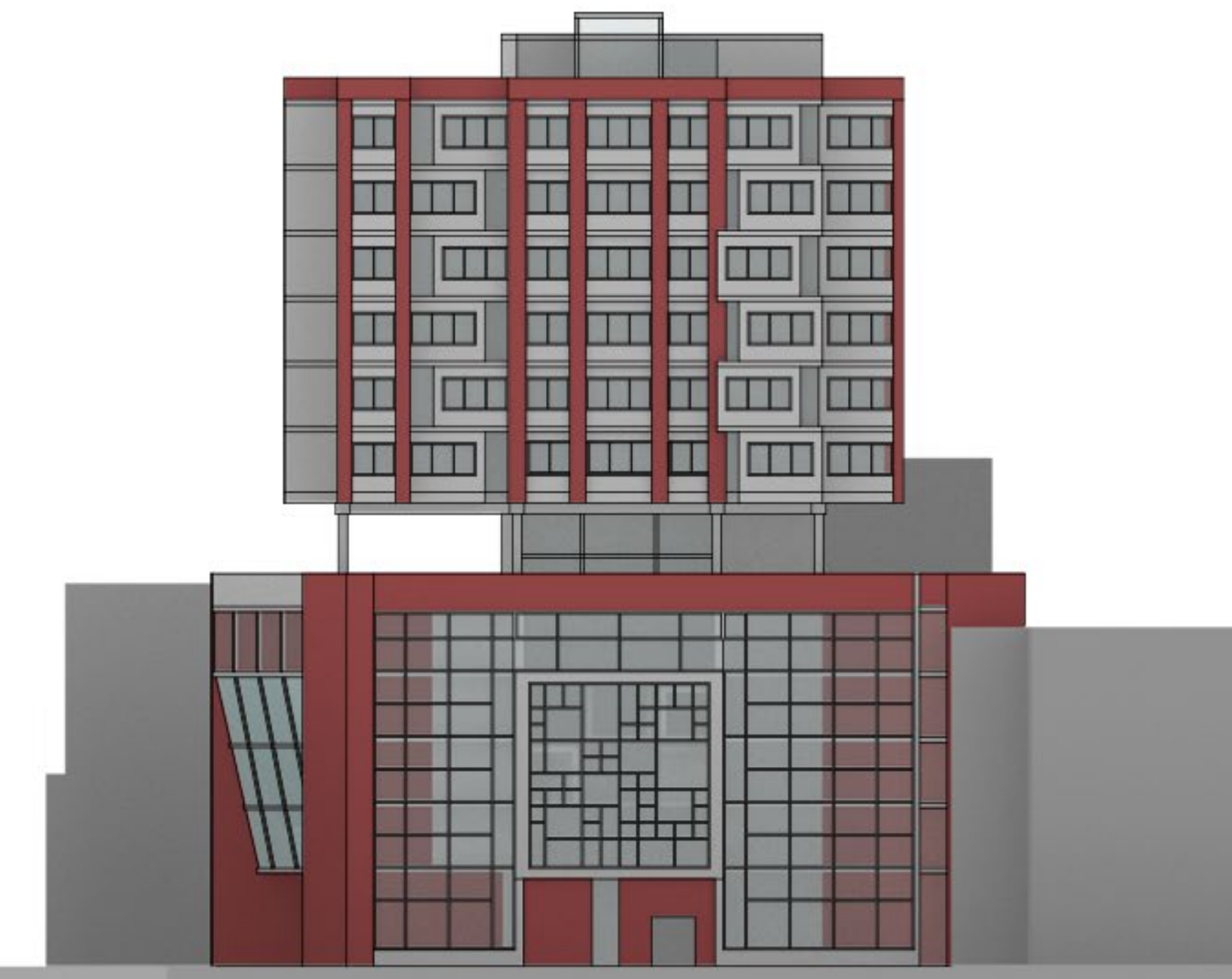






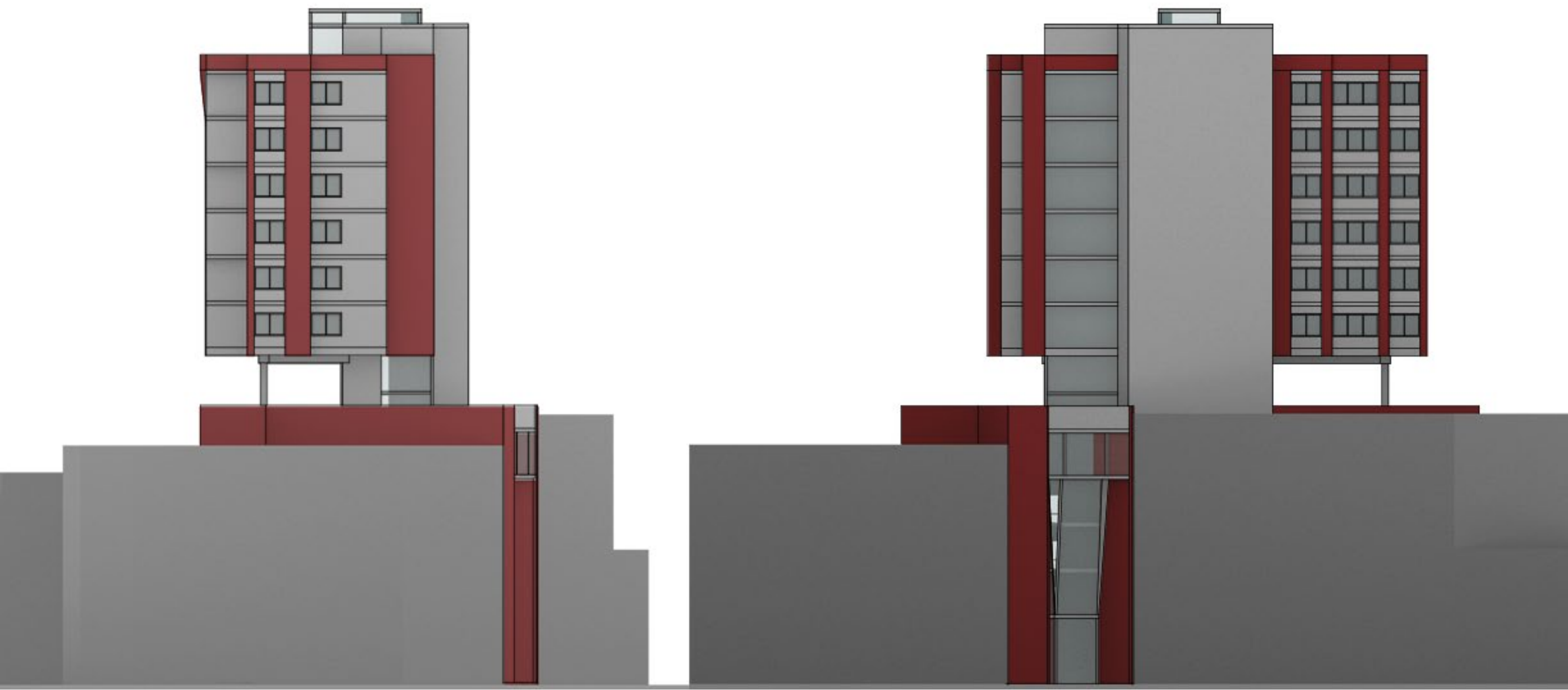


North Elevation



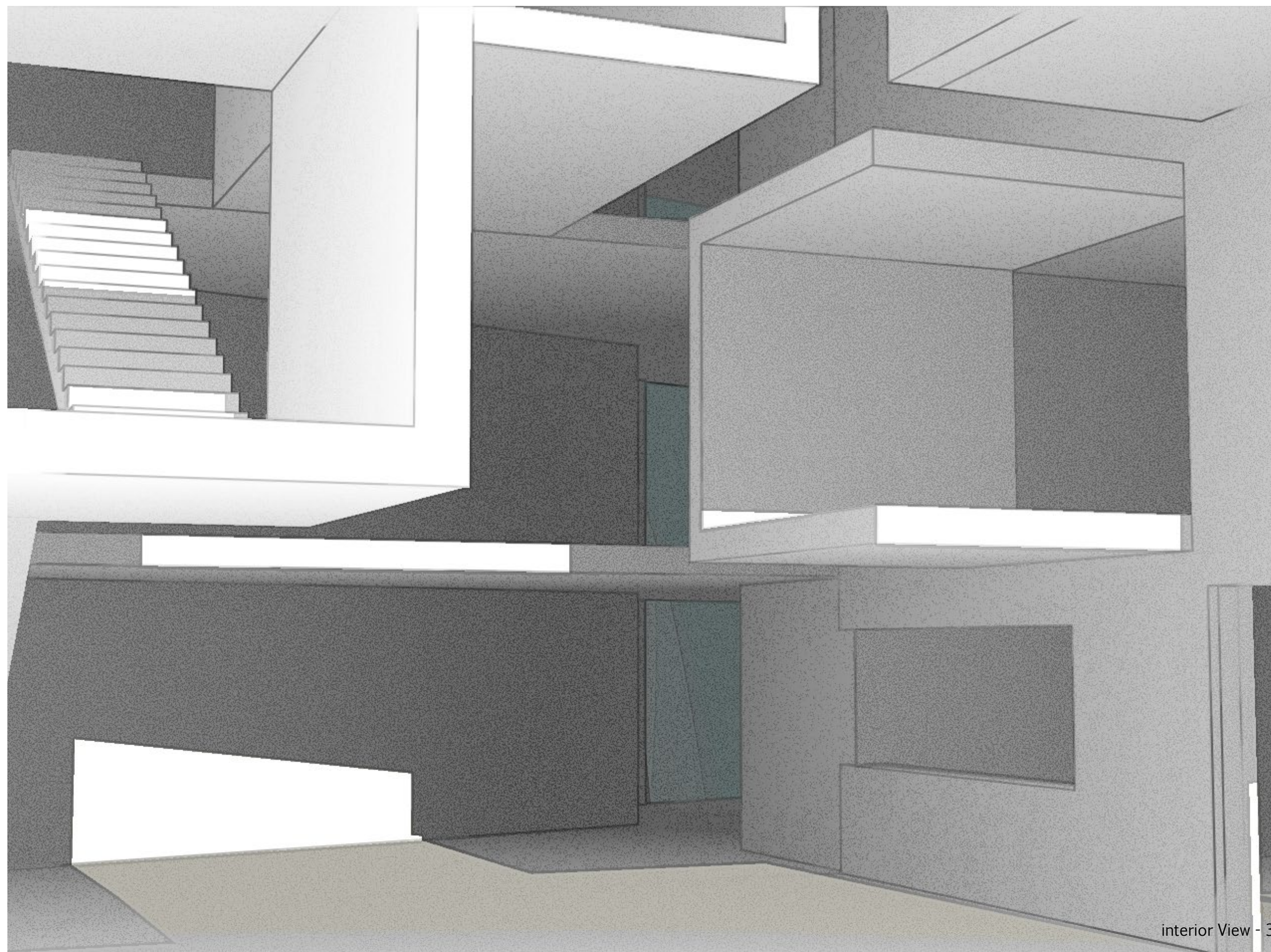
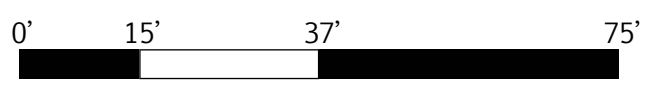
West Elevation $1/24" = 1'-0"$





