Urban Design
The Legacy of the New York 1916 Zoning Ordinance

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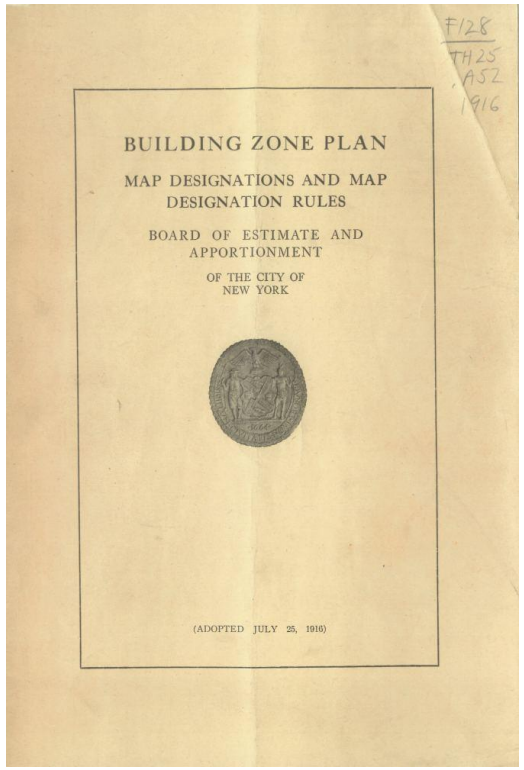
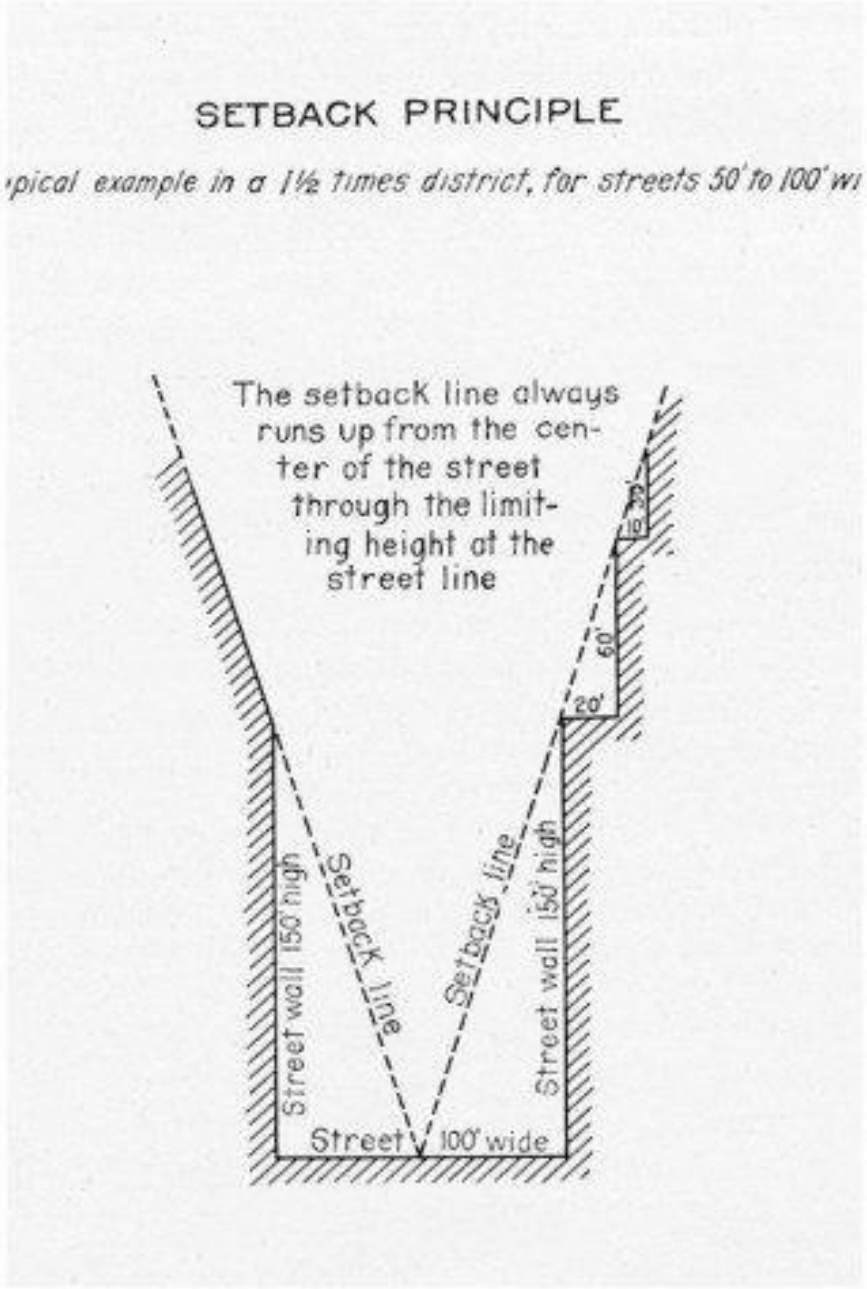
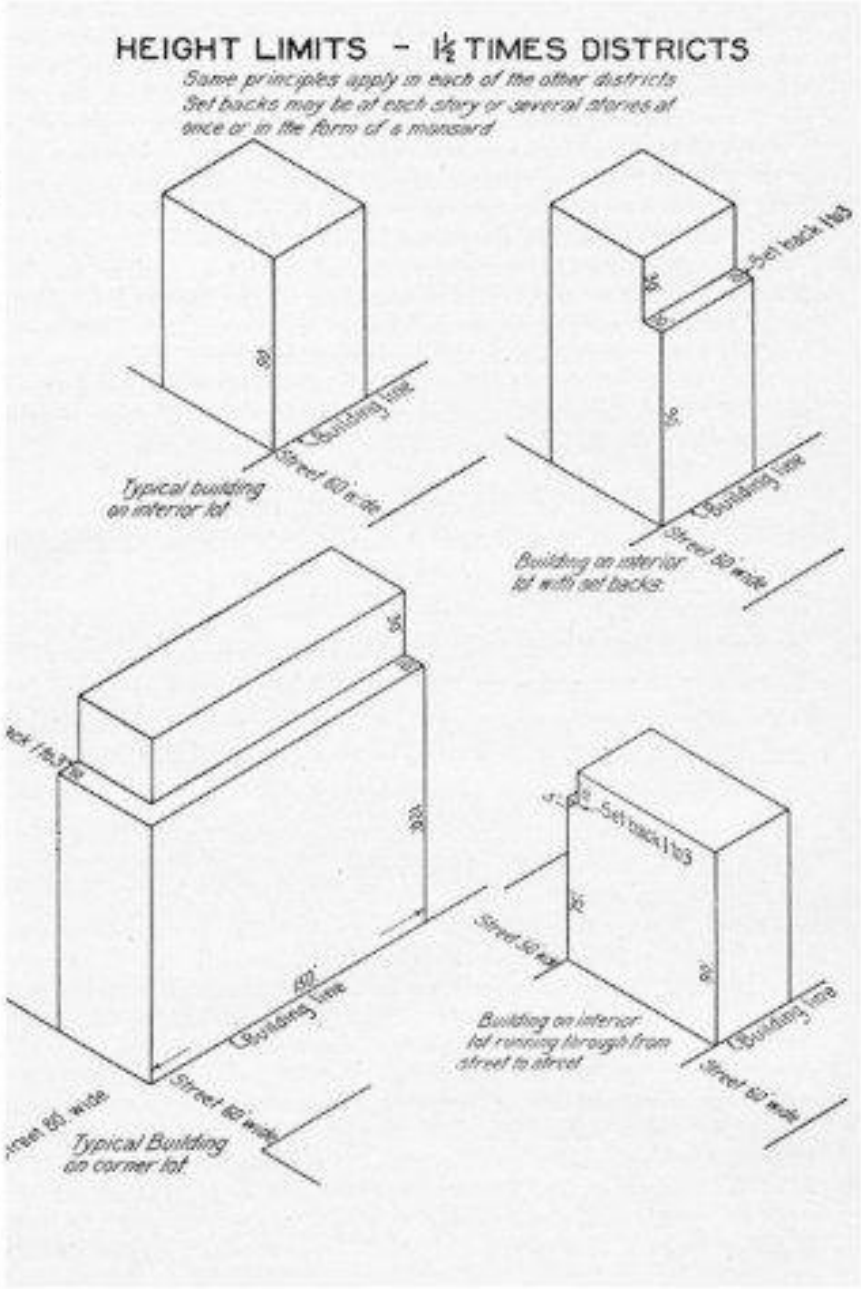
Mithun / Solomon

