



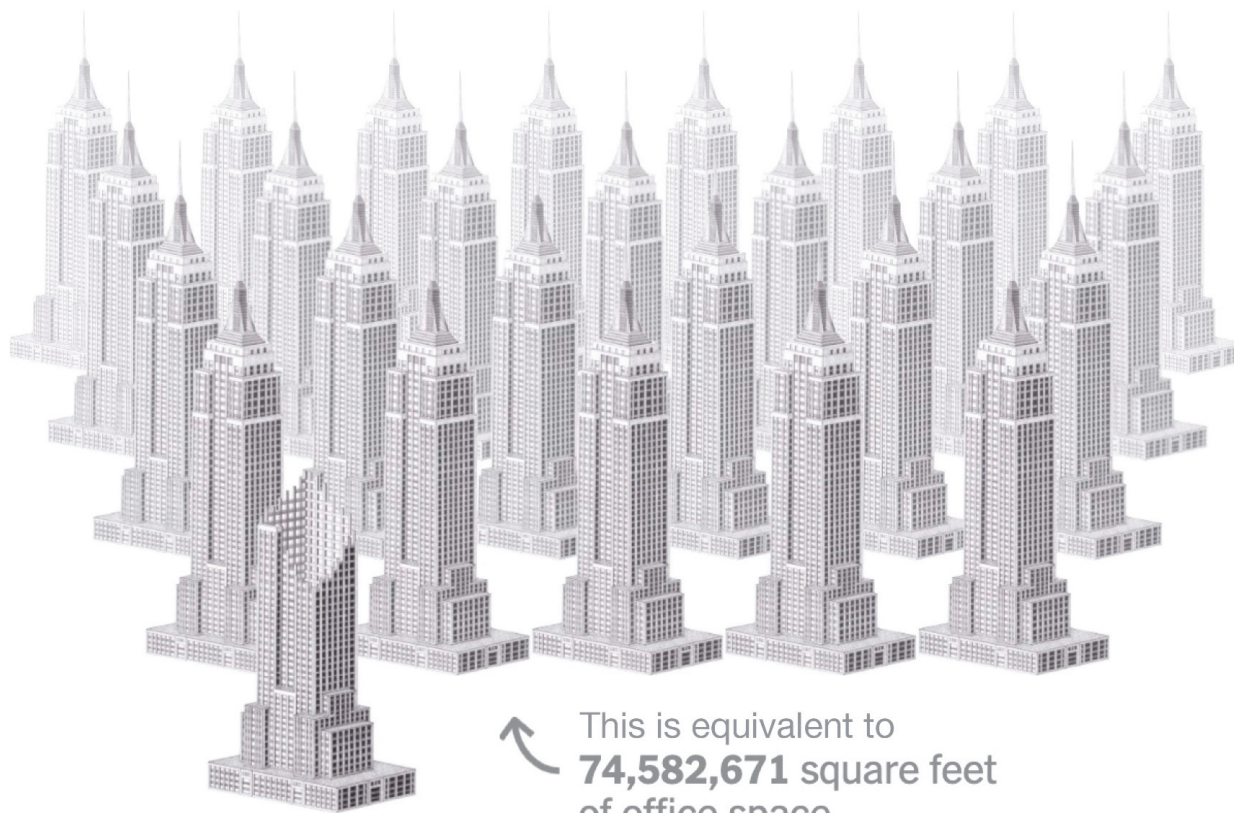
**Area Change Transformation:
The Opportunity that is Office to
Residential Conversion**

BDP.

Ossie Airewele | 22 November 2024

Before the pandemic, Manhattan's office sector never had an average vacancy rate of more than 11%.

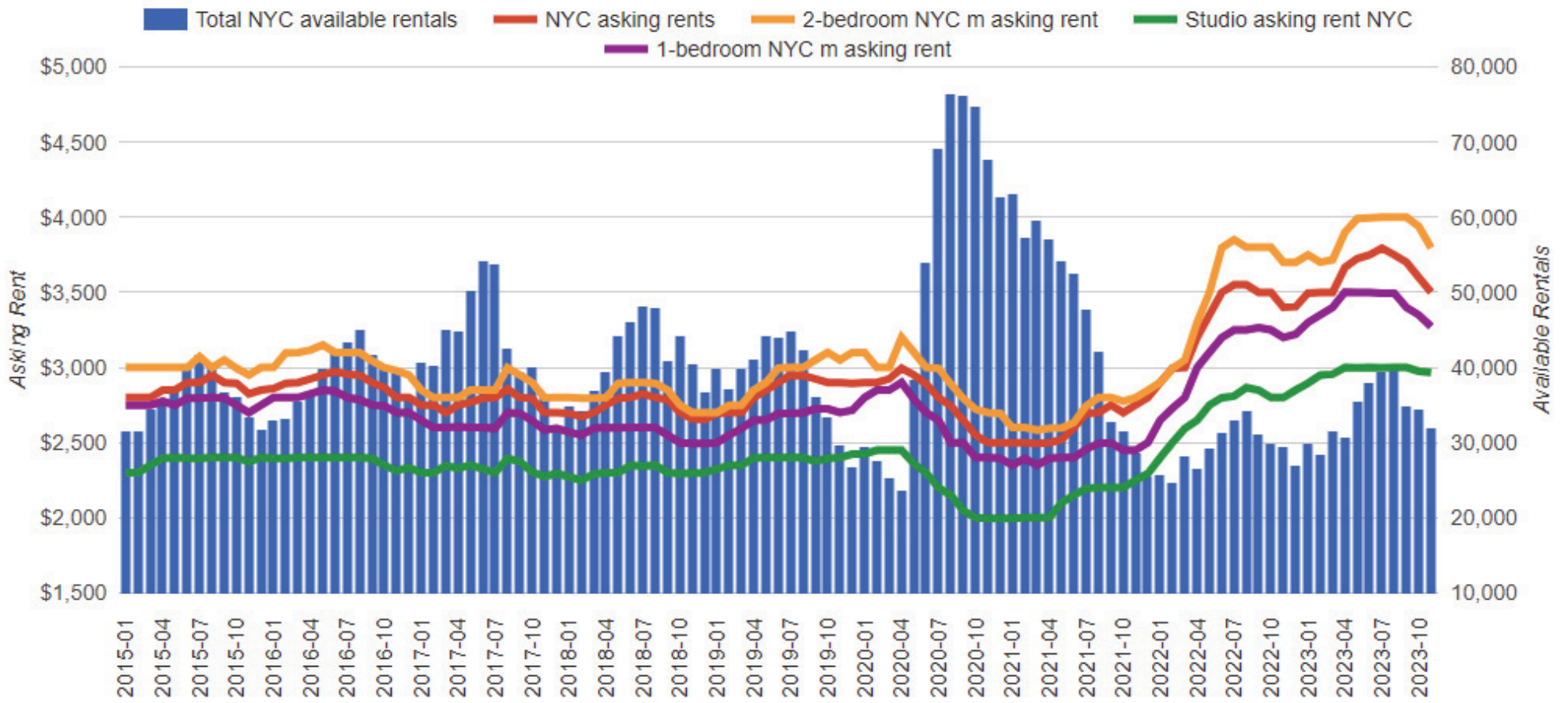
Currently, the vacancy rate is at a record 22.7%.



This is equivalent to **74,582,671** square feet of office space

Source: *The New York Times*

Rental Housing Inventory & Median Citywide Rents by Apartment Size



Source: StreetEasy.com

← pandemic →

BDP.