South Elevation

East Elevation $1/24" = 1'-0"$

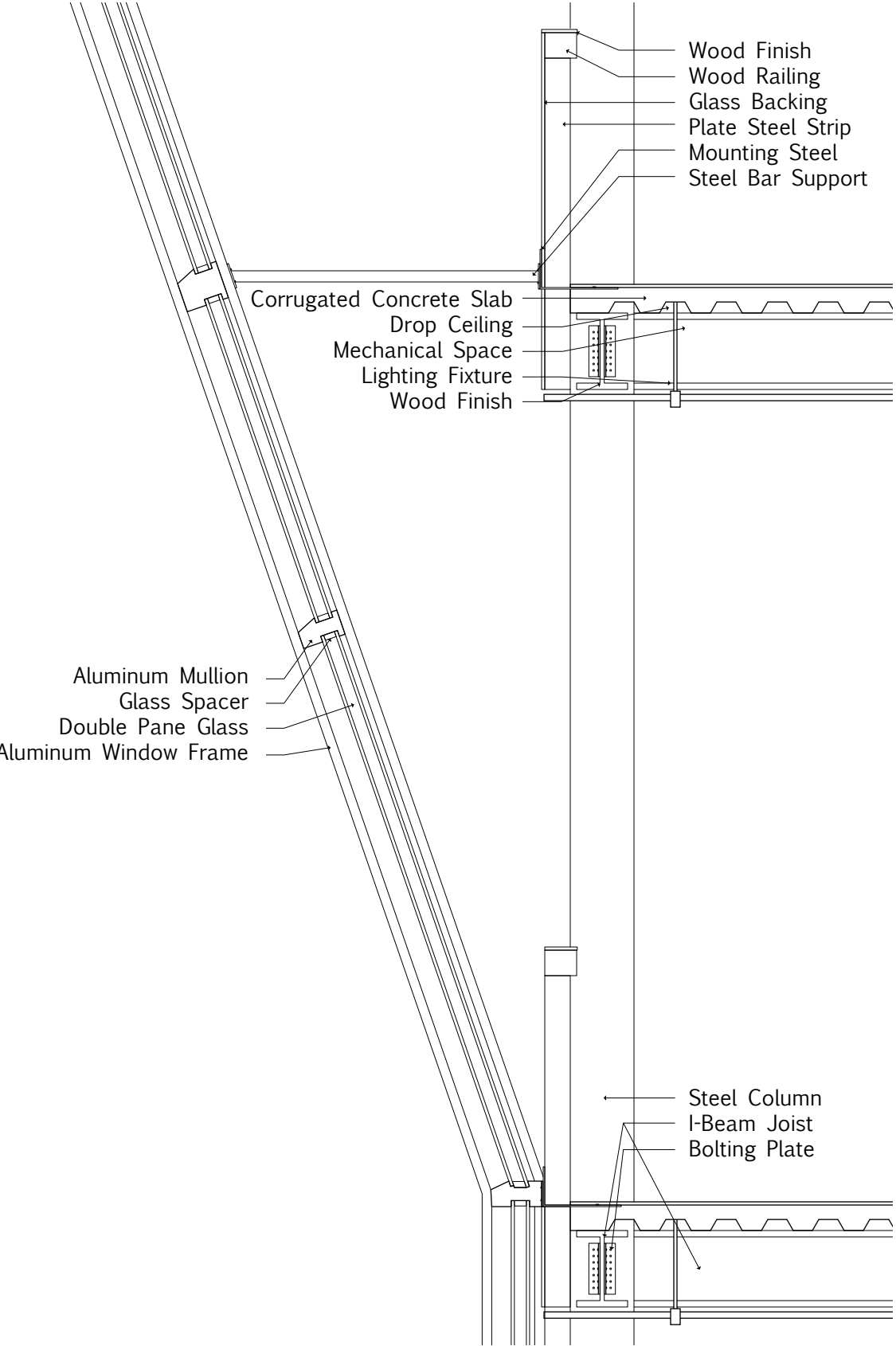


interior View - 3rd Floor Library

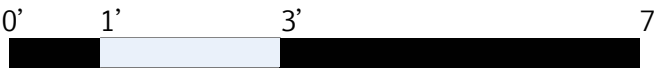
Technical Information

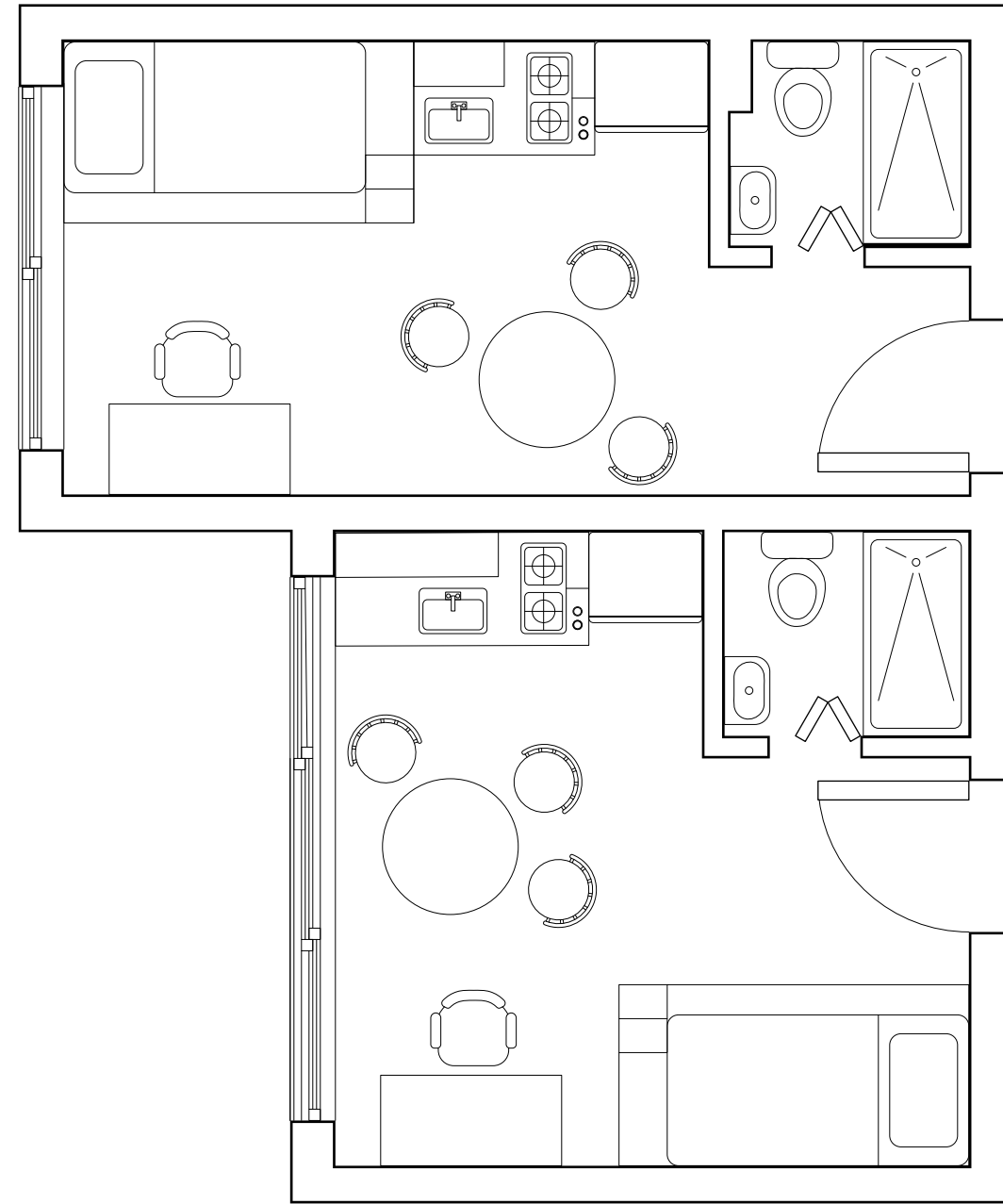
The following information is included in this section:

- Exterior Wall Section and Reflected Elevation
- Interior Wall Section and Micro-Unit Floor Plan
- Structural System Diagrams
- HVAC System Diagrams
- Codes and Regulations