Equitable Building
New York 1915, that
provoked the 1916
Zoning Ordinance

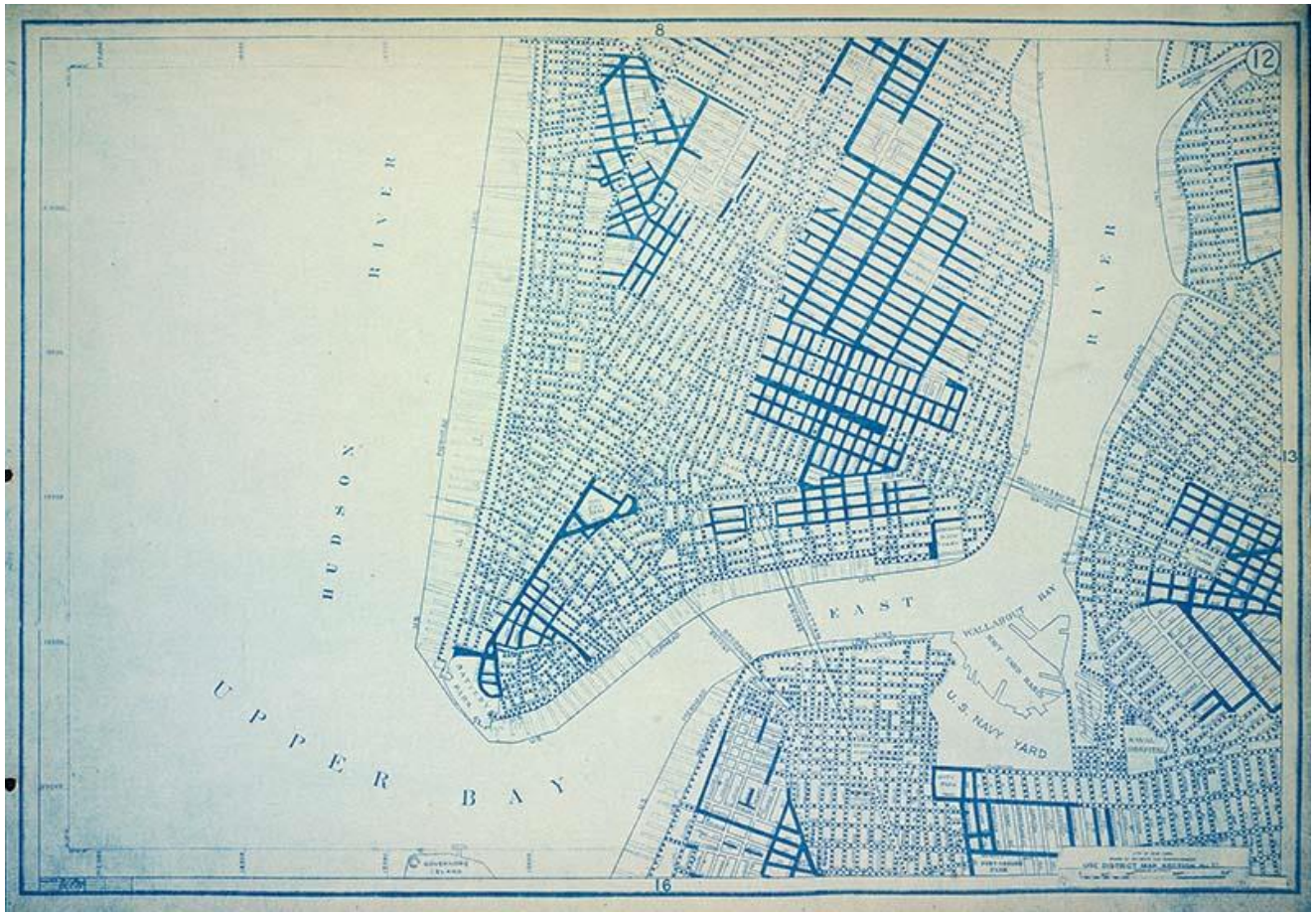
Equitable Building Manhattan
Pre-1916 Zoning Ordinance