“The obscenely high costs of rent and mortgages are caused by the unconscionable shortage of housing in New York. It’s one of the forces driving people out of our state,” **Governor Hochul said.** “Let’s be honest with New Yorkers: the only thing that will solve the housing affordability crisis is building hundreds of thousands of homes. New Yorkers are tired of waiting, and so am I.”

“Here in New York City, we’ve established a moonshot goal of building 500,000 new homes by 2033, and we’ve made or introduced nearly every change in our power to ‘Get Stuff Built’ and ensure that all New Yorkers can afford to live here,” **said New York City Mayor Eric Adams.** “We’re becoming a ‘City of Yes’ — yes to building on my block, yes to building in my neighborhood, yes to building in my community — but we can’t do it alone. With Governor Hochul’s support, we’re confident that our lawmakers will also say yes to the legislation that our city needs to address our housing crisis with the urgency New Yorkers demand.”

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Innovation Challenge

----- **SUPPLY** -----

Innovation Challenge Set

Office Over

SUPPLY

Housing Under

Our Approach



PORTFOLIO ASSESSMENT



SPATIAL EVALUATION



SITE FEASIBILITY

BDP

Quadrangle

Office Adaptive Reuse Study

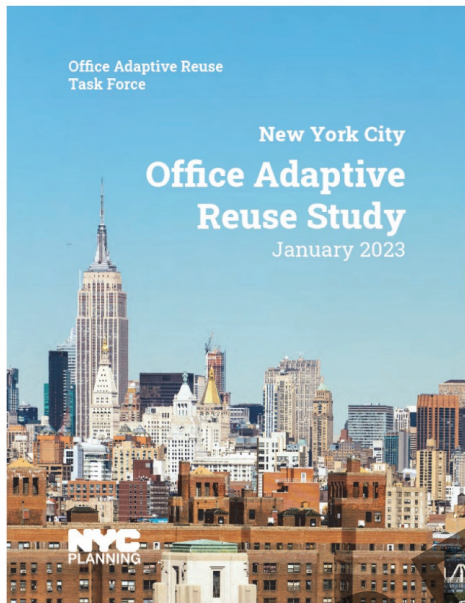
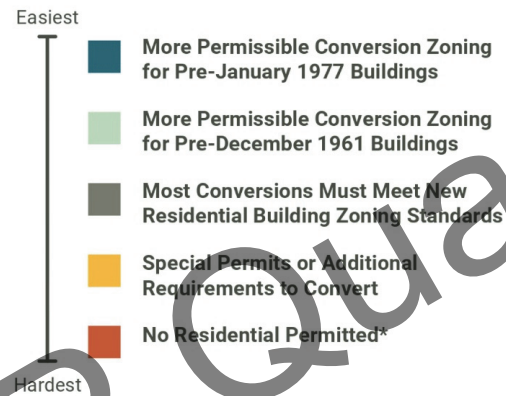


Figure 3: Permissibility of Office-to-Residential Conversion Under Zoning



* In limited circumstances residential may be allowed, for example by a New York State General Project Plan that overrides local zoning.