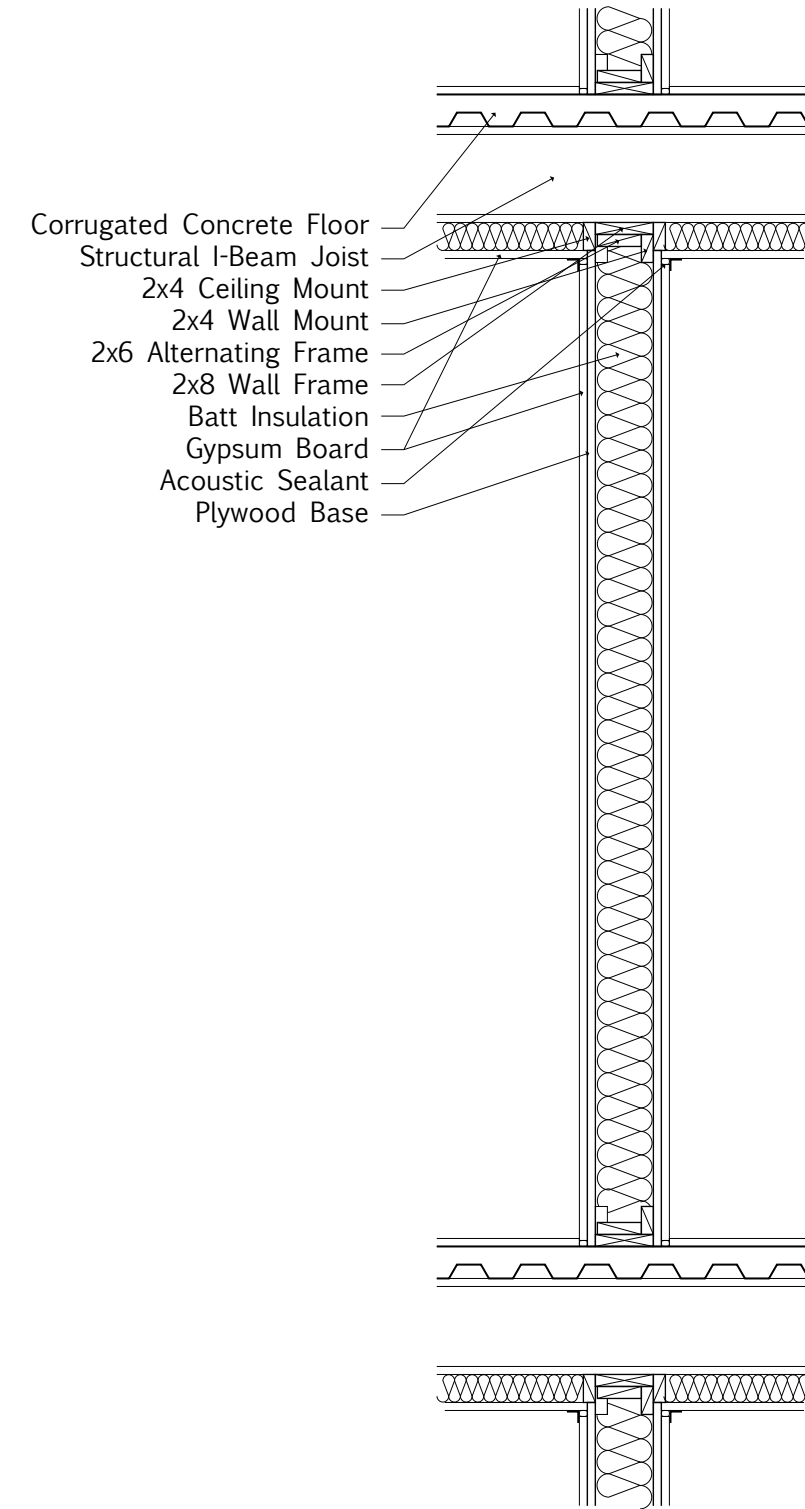
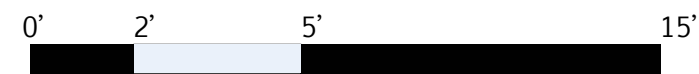


North Wall Section 1/2" = 1'-0"

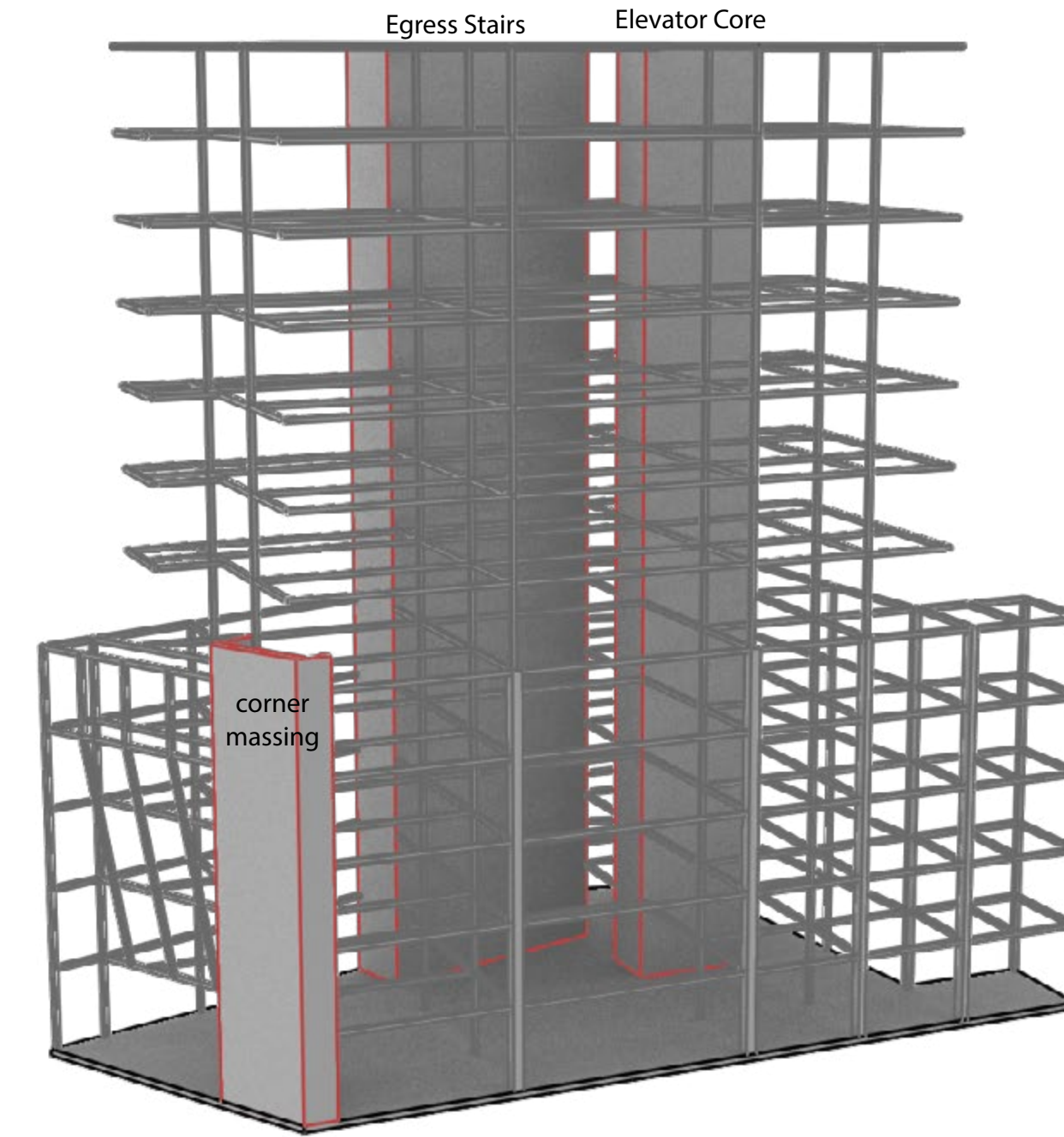
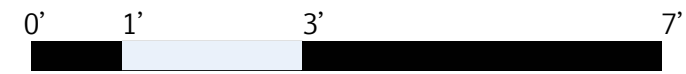