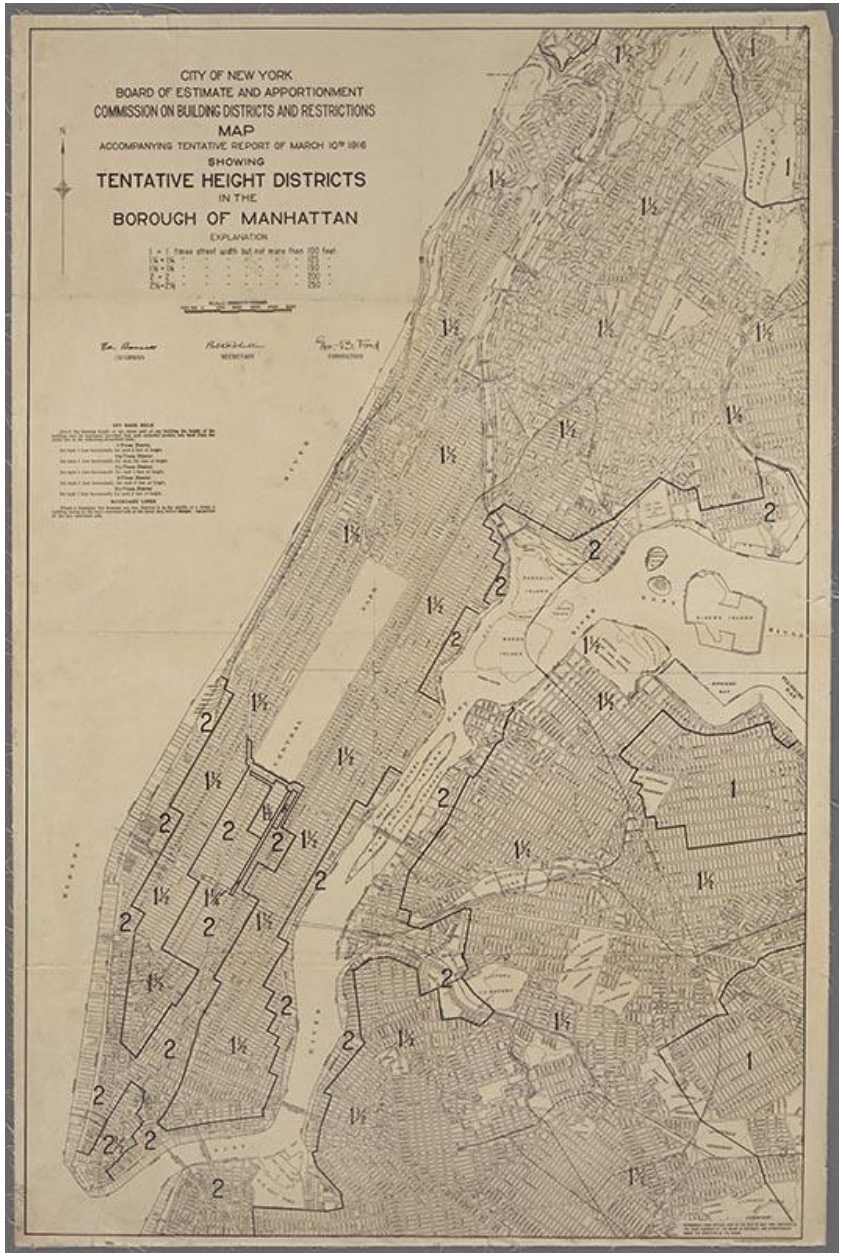


1916 New York Zoning Ordinance

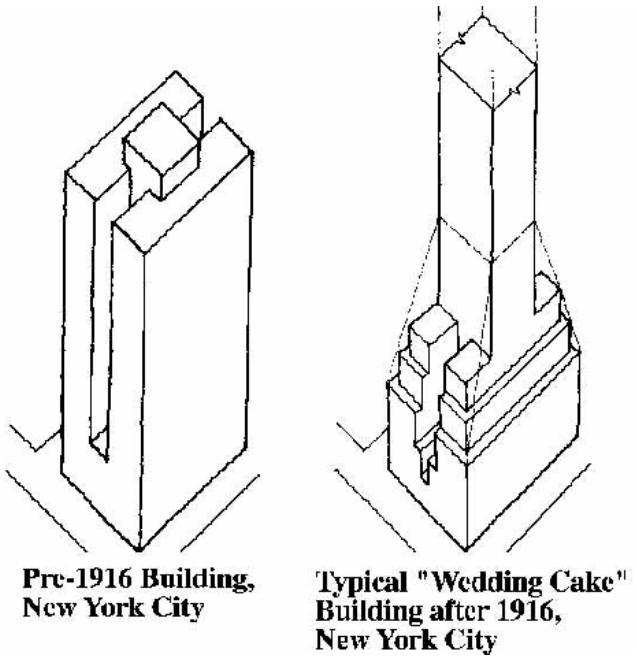


Street types

1916 Zoning Ordinance

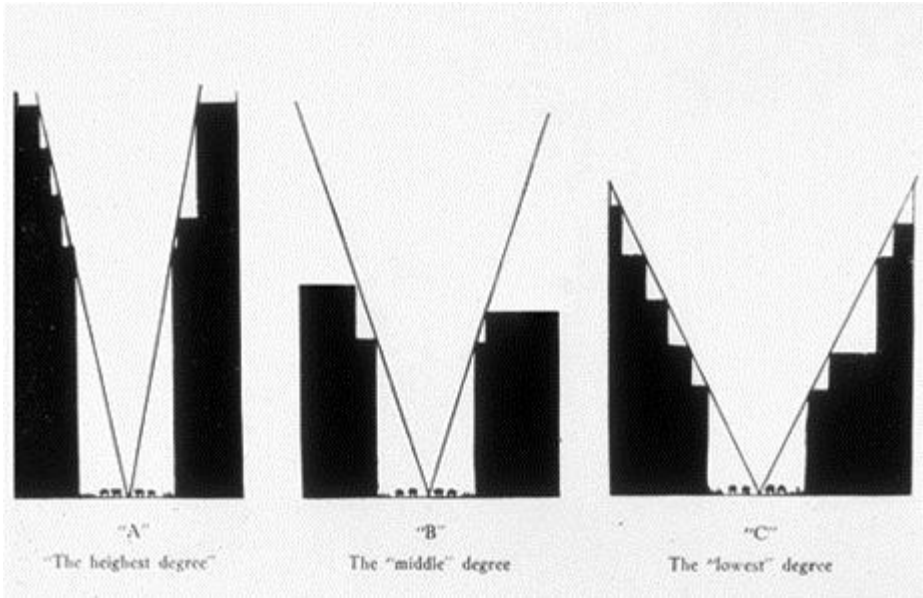


Streetwall setback heights



Pre-1916 Building, New York City

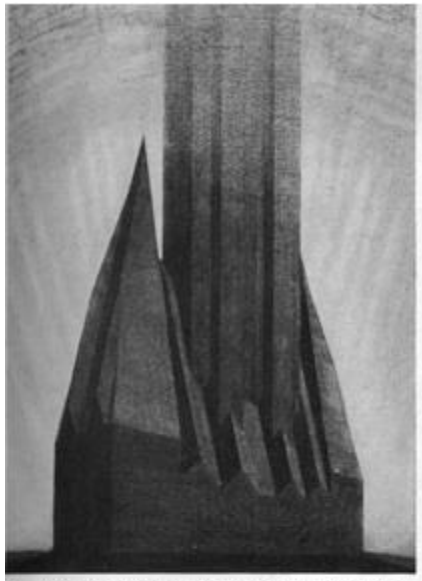
Typical "Wedding Cake" Building after 1916, New York City



1916 New York Zoning Ordinance

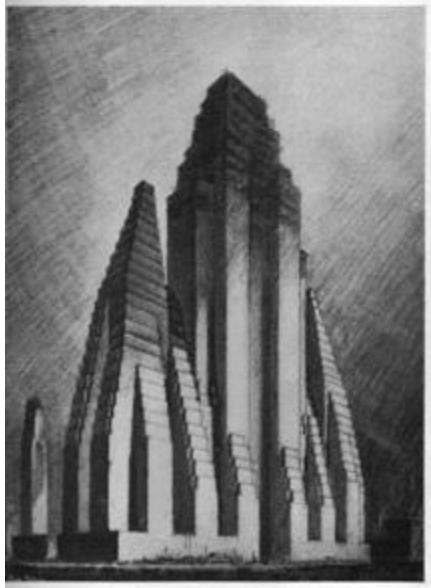
1916 Zoning Ordinance

Hugh Ferris drawings illustrating the 1916 Zoning Ordinance

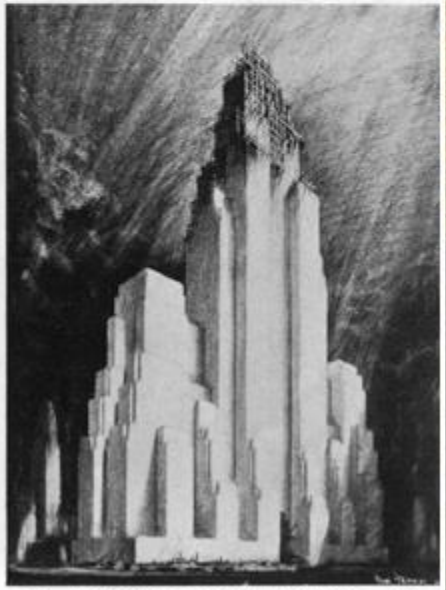


I. THE ENVELOPE AS DEFINED BY LAW.
Assumed a city block 200 x 800 feet. The number and position (but not the volume) of the Dormers, likewise the shape and position (but not the area) of the tower, are optional with the designer. Otherwise this perspective is simply a pictorial representation of the maximum mass allowed by the present laws.