Our Findings

208

O4 buildings can be converted now

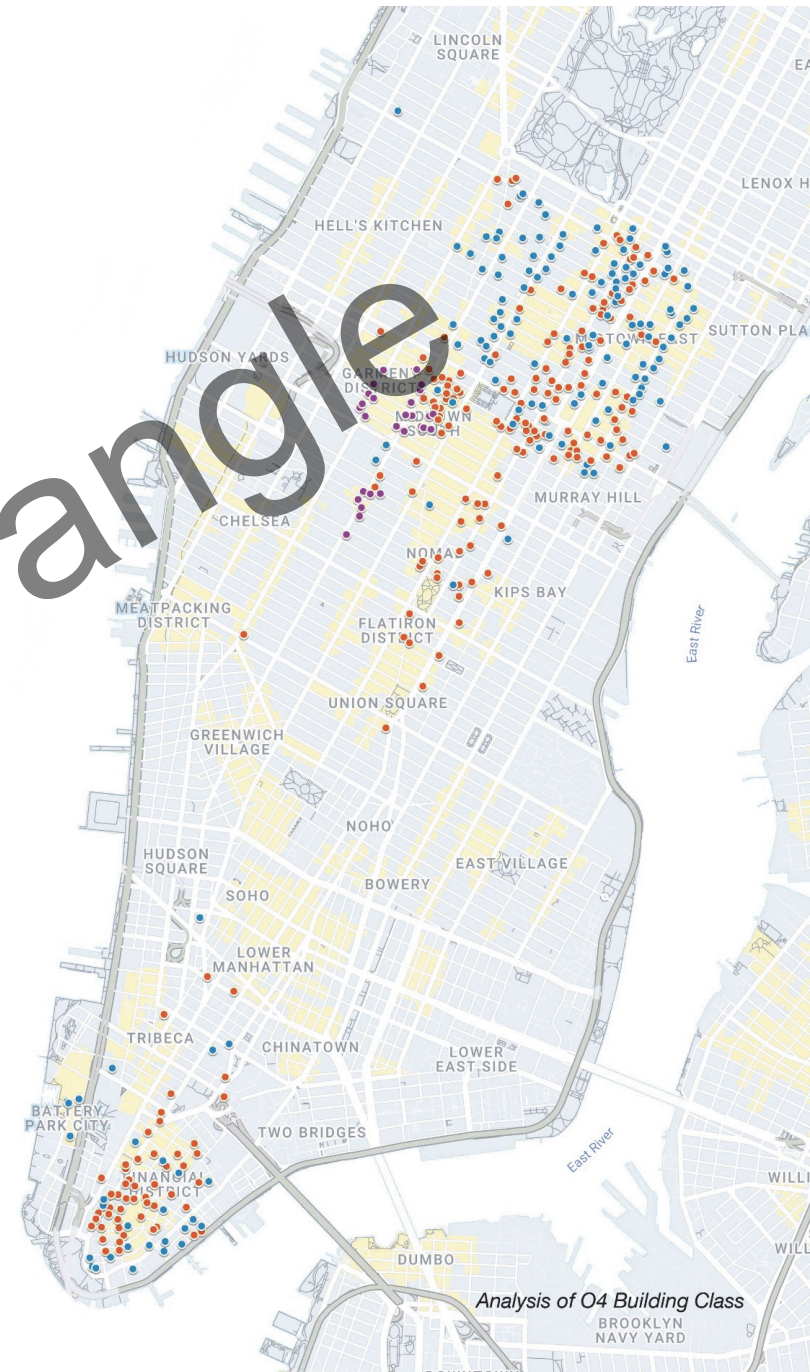
27

O4 buildings can be converted through
Midtown South Mixed-Use Plan approval

143

O4 buildings can be converted in the future

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Our Approach



PORTFOLIO ASSESSMENT



SPATIAL EVALUATION



SITE FEASIBILITY

BDP

Quadrangle

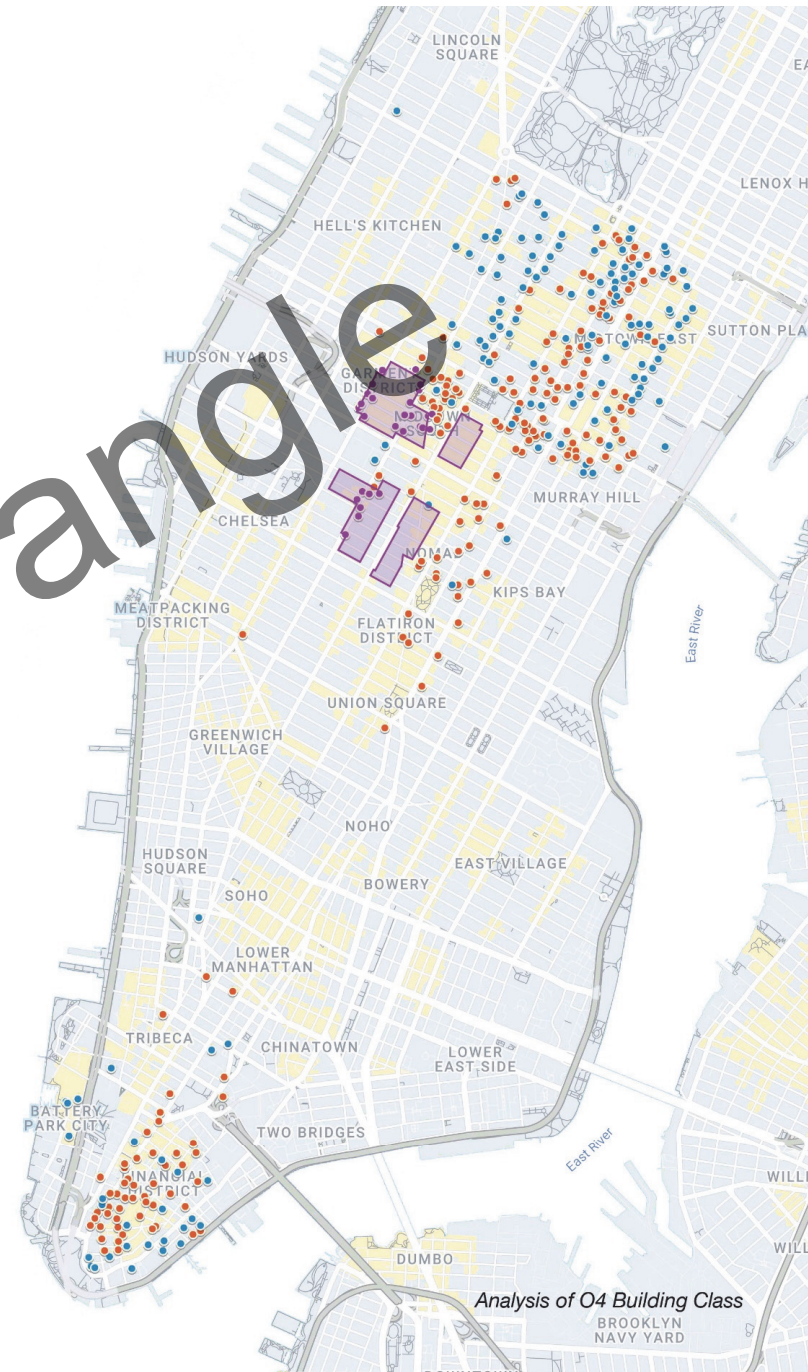
Midtown South Mixed-Use Plan Conversion Candidates

27

**04 buildings can be converted through
Midtown South Mixed-Use Plan approval**

BDP Quadrangle

- 550 7 AVE
- 512 7 AVE
- 520 8 AVE
- 498 7 AVE
- 589 8 AVE
- 545 8 AVE
- 535 8 AVE
- 1385 BROADWAY
- 1375 BROADWAY
- 1359 BROADWAY
- 463 7 AVE
- 345 7 AVE
- 275 7 AVE
- 350 7 AVE
- 219 WEST 40 ST
- 462 7 AVE
- 530 7 AVE
- 519 8 AVE
- 501 8 AVE
- 494 8 AVE
- 135 WEST 36 ST
- 141 WEST 36 ST
- 491 7 AVE
- 144 WEST 30 ST
- 319 7 AVE
- 307 7 AVE
- 330 7 AVE
- 350 7 AVE



Midtown South Mixed-Use Plan Goals of the Policy

The Plan seeks to foster **vibrant, 24/7 mixed-use** neighborhoods across 42 blocks of Midtown South.



Source: NYC Planning



Midtown South Mixed-Use Plan

Goals of the Policy

The Plan seeks to foster **vibrant, 24/7 mixed-use** neighborhoods across 42 blocks of Midtown South.