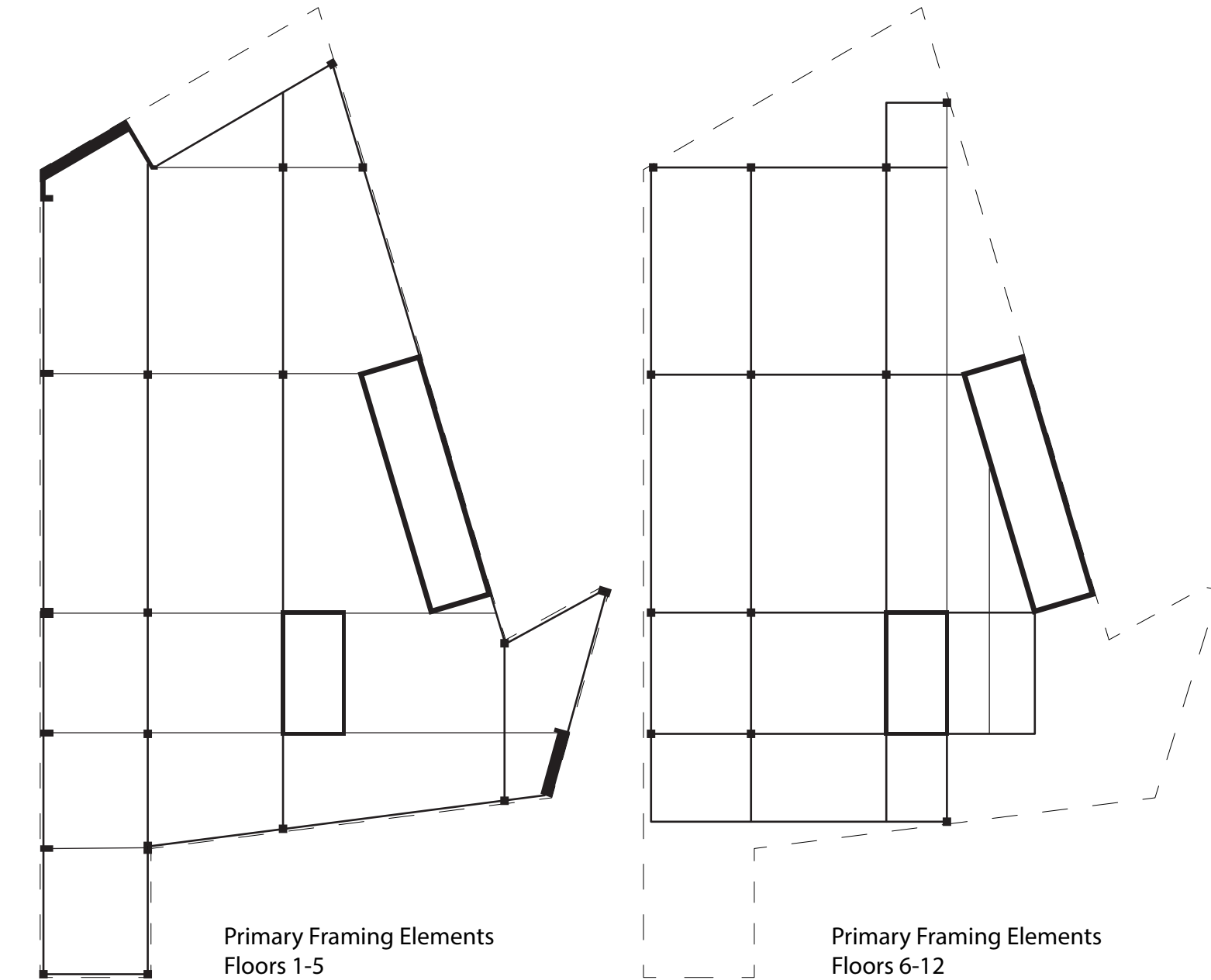
Micro Housing Plans $1/4" = 1'-0"$



Interior Wall Section $1/2" = 1'-0"$

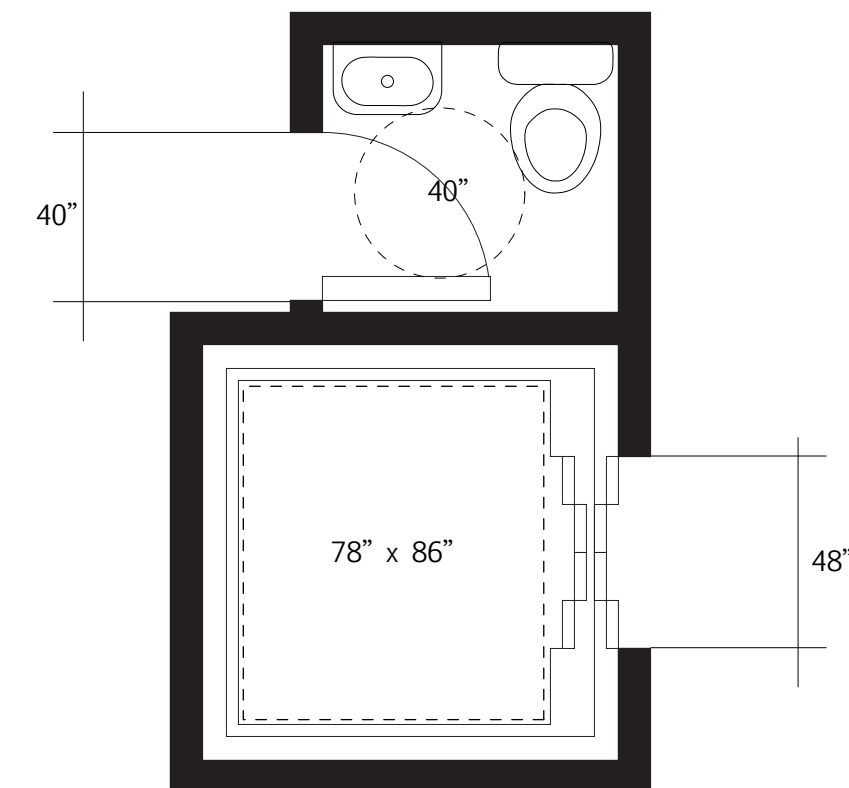
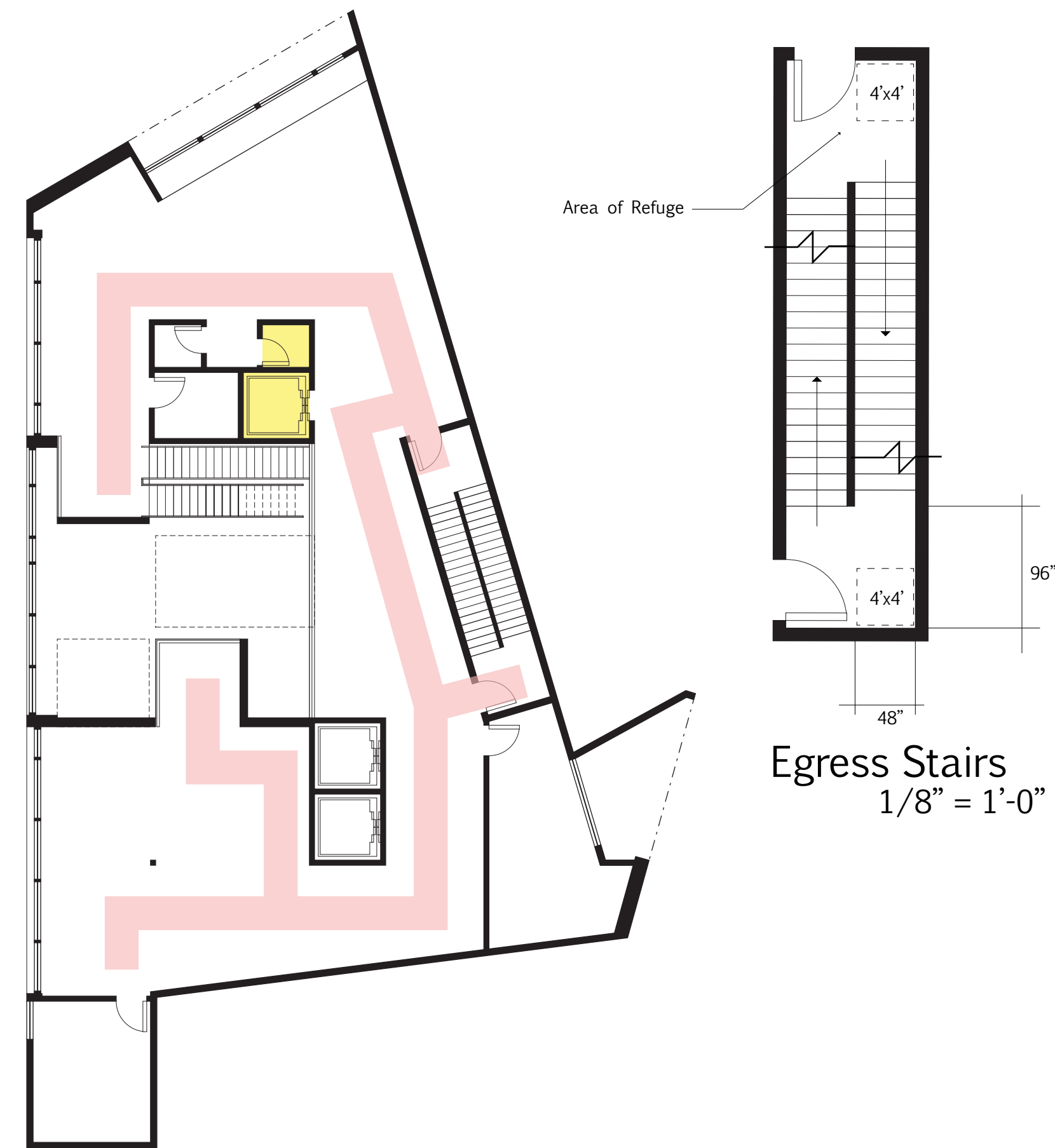
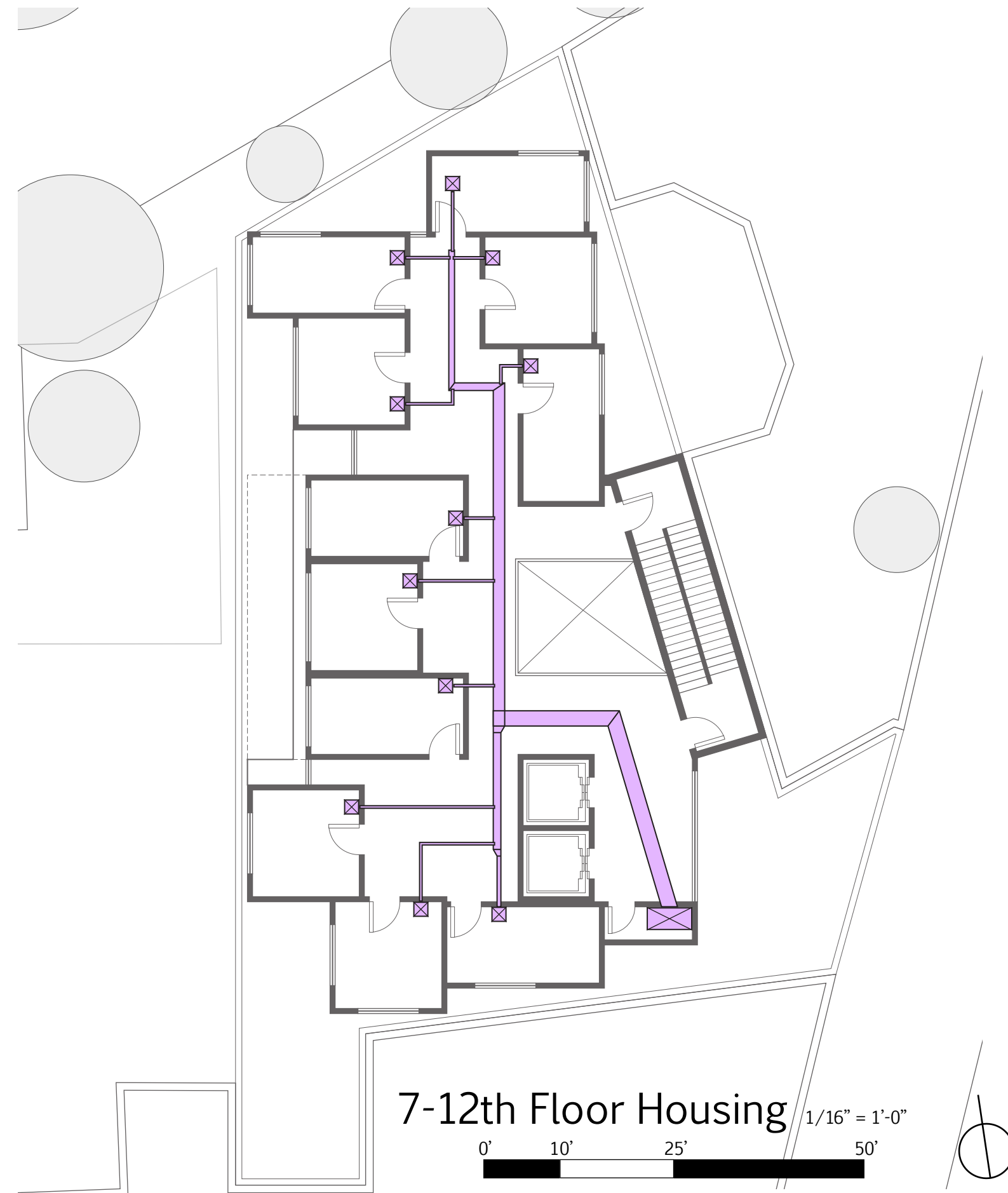
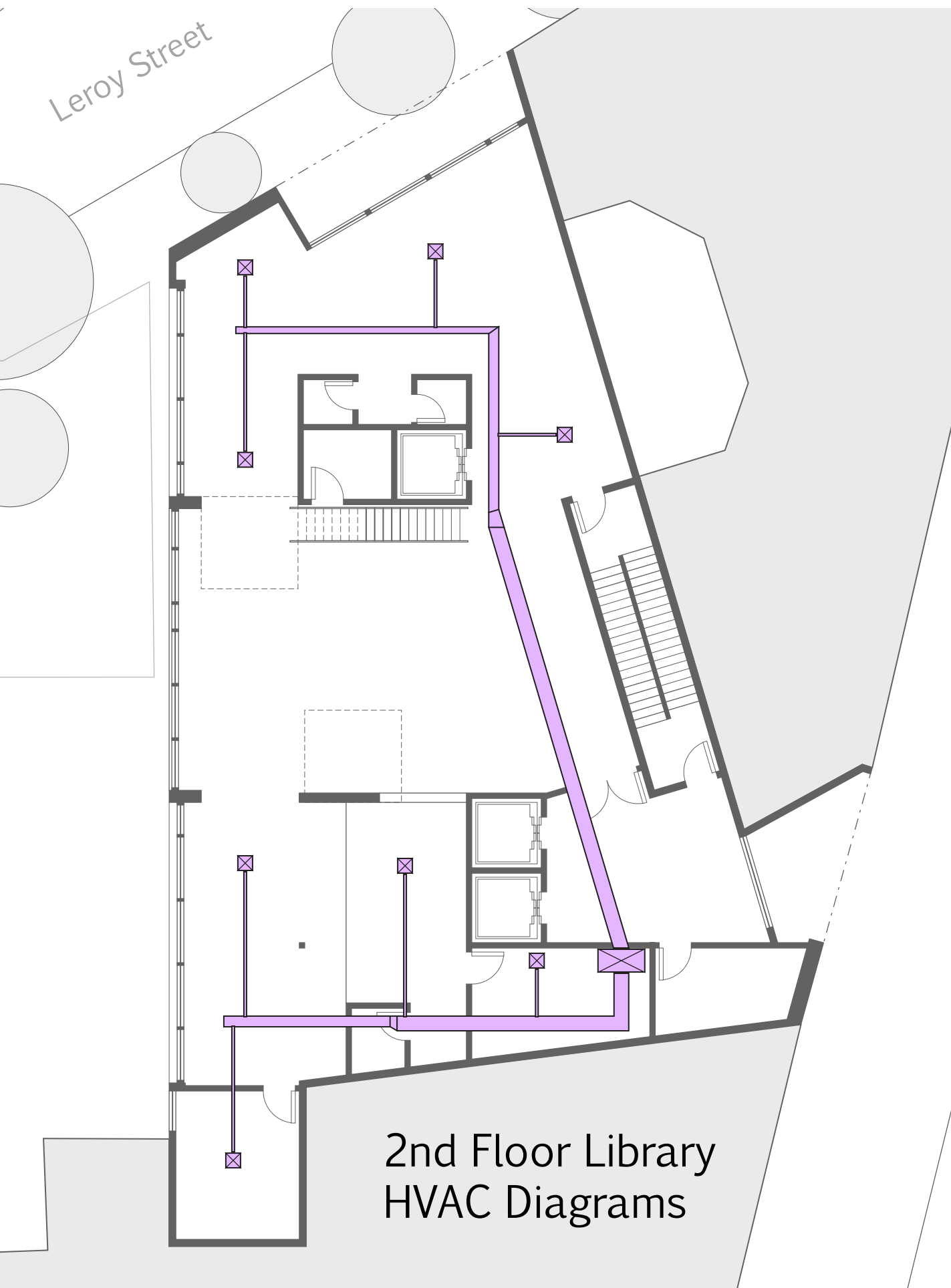