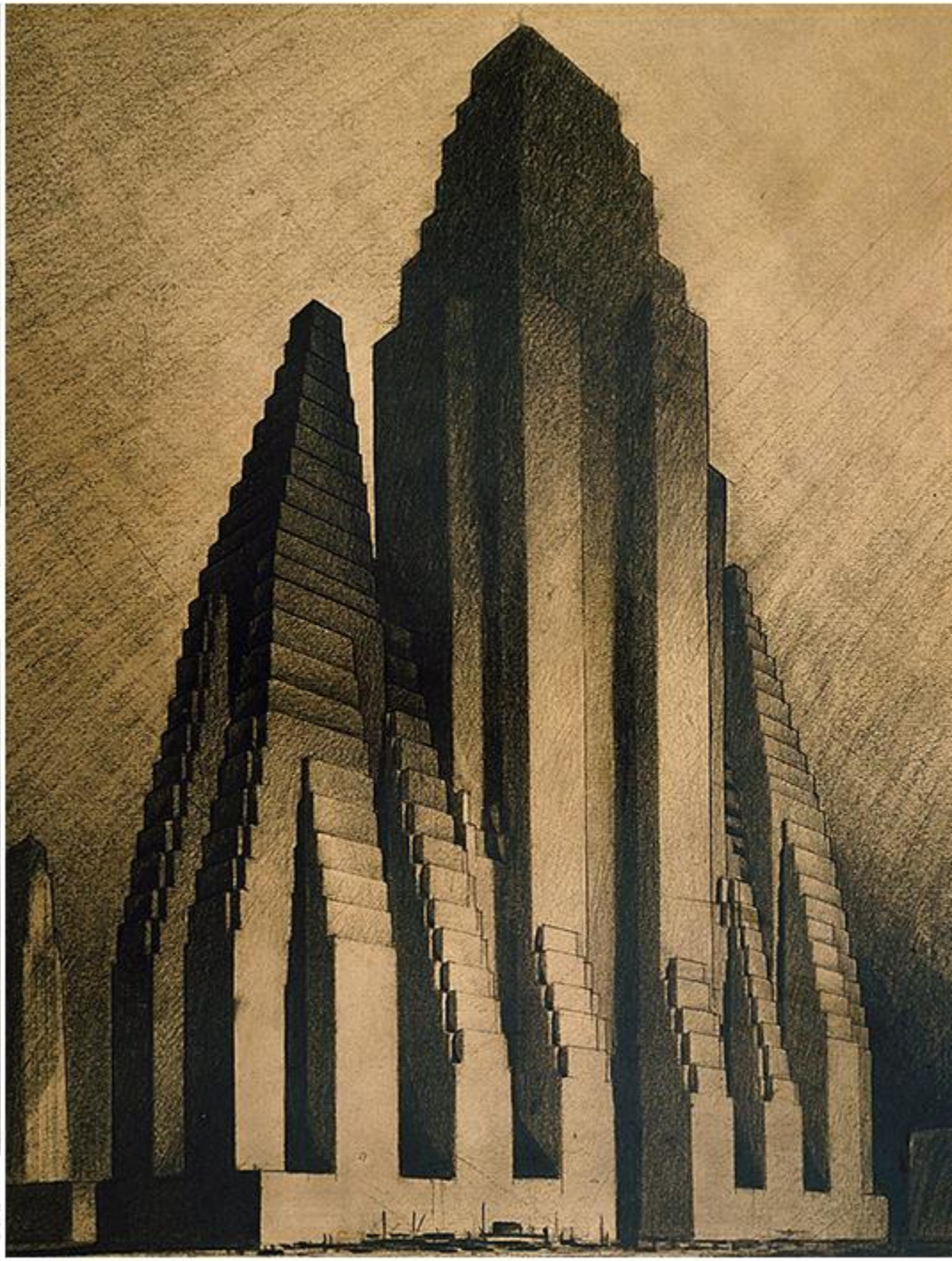
II. THE ENVELOPE MODIFIED BY A PLAN.
Its appearance after having assumed a plan, and having passed this downward through the original envelope.

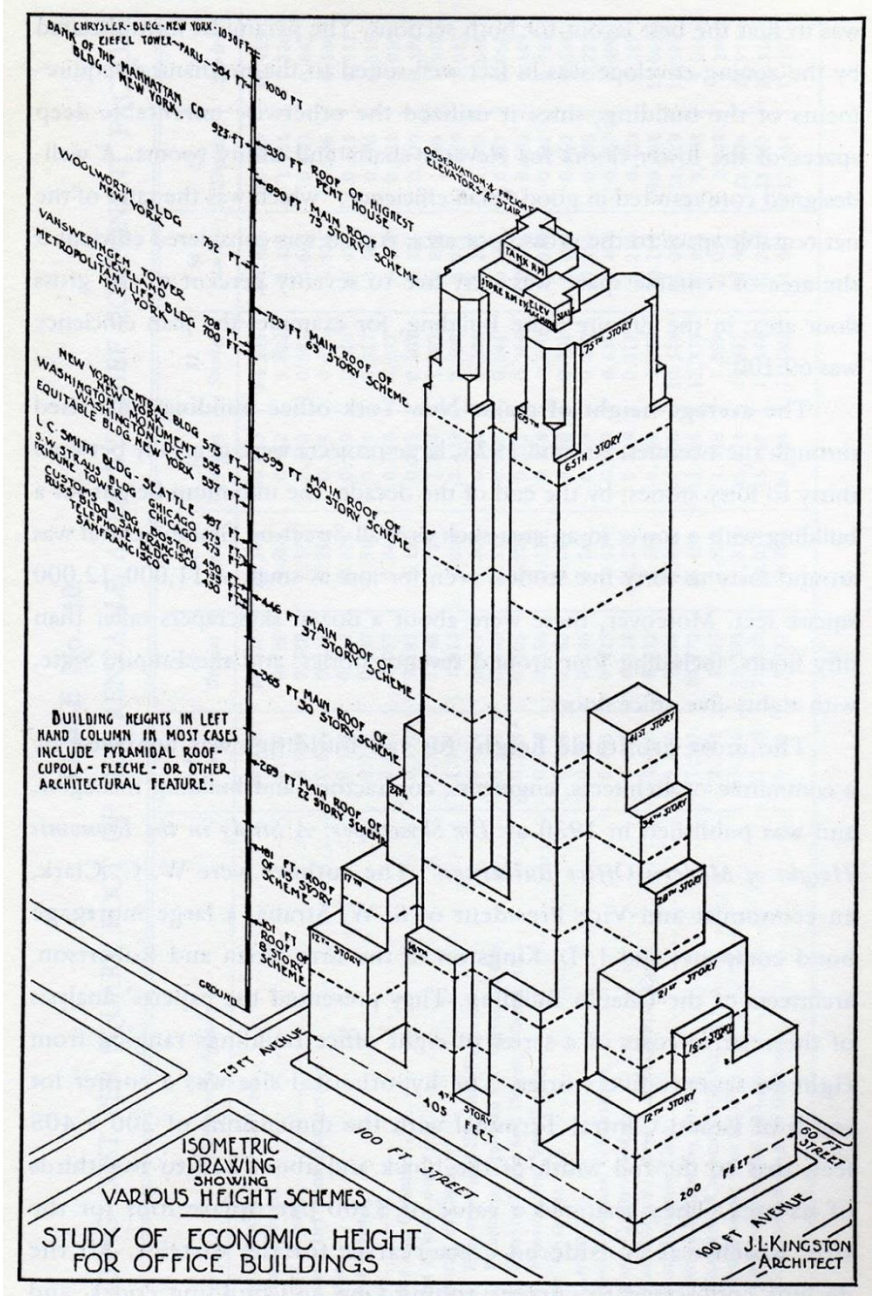


III. THE MODIFIED ENVELOPE FILLED WITH RECTILINEAR FORMS.
Its appearance after having substituted for the sloping planes, set-backs occurring at every second floor; tentative limitation being placed upon the tower.



IV. THE MASS MODIFIED BY THE STEEL CONSTRUCTION.
Its appearance after conforming the set-backs to the steel grillage and truncating the pinnacles to the highest floor level, which contains a practicable area. The mass is now ready for architectural articulation.