Housing Opportunities

Create opportunities for housing, including affordable housing



Economic Activity

Support diverse economic sectors and job growth



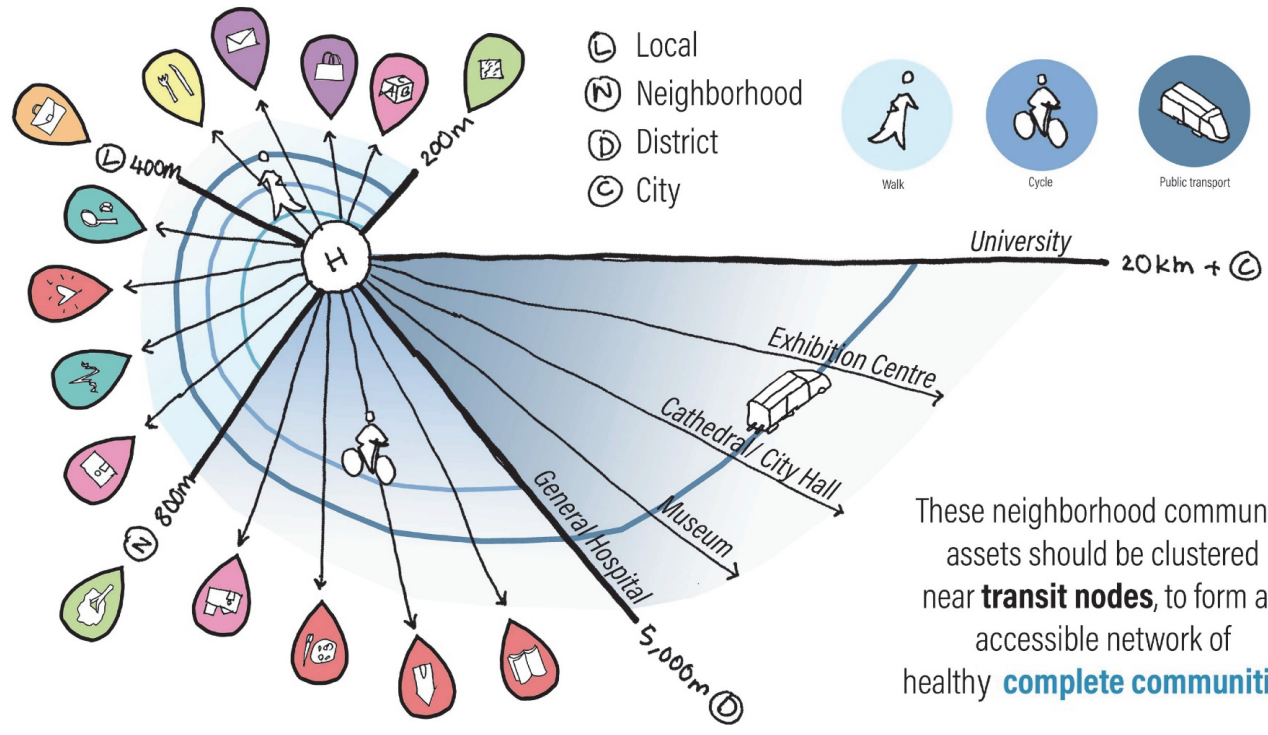
Quality of Life

Create conditions for active sidewalks, streets, and public spaces

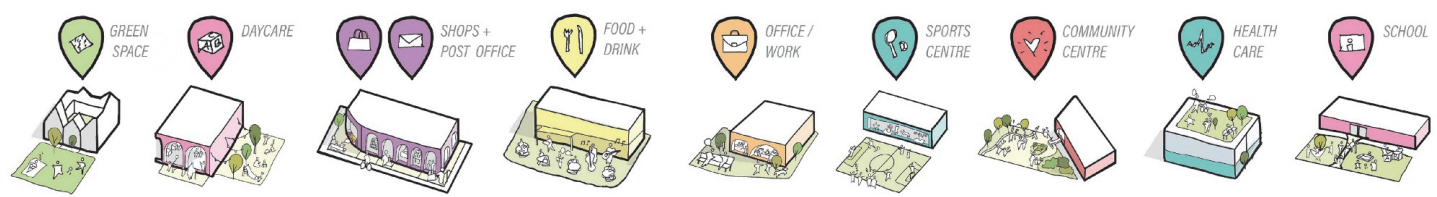
Approval of the Plan will deliver **10,000 new homes**

Midtown South Mixed-Use Plan

Our Urbanism Lens



These neighborhood community assets should be clustered near **transit nodes**, to form an accessible network of healthy **complete communities!**



Midtown South Mixed-Use Plan Community Assets Analysis



Transit: **ABUNDANT**



Greenspace: **SPARSE**



Education: **ADEQUATE**



Commercial Hubs: **ABUNDANT**



Food Retail: **ABUNDANT**



Athletics and Recreation: **SPARSE**



Community and Culture: **ADEQUATE**



Healthcare: **ADEQUATE**

BDP.

550 7 AVE

512 7 AVE

520 8 AVE

498 7 AVE

589 8 AVE

545 8 AVE

535 8 AVE

1385 BROADWAY

1375 BROADWAY

1359 BROADWAY

463 7 AVE

345 7 AVE

275 7 AVE

350 7 AVE

219 WEST 40 ST

462 7 AVE

530 7 AVE

519 8 AVE

501 8 AVE

494 8 AVE

135 WEST 36 ST

141 WEST 36 ST

491 7 AVE

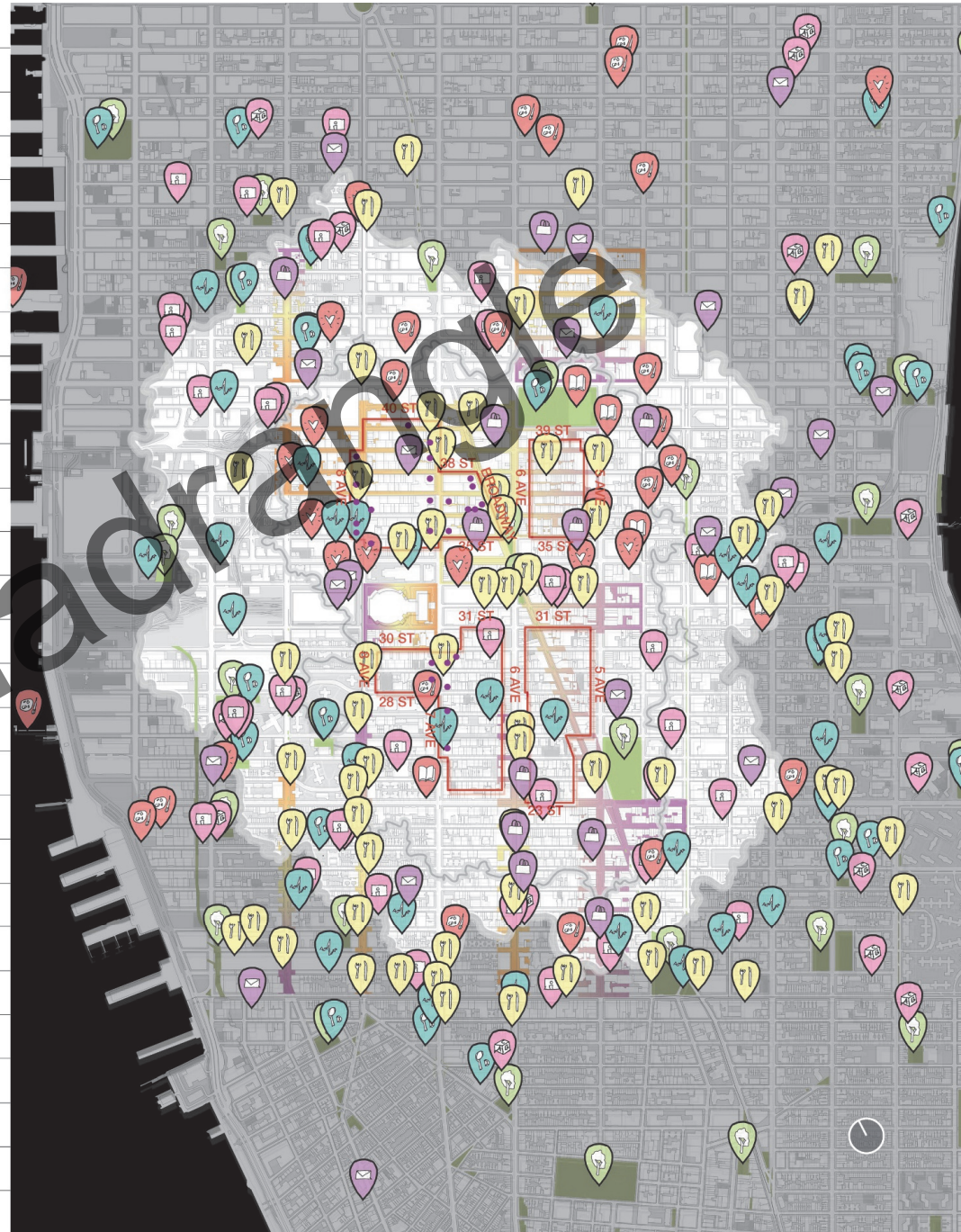
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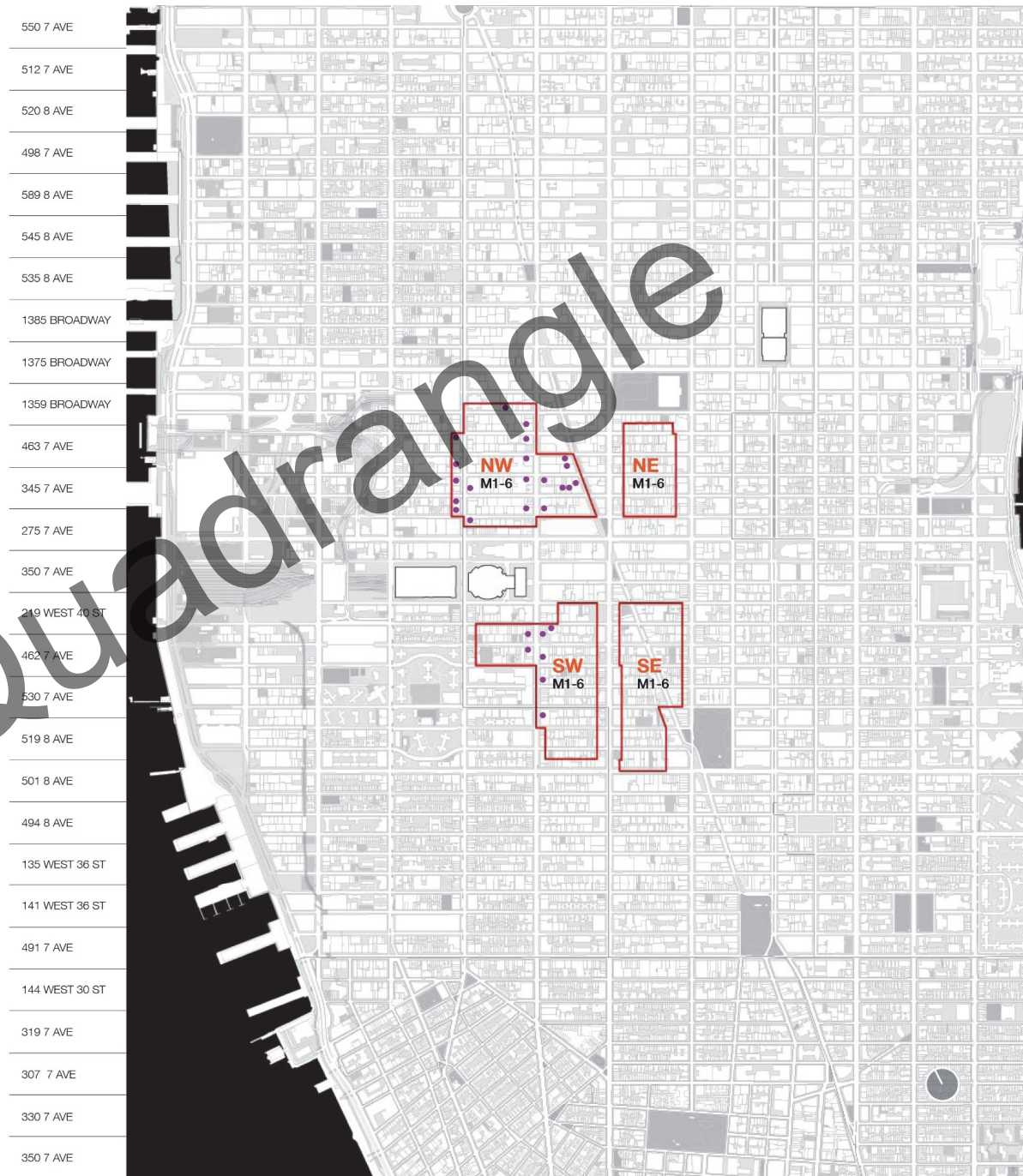
Midtown South Mixed-Use Plan Case Study