Steel Framing Diagram Northwest View



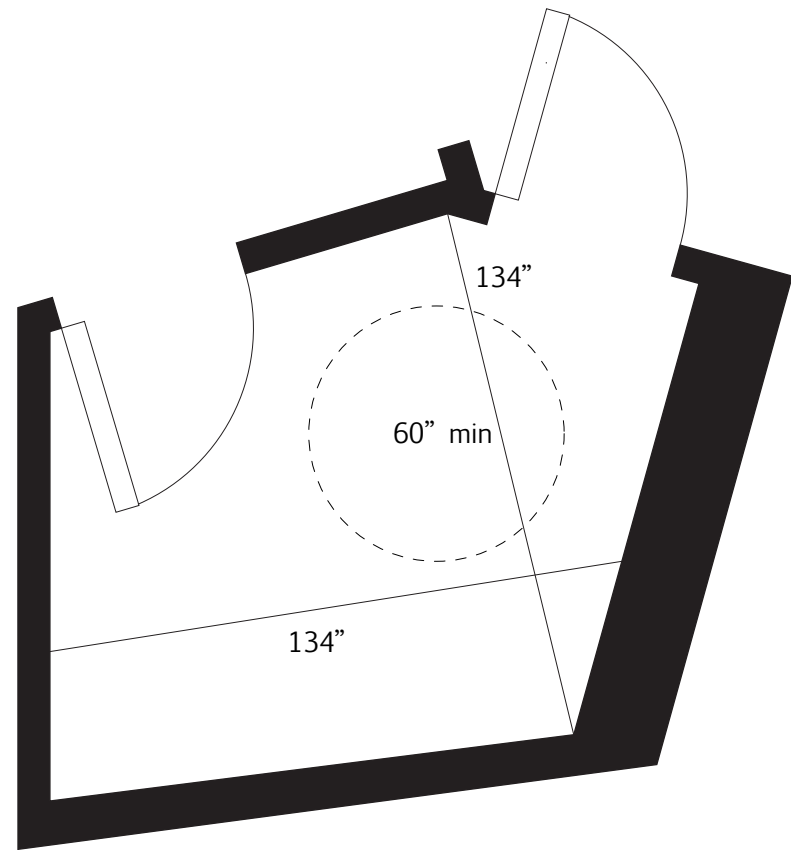
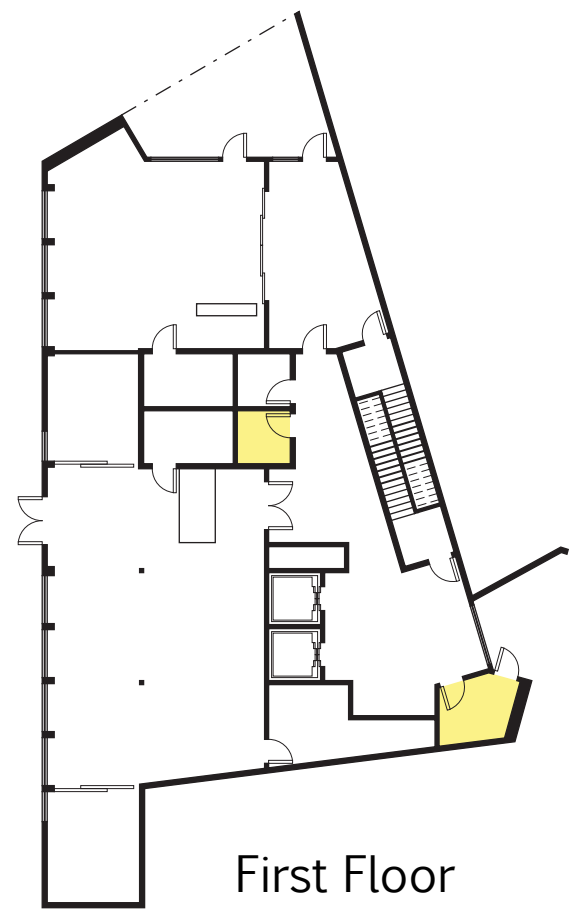
Framing Plan Diagram