1916 Zoning Ordinance

Chrysler Building

San Remo Towers, Central Park West

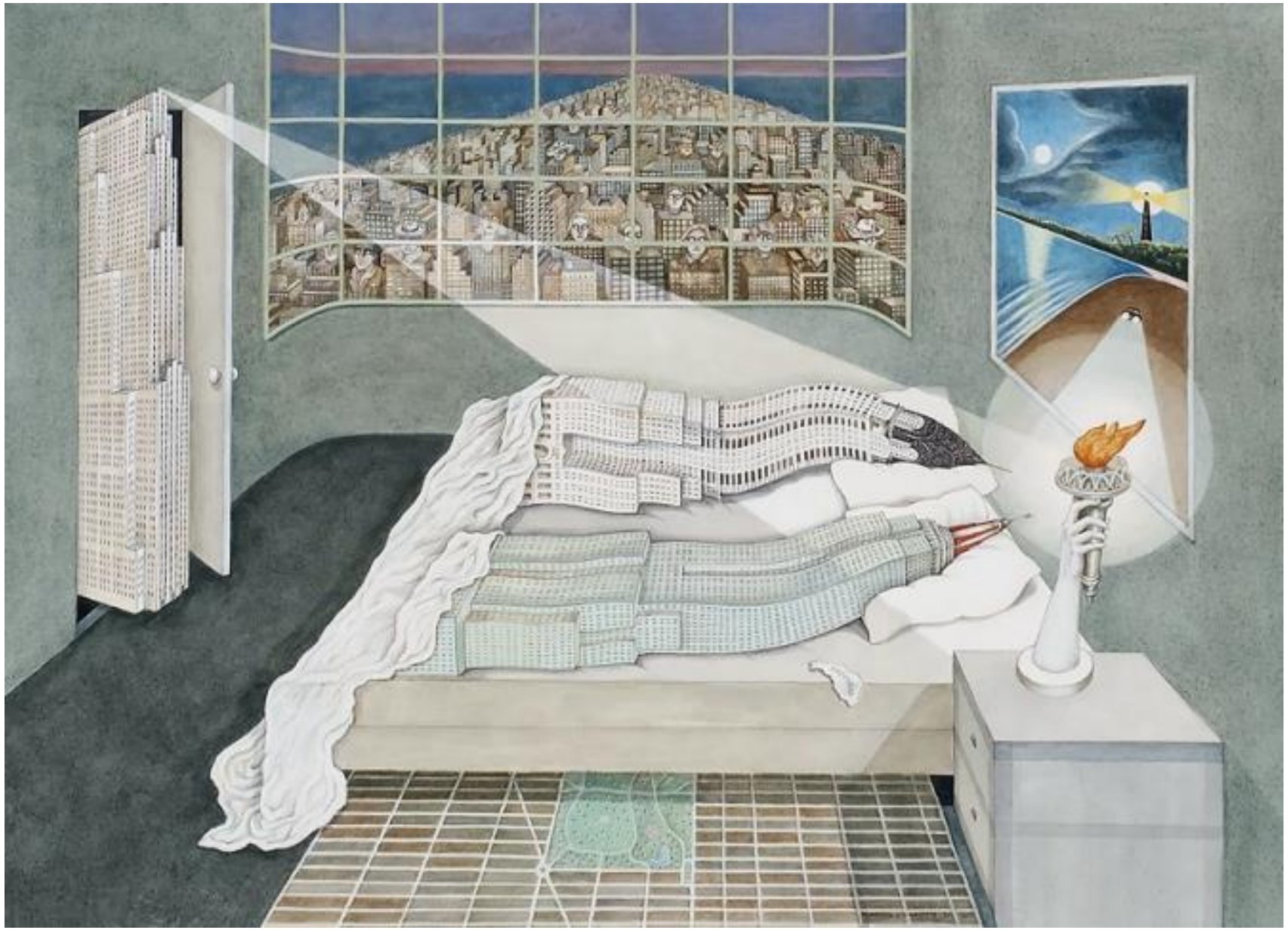
Water Street

1916 Zoning Ordinance

Manhattan 1935:
Legacy of the 1916
Zoning Ordinance

Manhattan 1935:
Legacy of the 1916
Zoning Ordinance

Empire State and Chrysler caught ‘in flagrante!’



Madeleine Vreisendorp, from Delirious New York, by Rem Koolhaas

1961 NYC Zoning Ordinance

Seagram Bldg
Mies Van der Rohe, Philip Johnson

Lever House
SOM

Seagram Building,
New York
1961 Zoning

Sixth Avenue towers and plazas

Crown Zellerbach Bldg
1 Bush St, San Francisco
1968

Market Street, San Francisco
1970 era towers

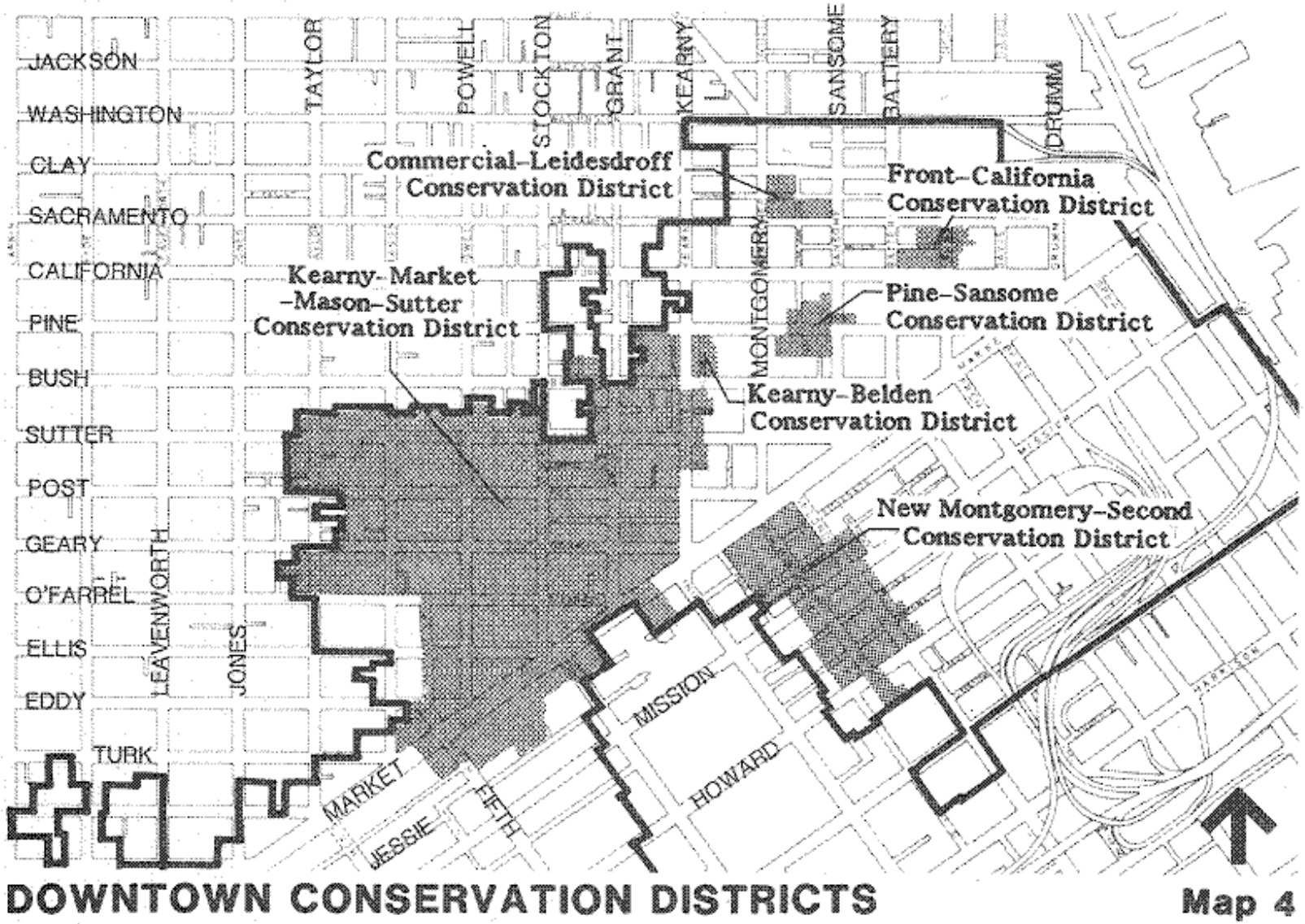
Dean Macris
SF Planning Director
1980-92, 2004