- 1 Opportunity to supplement sparse community assets.
- 2 Opportunity to leverage nearby community assets.

MSMX Plan ———

27 Case Study Buildings ●

BDP.



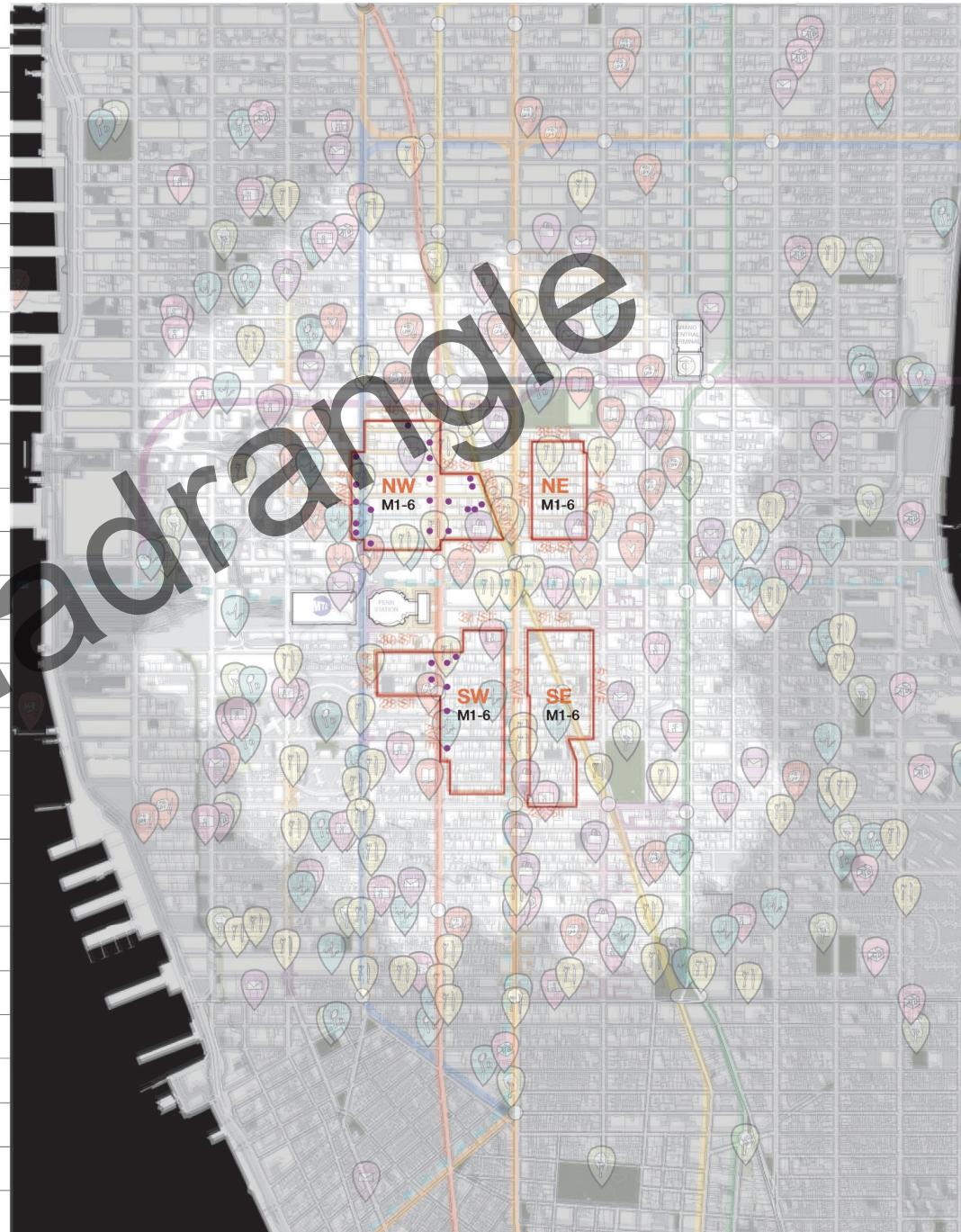
Midtown South Mixed-Use Plan Site Selection

- 1 Opportunity to supplement sparse community assets.
- 2 Opportunity to leverage nearby community assets.
- 3 **Efficient conversion from Office to Residential Use.**