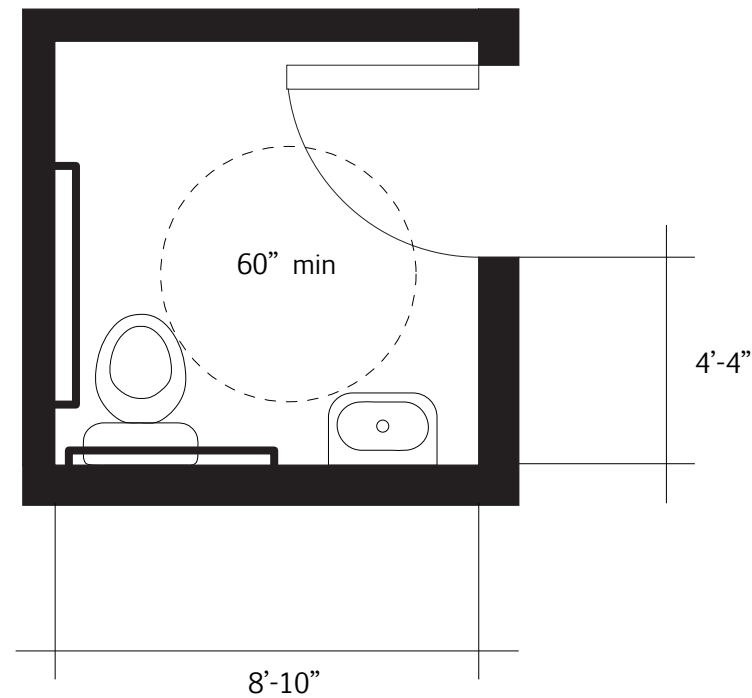


Elevator Cab and Restroom 1/4" = 1'-0"

The public restrooms located in the library and public areas are currently too small to meet the current ADA and ICC/ANSI accessibility standards. The restroom sizing should be re-evaluated to create a more comfortable space for wheelchair users as according to standard sizing.



East Entrance Vestibule
1/8" = 1'-0"



1st Floor Restroom
1/8" = 1'-0"

The first floor restroom and entrance vestibules have more than enough adequate space to meet accessibility standards. The designed dimensions are larger than the minimum requirements demonstrated in the ADA and ICC/ANSI standards.

TABLE OF CONTENTS

PREPAREDNESS BASICS	4
Make a Household Disaster Plan	4
Put Together a Go Bag	5
Assemble an Emergency Supply Kit	5
EMERGENCY EVACUATION AND SHELTERING	6
Evacuation	6
Disaster Sheltering	7
Sheltering in Place	7
KNOW THE NEW YORK CITY HAZARDS	8
Winter Weather	8
Severe Weather	9
Coastal Storms & Hurricanes	10
Extreme Heat	11
Utilities Disruptions	12
Building Collapses & Explosions	13
Earthquakes	13
Fire	14
Carbon Monoxide	15
Hazardous Materials, Chemical Spills & Radiation Exposure	16
Disease Outbreaks & Biological Events	17
Terrorism	17
SPECIAL CONSIDERATIONS	18
Seniors & People with Disabilities	18
Mental Health	19
Subway Preparedness	19
Pet Owners	20
GET INVOLVED	21
MORE RESOURCES	22
CONTACTING THE CITY	22
EMERGENCY REFERENCE CARD	23

Photo Credits
Cover: Mark Clampet, OEM
Page 10: Jonathan Gaska, Queens CB 14
Page 11: Spencer T. Tucker
Pages 12-13: Mark Clampet, OEM
Page 14: FDNY

Natural Disasters

Climate

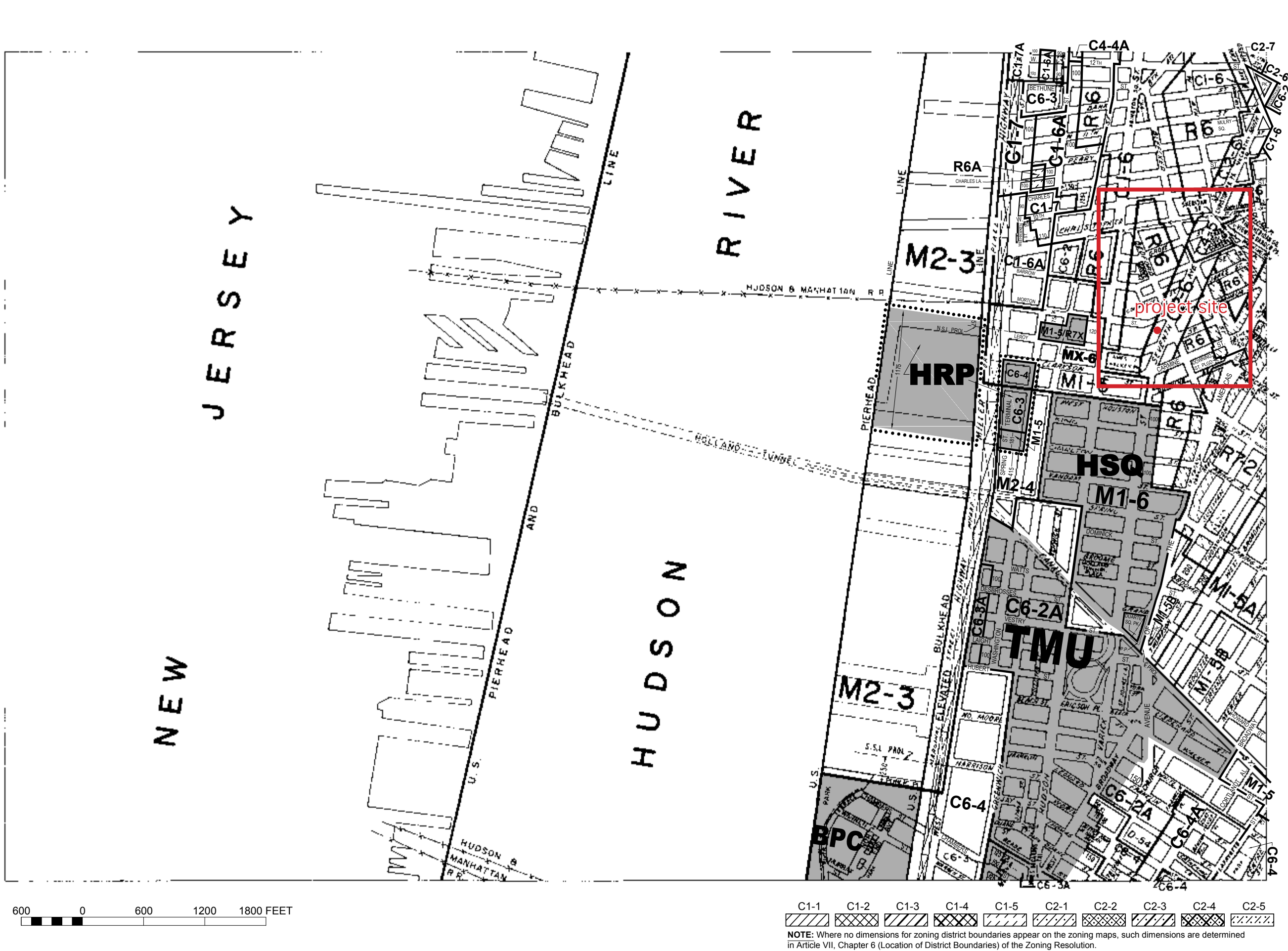
The New York City Government prepares its citizens with an emergency preparedness guide that warns against the following natural disasters:

1. Severe weather (thunderstorms, flash floods, tornadoes)
2. Coastal storms and hurricanes
3. Earthquakes

Other considerations by the government include:

1. Extreme heat
2. Utility disruptions
3. Building collapse and explosions
4. Fire
5. Carbon monoxide
6. Hazardous materials, chemical spills, and radiation leaks
7. Outbreak of disease
8. Terrorism

source: (http://www.nyc.gov/html/oem/downloads/pdf/household_guide.pdf)



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:
12-15-2016 C 160309 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.