1985 Downtown Plan

San Francisco Downtown Plan 1985

1. Redirected commercial growth South of Market St around the Transbay Terminal
2. Downzoned areas to protect Chinatown and the Tenderloin Districts
3. Established growth targets per year for commercial development (950k sq ft)
4. Encouraged mixed-use buildings to increase housing in downtown
5. Reinforced Transit First policies, reduced parking ratios
6. Protected over 300 historic buildings and Conservation Districts through the use of Transfer Development Rights
7. Established height limits, bulk controls and tower separation controls to enhance the city skyline
8. Established developer fees to pay for housing, parks, childcare, transit and job training
9. Permitted new types of public open space including Privately Owned Public Open Space (POPOS)
10. Sunlight ordinances to provide year round sunlight to public parks and streets

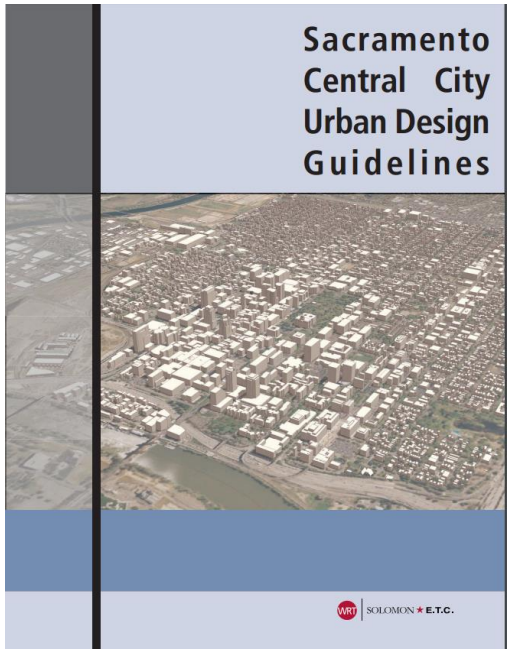
1985 Downtown Plan



1985 Downtown Plan

1985

2010



Sacramento Downtown Design Guidelines

Downtown Plan: Bulk Controls

Bulk Controls for Commercial Office and Commercial Office / Mixed-Use Buildings, and Hotels

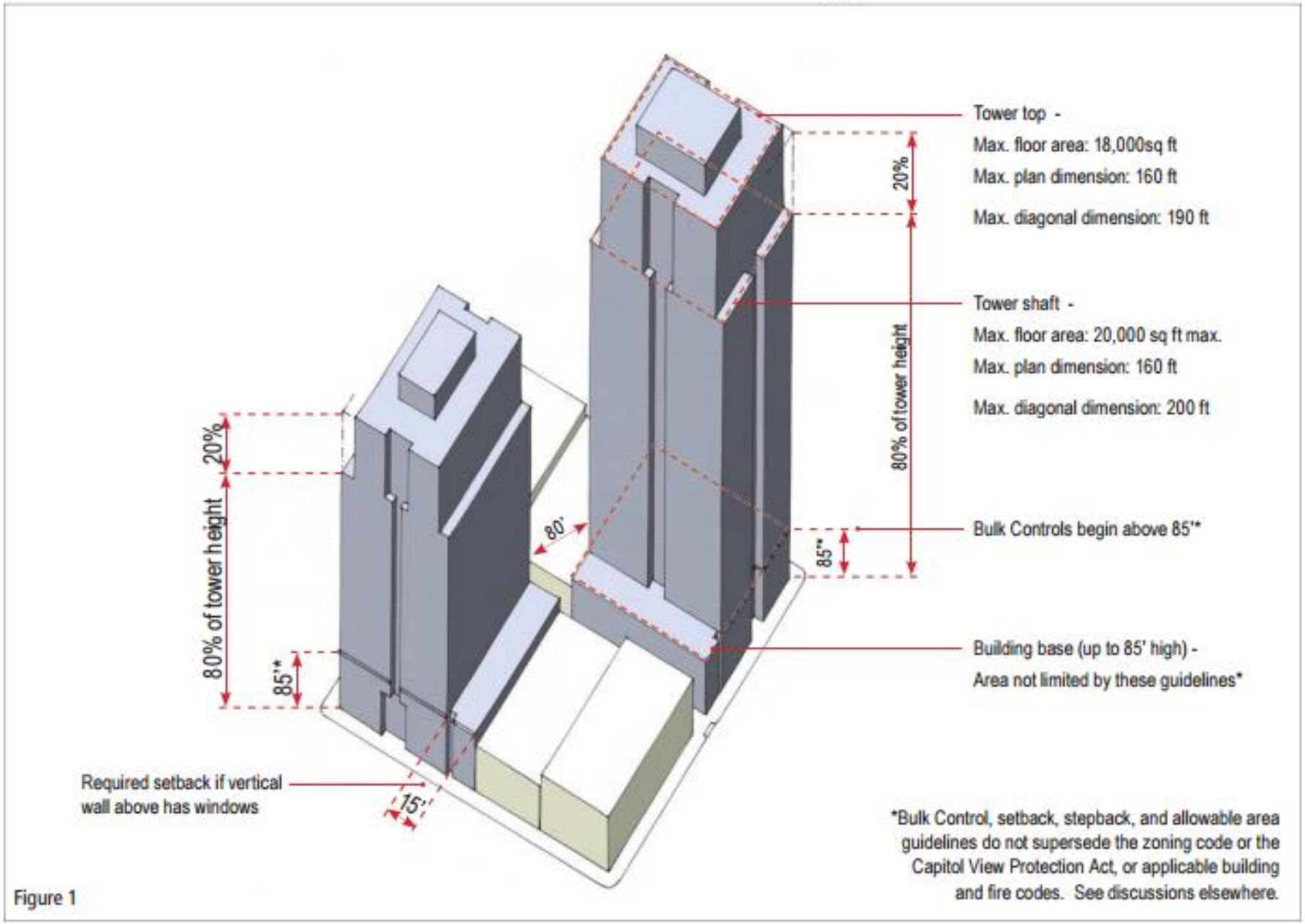


Figure 1

Comparison between Vancouver, Rincon Hill and Sacramento

Downtown Plan: Bulk Controls

Case Studies:

Bulk Control Comparisons

Several West Coast cities have strict bulk limits for residential towers in order to create tall slender buildings. Vancouver's towers typically have very small floor-plates varying from 3,500-6,500 sq ft maximum (see image, previous page). San Francisco's Rincon Hill design guidelines permit towers an array of floor plates related to height ranging from 7,500 sq ft for a 300' high tower to 10,000 sq ft for a 500' high tower. The current generation of Sacramento's downtown residential towers has a range of much larger floor-plates, generally in the 12,500 sq ft - 15,000 sq ft range.

The three examples on this page compare design parameters for a 300'-high residential tower.

Sacramento

- Max. tower floor plate: 10,000 sq ft (typically 6-8 units per floor)
- Parking above grade
- Building base height: 65'-85'
- Max 4 towers per block

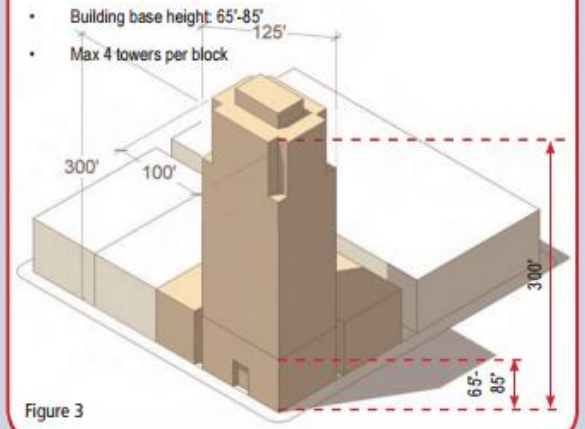


Figure 3

Vancouver

- Max. tower floor plate: 7,500 sq ft (typically 4 units per floor)
- Max base building height: 45 ft
- All parking below grade
- 4 story row houses fill remainder of site
- Max. 2 towers per block