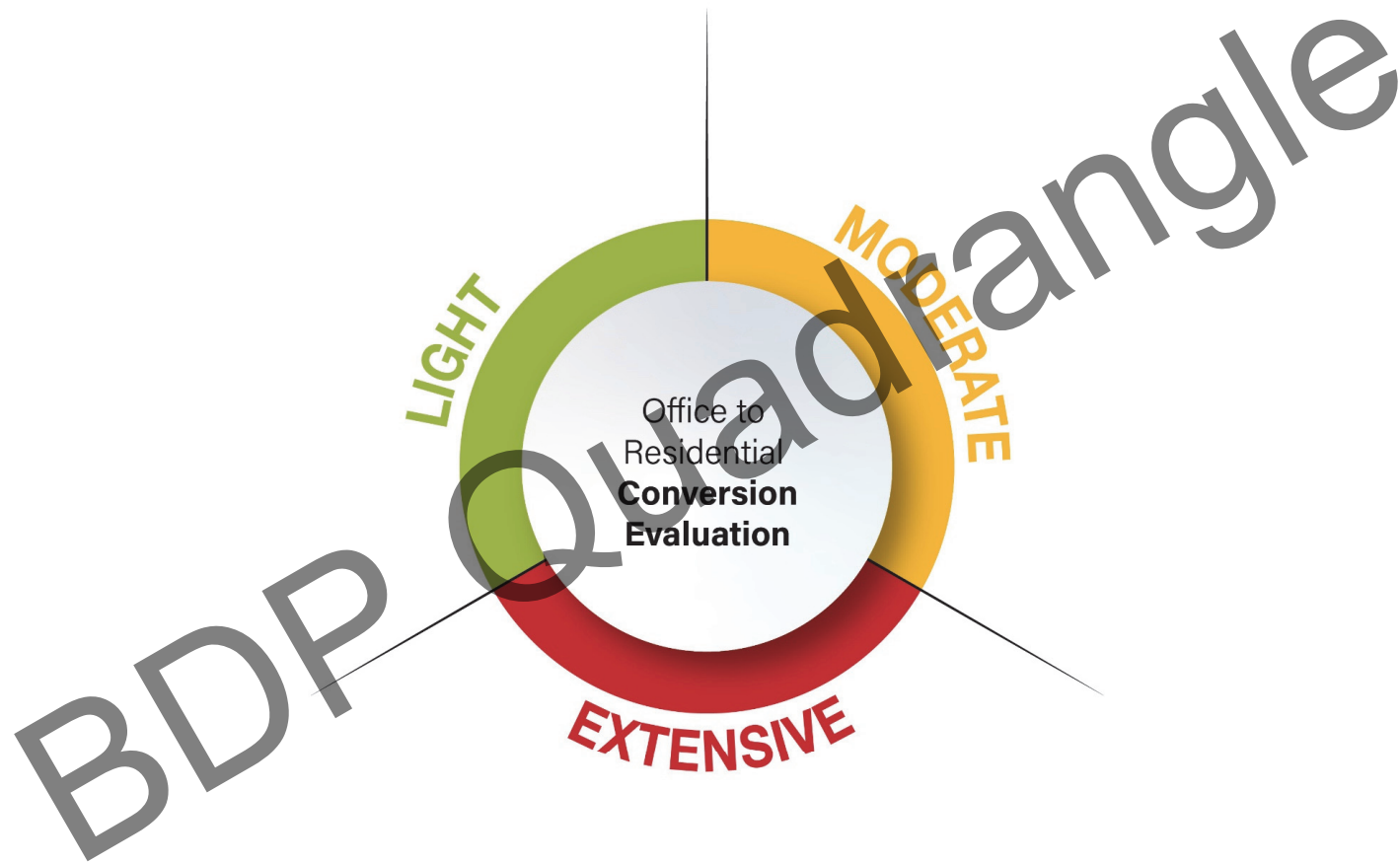
BDP

BDP.

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Office to Residential Conversion
Intervention Scale



**3 Methods of Assessment
to Evaluate Conversion**

Midtown South Mixed-Use Plan

Preliminary Architectural Assessment Summary



Complexity based approach to prioritizing investment or incentives

MSMX Conversion Candidates

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	BUILDING 10	BUILDING 11	BUILDING 12	BUILDING 13	BUILDING 14	BUILDING 15	BUILDING 16	BUILDING 17	BUILDING 18	BUILDING 19	BUILDING 20	BUILDING 21	BUILDING 22	BUILDING 23	BUILDING 24	BUILDING 25	BUILDING 26	BUILDING 27
Floor Plate Area to Envelope Ratio	Light	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Distance between Core and Perimeter Envelope	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Structural Grid Spacing	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Average Rating	Light	Moderate	Extensive	Moderate	Moderate	Moderate	Moderate	Extensive	Extensive	Extensive	Extensive	Moderate	Moderate	Moderate	Extensive	Extensive	Extensive	Extensive	Extensive	Light	Extensive	Moderate	Extensive	Moderate	Extensive	Moderate	Moderate

Our Approach



PORTFOLIO ASSESSMENT



SPATIAL EVALUATION



SITE FEASIBILITY

BDP

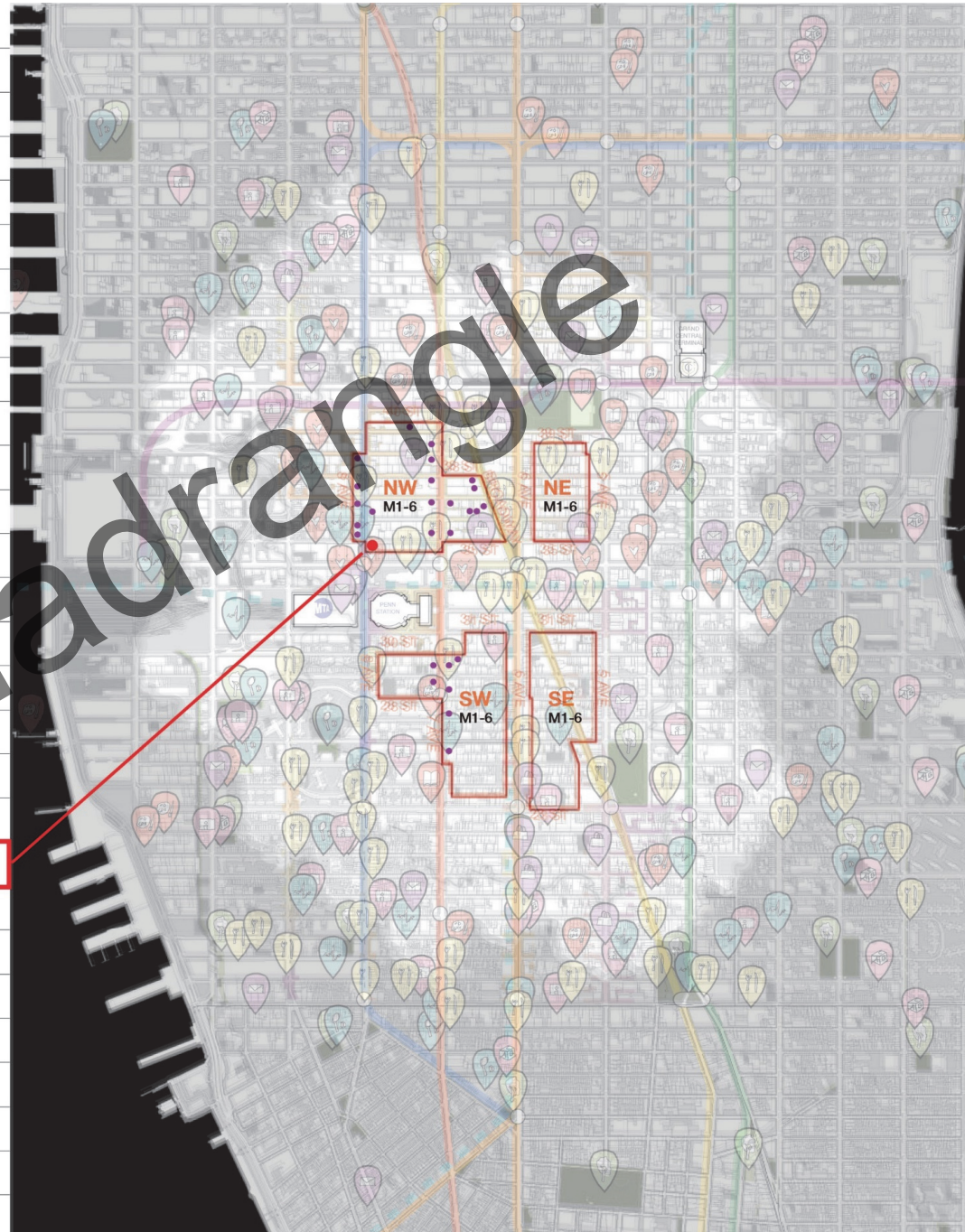
Quadrangle

Midtown South Mixed-Use Plan Site Selection Priorities

- 1 Opportunity to supplement sparse community assets.
- 2 Opportunity to leverage nearby community assets.
- 3 **Efficient conversion from Office to Residential Use.**