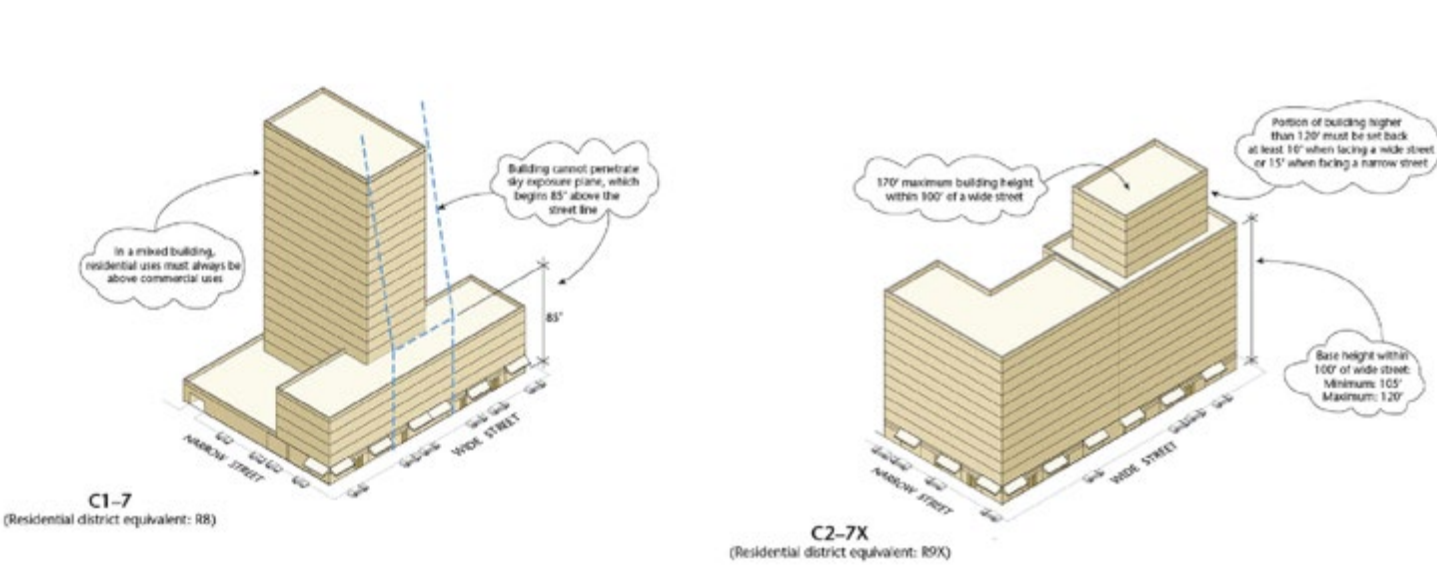
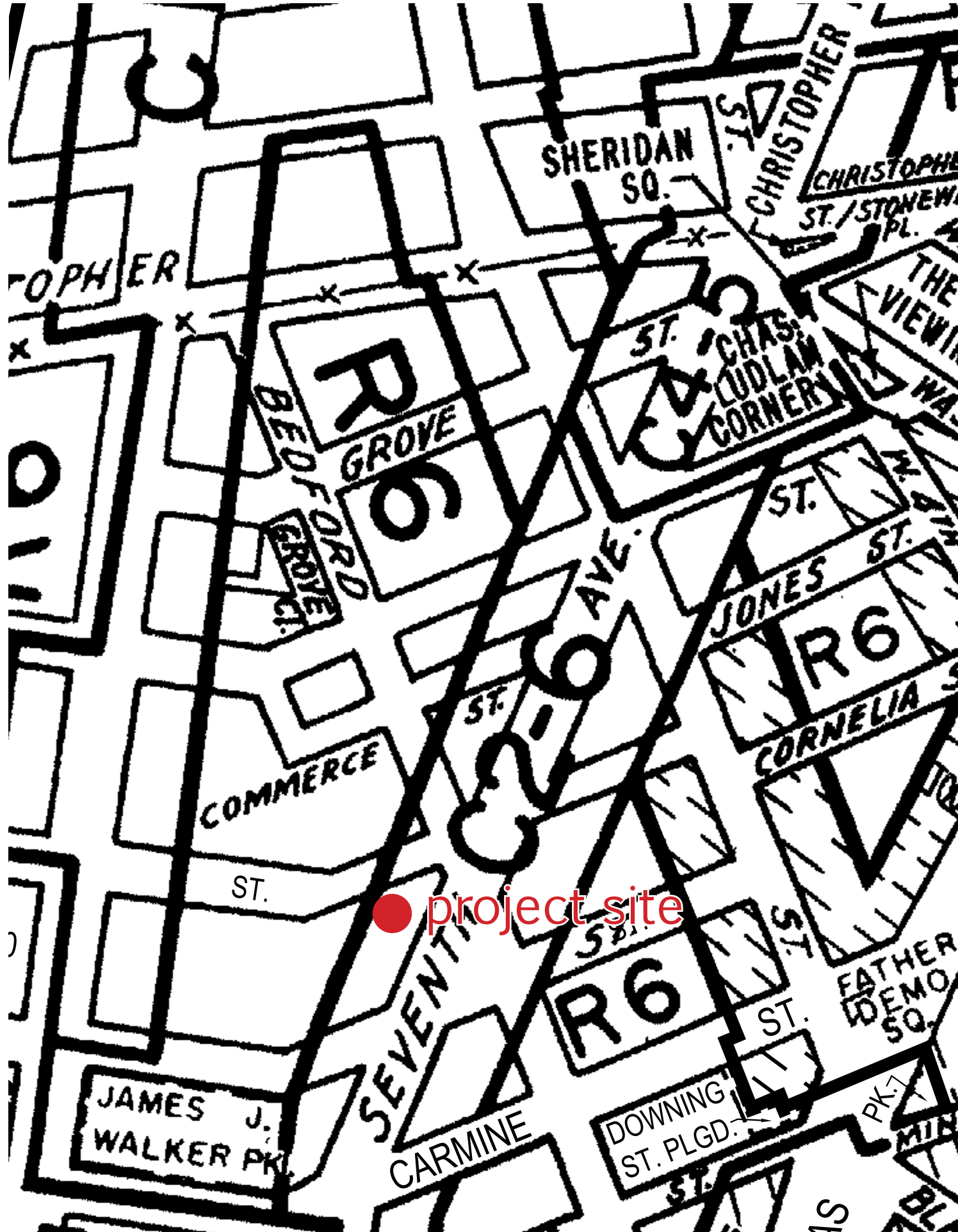
MAP KEY

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

© Copyrighted by the City of New York

ZONING MAP 12a

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.



C2-6 Zone Parcel and Zoning

According to the New York City Planning Commission, the project site lies in zone C2-6, which is a less restrictive commercial zoning. Noted for this zone is are the following:

1. Building cannot penetrate sky exposure plane, beginning 85’ above street
2. In mixed-use, residential must be above commercial
3. Parts of building above 120’ must be set back (10’ facing wide, 15’ facing narrow street)
4. 170’ maximum height

C1 & C2 Commercial Districts													
	C1-6 C2-6	C1-6A C2-6A	C1-7	C2-7	C1-7A	C2-7A	C2-7X	C1-8	C2-8	C1-8A	C2-8A	C1-8X	C1-9 C1-9A
Commercial FAR	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Residential FAR	0.87-3.44 ¹	4.0 ²	0.94-6.02 ²	0.99-7.52	6.02 ³	7.52 ³	9.0	0.99-7.52	10.0 ³	7.52 ³	10.0 ³	9.0	10.0 ³
Residential District Equivalent	R7	R7A	R8	R9	R8A	R9A	R9X	R9	R10	R9A	R10A	R9X	R10

¹ 4.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program
² 7.2 FAR on wide streets outside the Manhattan Core under Quality Housing Program
³ Increase in FAR with Inclusionary Housing Program bonus

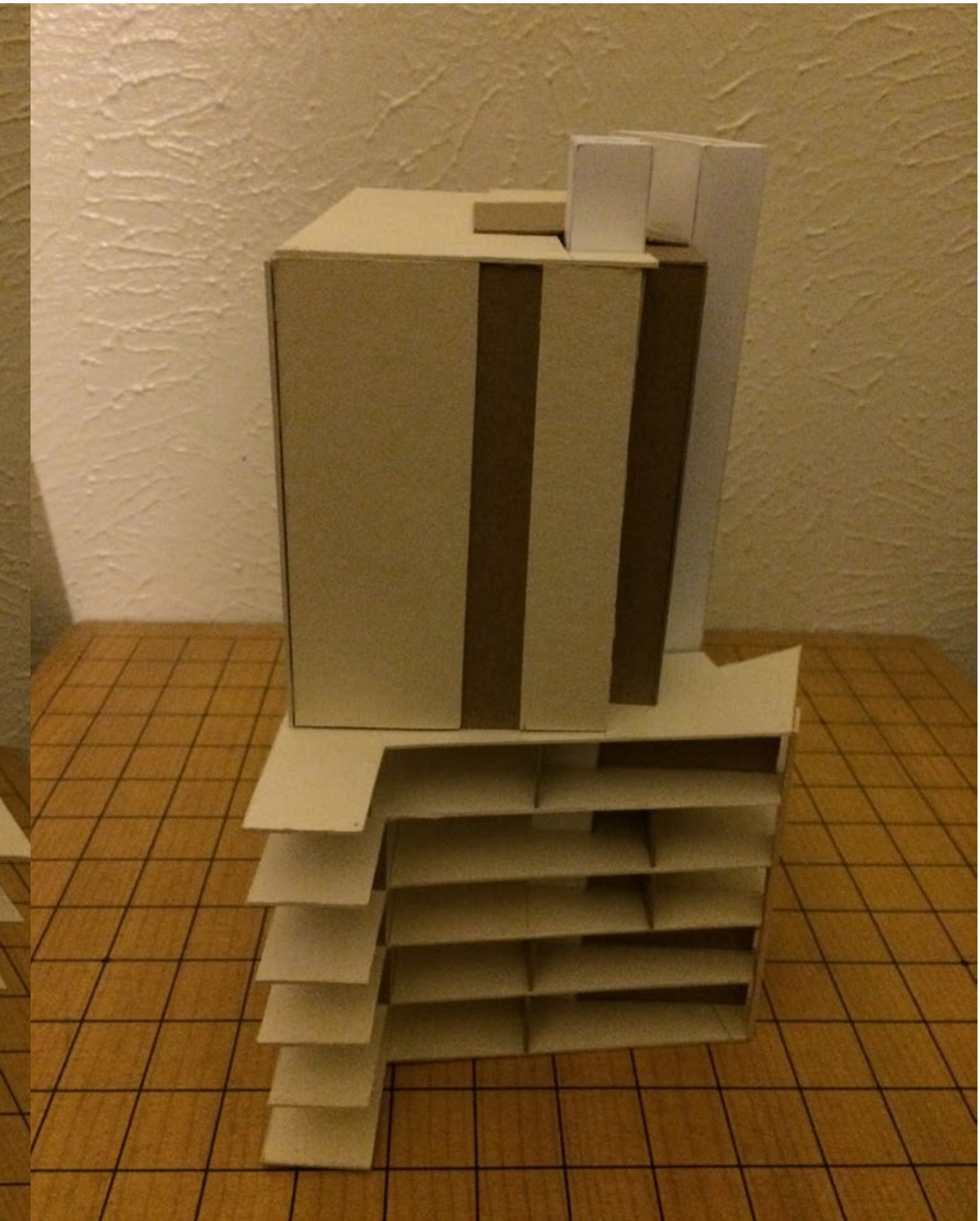
In addition, the maximum commercial floor area ratio (FAR) allowed is 2.0 and the maximum residential FAR is 3.44 (4.0 along wide streets).