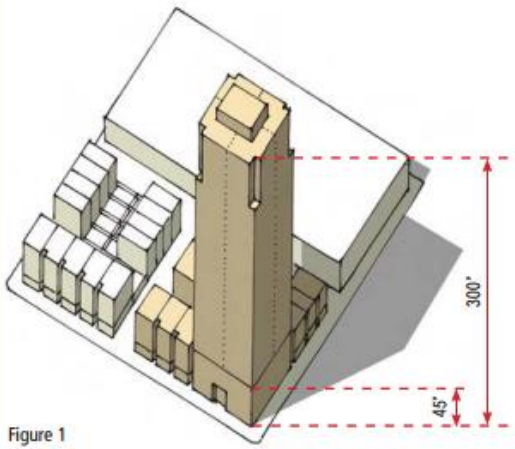


Figure 1

Rincon Hill, San Francisco

- Max. tower floor plate: 10,000 sq ft (typically 6-8 units per floor)
- Max. base building height: 85 ft
- Parking above grade
- Max. 2 towers per block

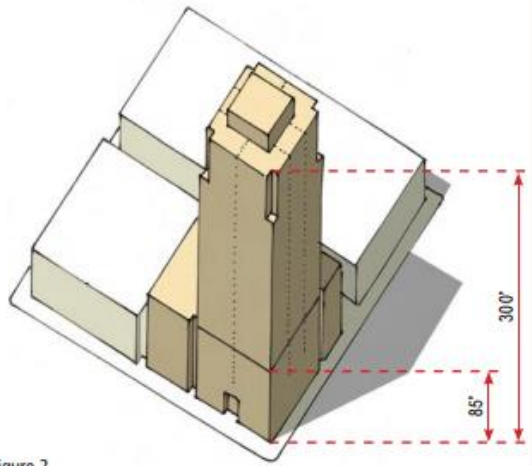
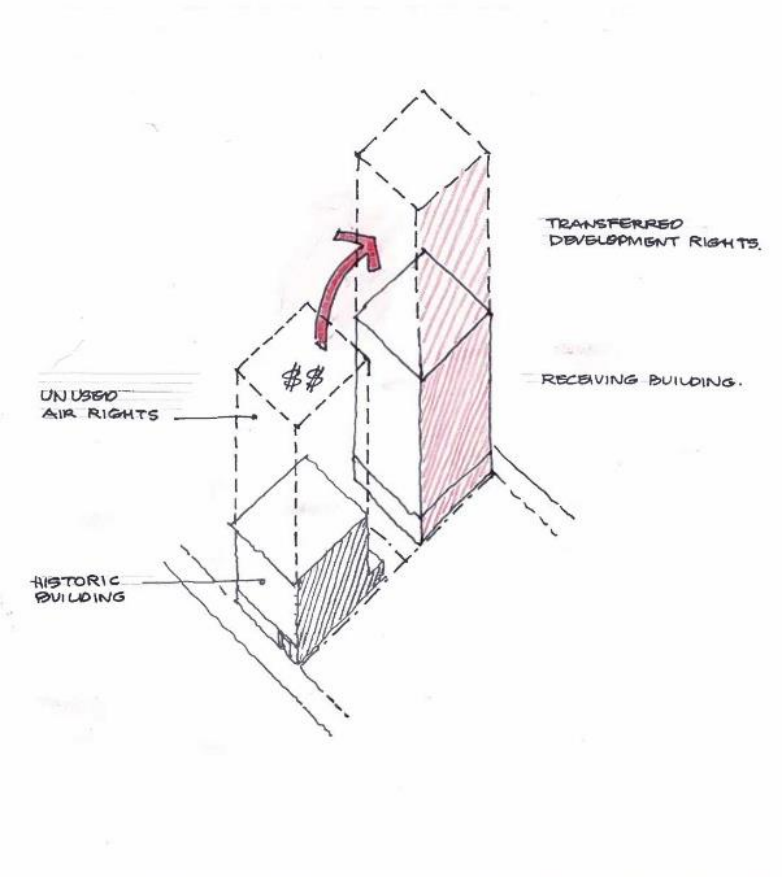