BDP

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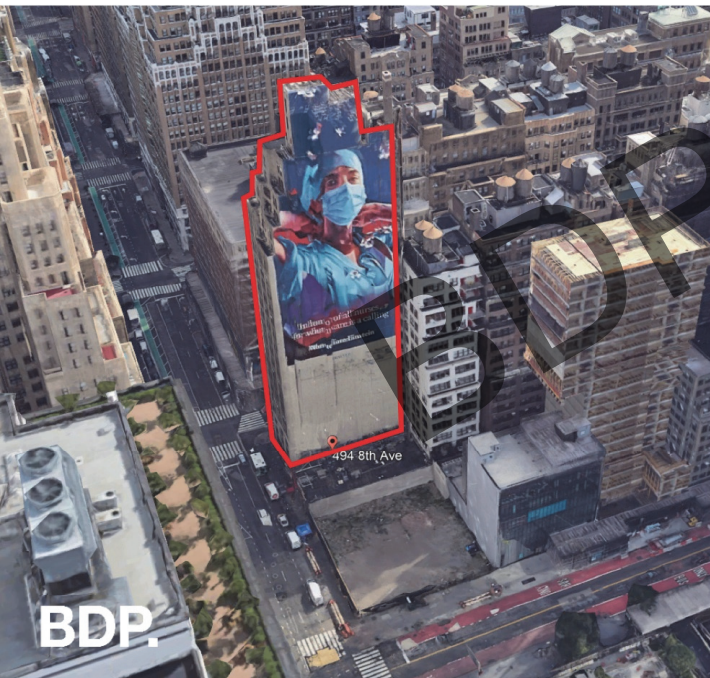




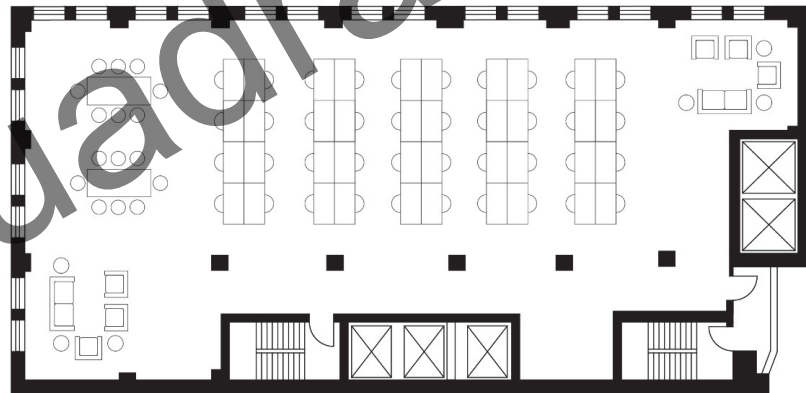
494 8 AVE, 10001

Year Built: 1928
 Floors: 23
 FAR: 23.0
 Building Area: 111 274 sf

SITE OWNER:
 Elijah Equities



Quadrangle



FLOOR PLATE TO ENCLOSURE RATIO	
DISTANCE OF CORE TO PERIMETER	
STRUCTURAL GRID SPACING	
	FINAL RATING



494 8 AVE, 10001

Year Built: 1928
 Floors: 23
 FAR: 23.0
 Building Area: 111 274 sf

SITE OWNER:
 Elijah Equities

GROSS FLOOR AREA

4469 ft²

NET SALEABLE AREA

3123 ft²

EFFICIENCY:

70.0%

BDP



BDP.