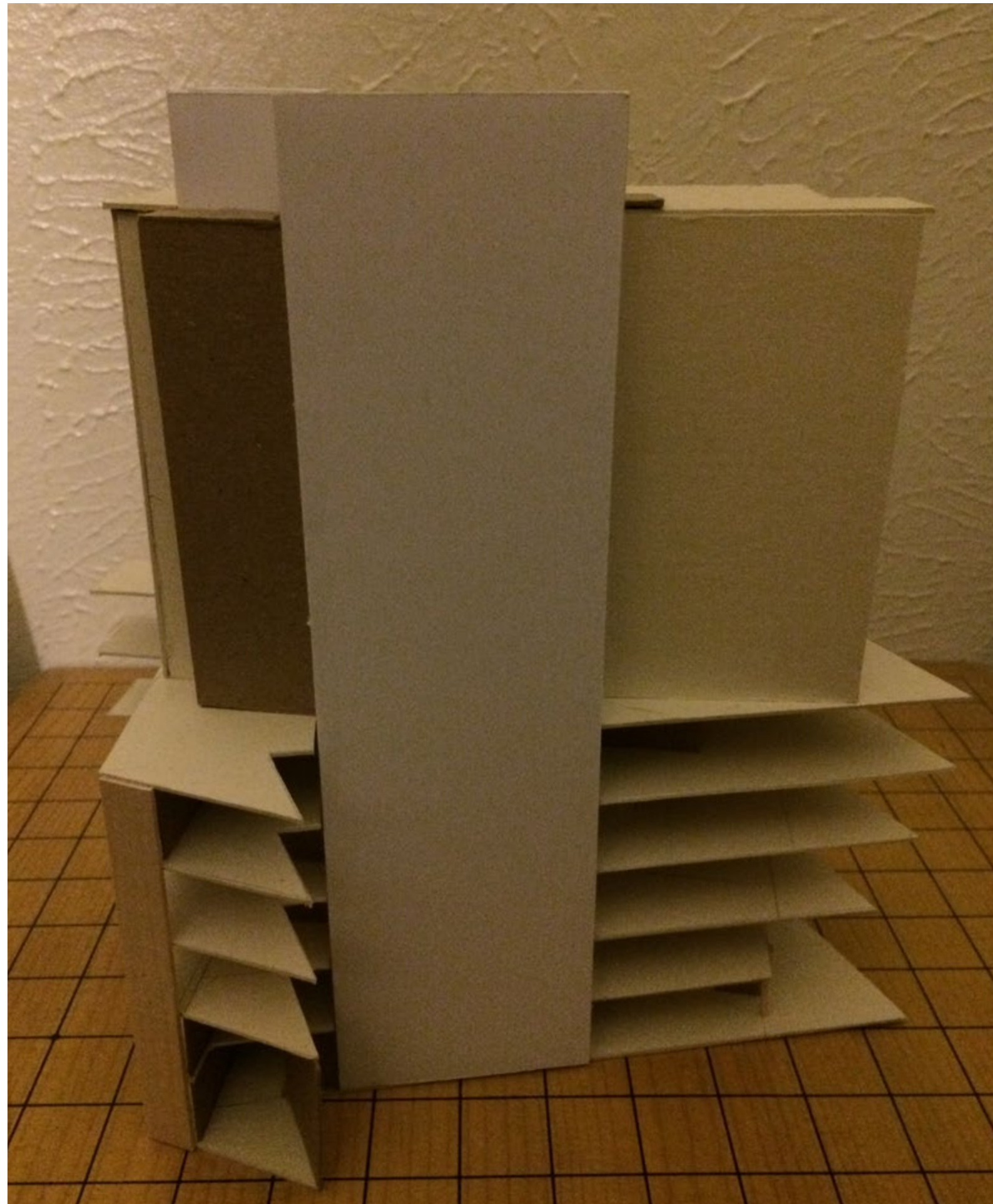
images: (<https://www1.nyc.gov/site/planning/zoning/about-zoning.page>)

Appendix

The following information is included in this section:

Various Views of Mid-Review Model
Various Views of Final Review Site Model
Final Presentation Board









GREENWICH BLOCK
66 Leroy St, New York, NY 10014

Mixed-use building housing restaurant, cafe, library, community gym, and residential micro units

Site History and Context

What is now the Hudson Park Library has served community members and nearby locals as a major public hub for meetings and assembly. The library now occupies most of their material while providing space for community meetings and classes and activities for younger individuals. Over the years, the library has become less and less utilized by the public inhabitants. Most of its users consists of senior citizens who are repeated visitors and children who are signed up for classes and group activities.

Sharing the block, adjacent to the library is the Tony Dapollito Community Center, Leroy Apartments, and Hudson Park. The library's historic entrance along 7th Avenue is no longer used, and the main entrance to the library lies on the north side of the building along Leroy Street. Because the main entrance sits on the smaller residential Leroy Street, many people overlook the library.

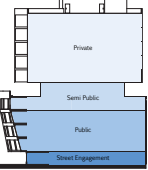
Community and Public Space

The Greenwich Block proposal allows the library to obtain a new identity while enriching Greenwich Village's public space and creating new amenities. The proposal for an open first floor cafe and restaurant helps to maintain the public amenities of the adjacent park and community center. The Greenwich Block Library is a three story proposal that will sit on the 2nd floor to the 4th floor. Above the library is a community gym and open terrace. Beyond that is six stories of micro-unit housing which will offer alternative living quarters as opposed to the Leroy Apartments just next door. By allowing more public access to the lower levels, Greenwich Block not only serves the inhabitants of living in the upper micro-units, but it also invites people in the nearby community and in the city to enjoy a day on the block.

Concept

The basic approach is to increase public space in the lower levels of the building and allow for housing in the upper levels. However, a separation between the private housing space and the public levels below will add value to the micro-housing units which are only 250 square feet.

Increased privacy for the micro-housing residents while providing a variety of amenities and public space for shared use will create a comfortable community residents in the building and in the local community.



Precedents and Inspiration

pieolated on

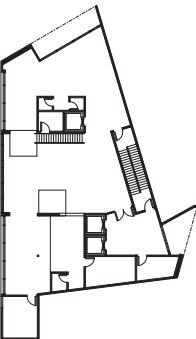
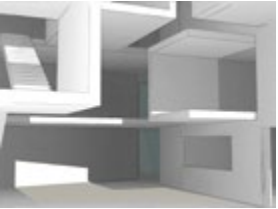
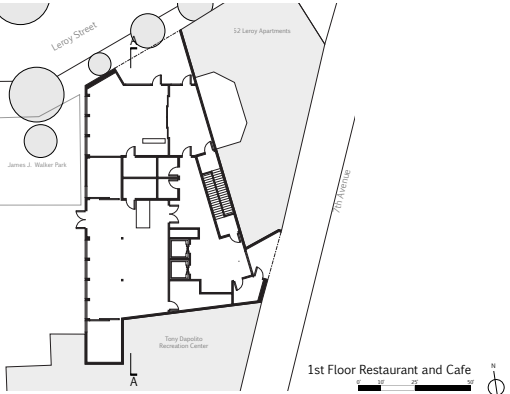


A high-end residential complex in Long Island City using protruding balconies to give similar sense of scale as well as create a sense of identity. The separation between the ground plane and the upper levels due to the protrusion gives a strong sense of luxury and privacy for residents living in the building.

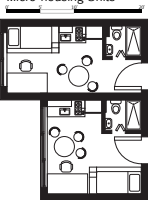
Gifu Media Cosmos 1000070



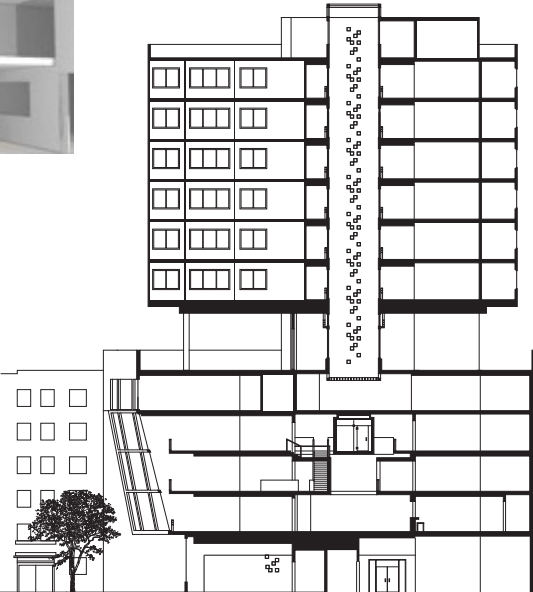
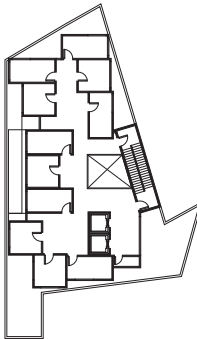
The library located in Gifu, Japan features an open floor plan with overhanging floors that help define space. The open floor plan allows for a massive floor plan and together creates an extreme sense of public open space within the library. Inspiration for both library organization as well as public space planning.



Micro-housing Units



7th Floor Housing



Section AA