
This paper analyzes the “100 Rezonings” that were adopted during the first two terms of the Bloomberg administration in New York City. Using a mixed-methodological approach involving a qualitative review of City Planning Commission reports and statistical regression models, it found that the rezonings increased densities within the rezoned areas by 4.9 percent; community-initiated rezonings were most often downzonings and city-initiated rezonings were often upzonings; that the net increase in density occurred in areas within one half-mile from rail transit stations; that the rezonings sometimes created an impetus to rezone in adjacent neighborhoods, especially in the Bronx and Queens, but the pattern is more attributable to the Department of City Planning’s piecemeal approach; and that the neighborhood characteristics that correlated with the biggest increases in density were high residential vacancy rates and high proportions of building space devoted to garages and industrial uses.