Our Approach



PORTFOLIO ASSESSMENT



SPATIAL EVALUATION



SITE FEASIBILITY

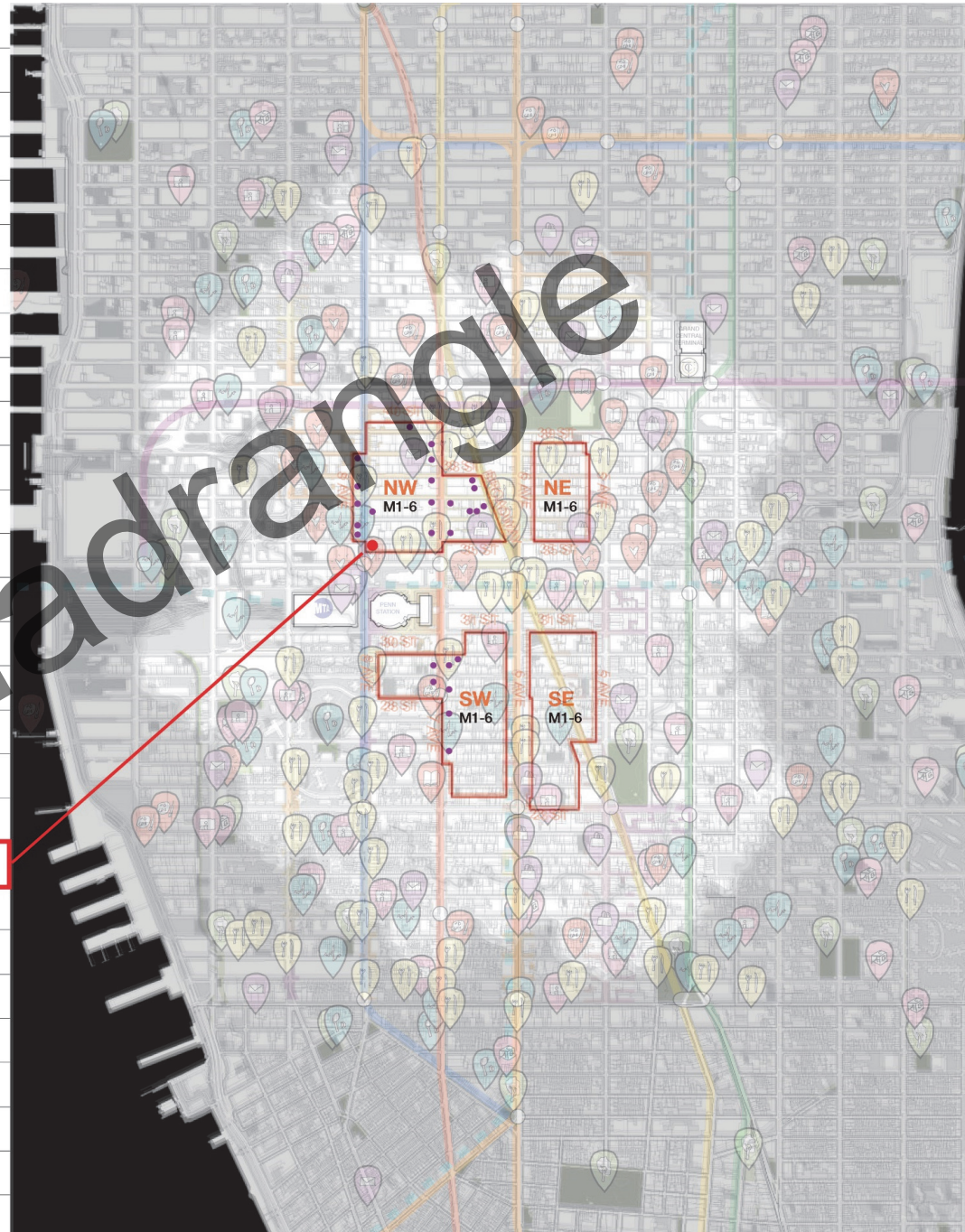
BDP

Quadrangle

Midtown South Mixed-Use Plan Site Selection Priorities

- 1 Opportunity to supplement sparse community assets.
- 2 Opportunity to leverage nearby community assets.
- 3 Efficient conversion from Office to Residential Use.
- 4 **Opportunity for densification and improved housing and mixed-use.**

550 7 AVE
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144 WEST 30 ST
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307 7 AVE
330 7 AVE
350 7 AVE





494 8 AVE, 10001

1

Year Built: 1928
 Floors: 23
 Existing FAR: 23.0
 Existing Building Area: 111 274 sf

SITE OWNER:
 Elijah Equities

NYC Zoning Resolution:

Block 784, Lot 77
 Lot Area: 4837 sf

Zoning: M1-6
 Special District: Garment Center

Allowable FAR*: 10.0
 Allowable Floor Area: 48 370 sf

**Existing Floor Area
 Beyond Allowable:**

62,904 sf

490 8 AVE, 10001

2

Year Built: 1975
 Floors: 2
 Existing FAR: 2.0
 Existing Building Area: 9400 sf

SITE OWNER:
 McDonalds Real Estate Company

NYC Zoning Resolution:

Block 784, Lot 80
 Lot Area: 4737 sf

Zoning: M1-6
 Special District: Garment Center

Allowable FAR*: 10.0
 Allowable Floor Area: 47 370 sf

Under-built by:

37,970 sf

VACANT LOTS

3

Year Built: 1928
 Floors: N/A (vacant)
 Existing FAR: N/A (vacant)
 Existing Building Area: N/A (vacant)

SITE OWNER:
 Vornado

NYC Zoning Resolution:

Block 784, Lots 1, 4, 5, 6, 7
 Lot Area (Combined): 10 151 sf

Zoning: C6-4M
 Special District: None

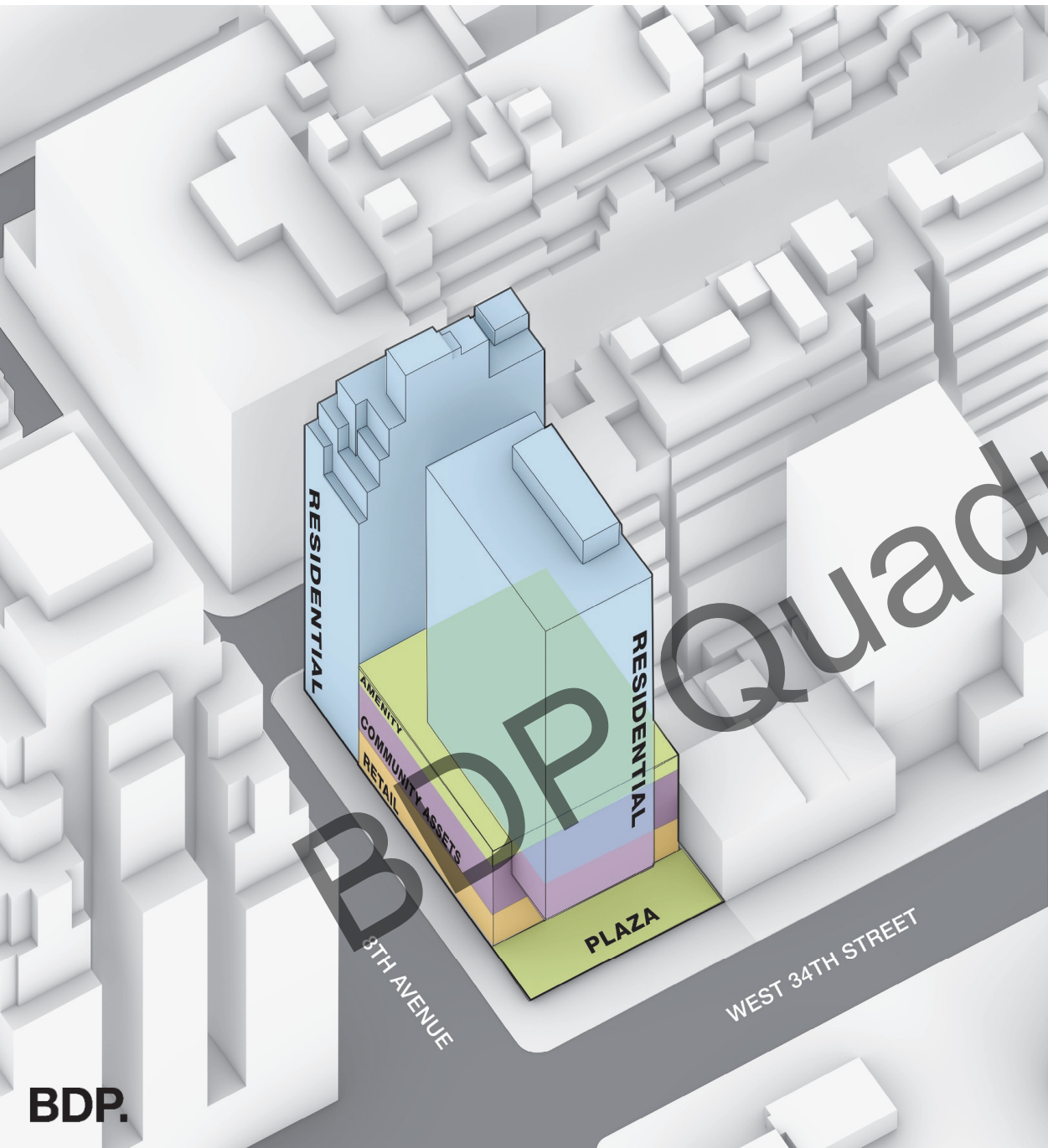
Allowable FAR*: 10.0
 Allowable Floor Area: 101 510 sf

Under-built by:

101,510 sf



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Summary of Opportunities

COMPLIANCE

- + Refurbish cores
- + Generators at end of lifespan
- + Fire performance upgrades

OPERABILITY

- + Upgraded hydro service
- + New plumbing risers
- + Building performances - services

DENSIFICATION

- + Maximize the number of residential units across sites

USER EXPERIENCE

- + Public community amenities
- + Greenspace

SUSTAINABILITY

- + Utilize existing structure to reduce embodied carbon
- + Provide efficient equipment to secure a low carbon trajectory

An architectural rendering of a modern building with a complex, faceted facade. The building features large glass windows and a prominent, dark, angular structural frame. The interior is visible through the glass, showing people working and sitting. The scene is set at dusk or dawn, with a soft, dimly lit sky. The building is surrounded by trees and a paved area with people walking.

Ossie Airewele | 22 November 2024

Thank You

ossie.airewele@bdp.com

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