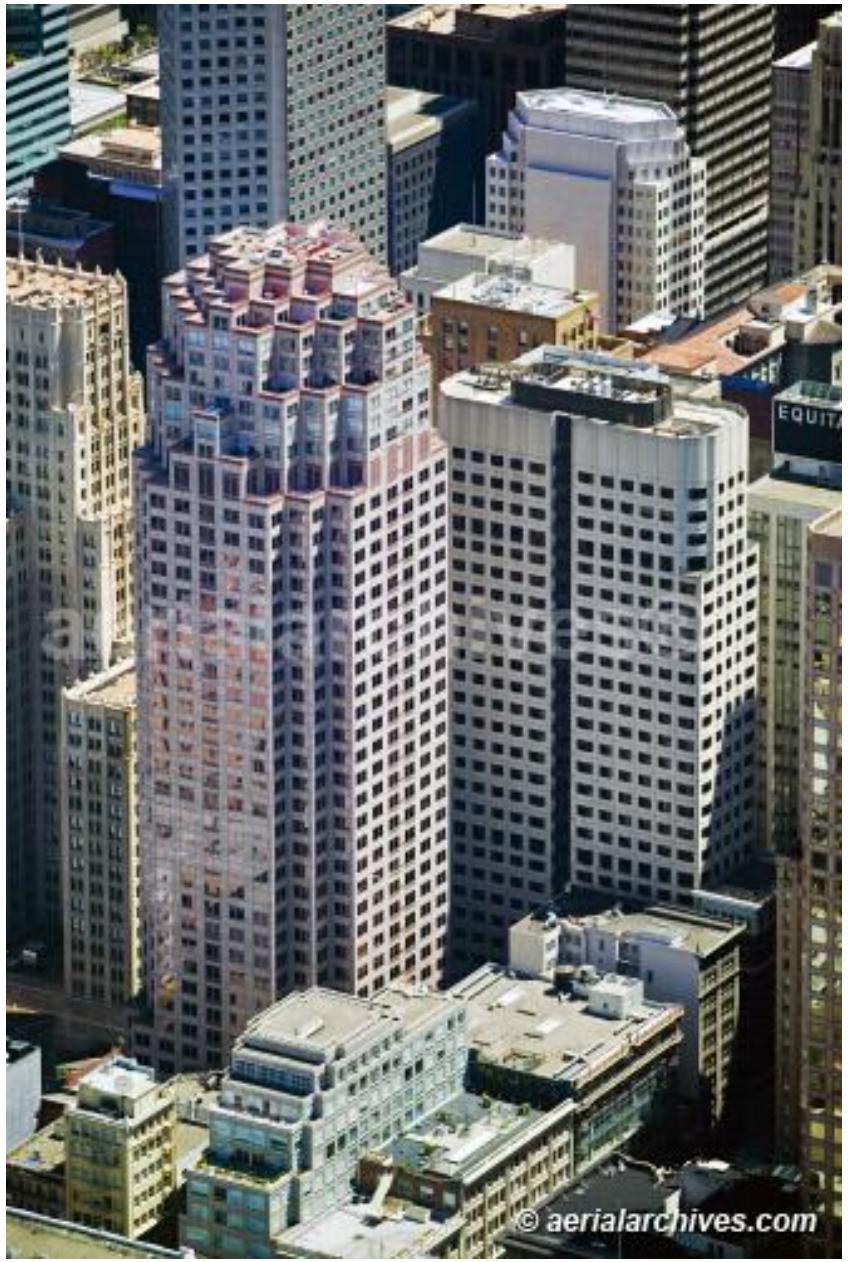
Figure 2

235 Pine Street
SOM Architects

Downtown Plan: Bulk Controls

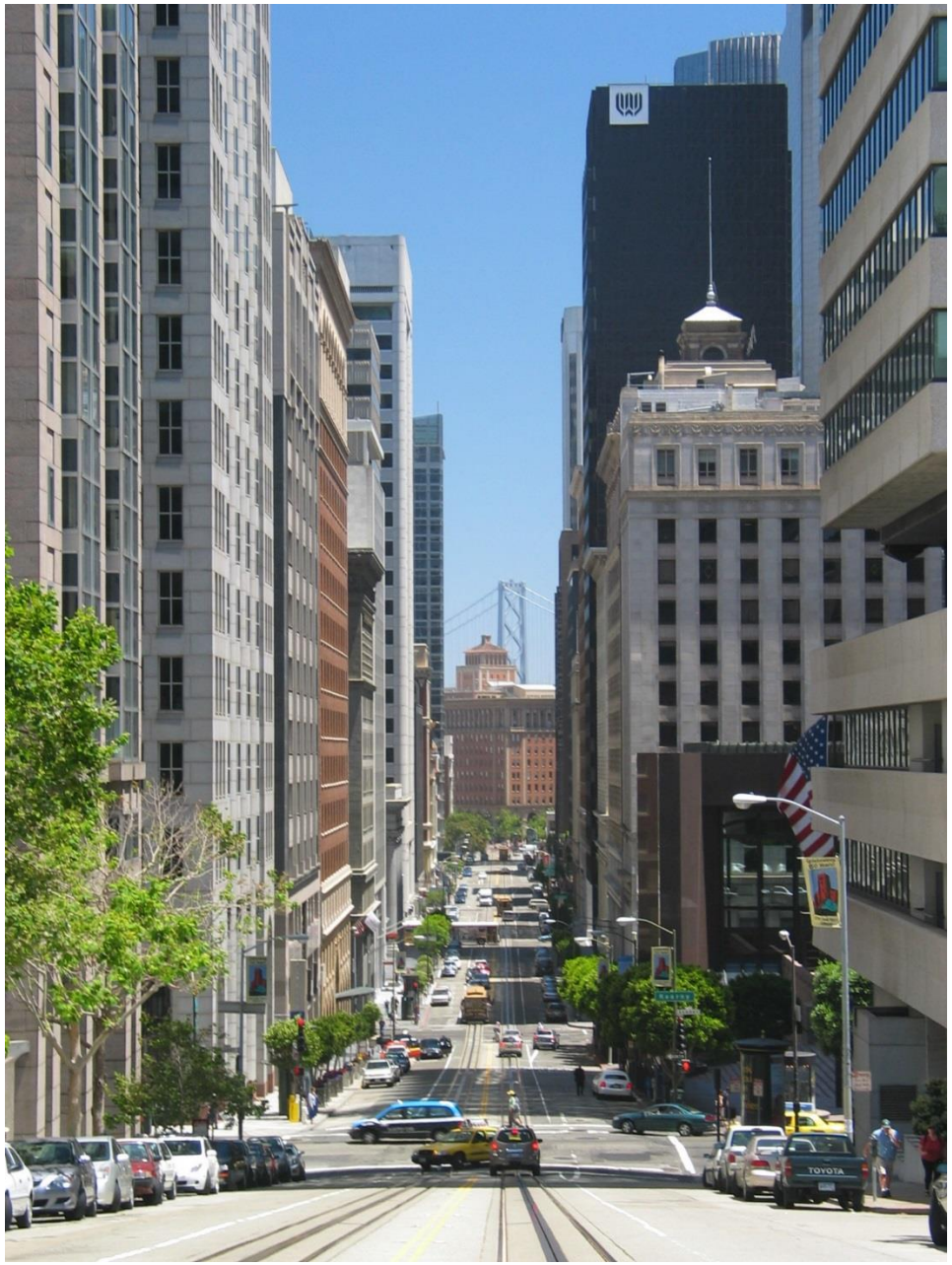


Hallidie Building to 333 Bush St



Downtown Plan: Transfer Development Rights

California Street View Corridor



Downtown Plan: Protecting View Corridors

650 Mission Street, San Francisco

Downtown Plan: Pocket Parks

101 Second Street Atrium
SOM Architects

Downtown Plan: POPOS

Downtown Plan

Maiden Lane as a pedestrian space

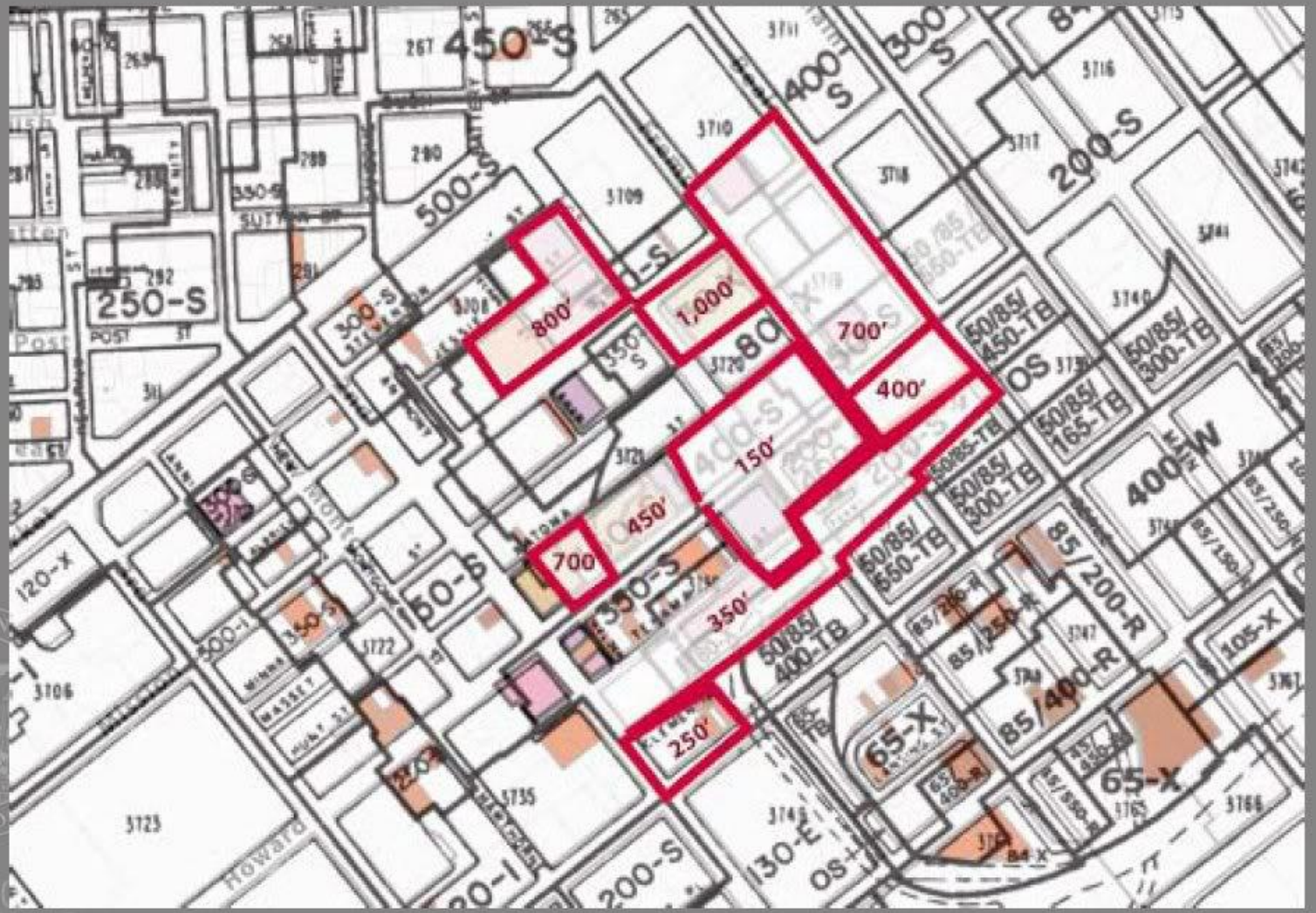
Better Neighborhood 2002
Market/ Octavia

Option 3
Freeway Touchdown at 10th and Bryant Street; Octavia Boulevard Extended Along 13th Street

Rincon Hill

Heights

Scenario 1,000’ Transit Tower



Rezoning Transbay District

San Francisco
Transbay Terminal Park

San Francisco skyline 2020

San Francisco skyline 2020