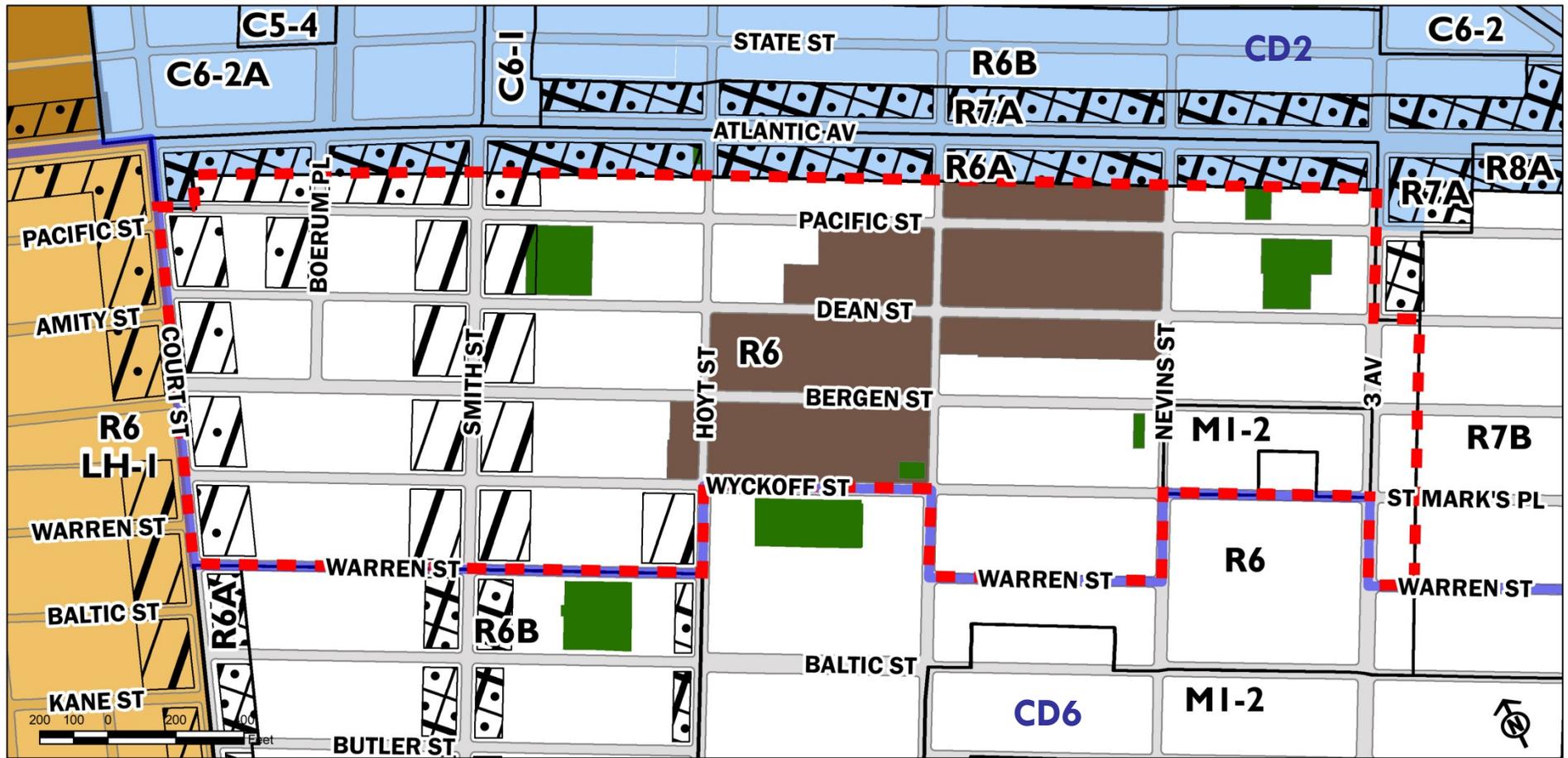


REZONING AREA

DRAFT – FOR DISCUSSION

R6 District in Boerum Hill/Community District 2

Includes the Boerum Hill Historic District

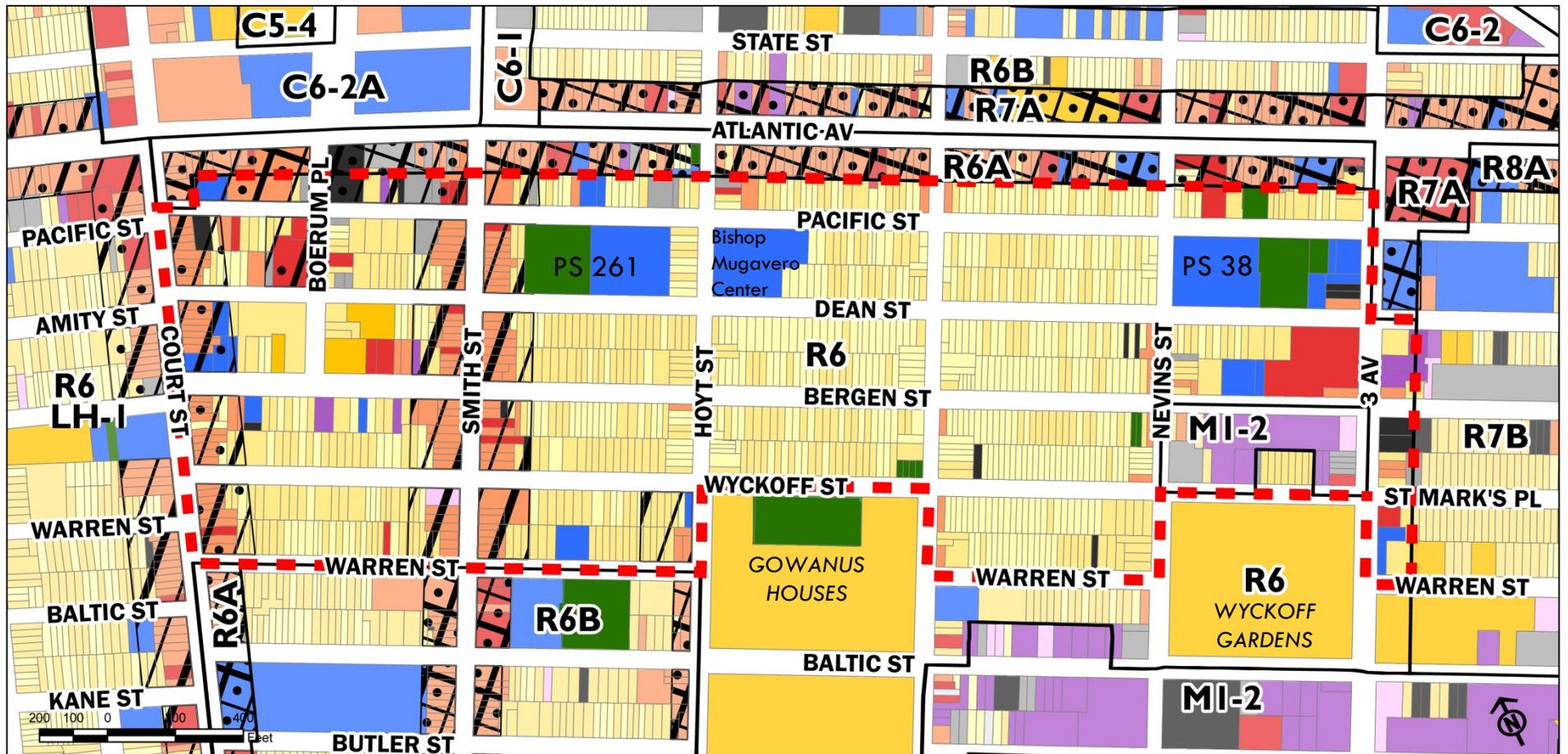


- | | | | | |
|-----------------------------|-------------------------------|---|------|------|
| Boerum Hill Rezoning Area | Existing Zoning | Limited Height District/Cobble Hill Historic District | C1-3 | C2-3 |
| Community District Boundary | Boerum Hill Historic District | Special Downtown Brooklyn District | C1-4 | C2-4 |

EXISTING ZONING AND LAND USES DRAFT – FOR DISCUSSION

Predominantly residential

Mix of uses on Smith, Court, Pacific and Bergen streets and 3rd Avenue



BUILT FLOOR AREA RATIOS

DRAFT – FOR DISCUSSION

Medium density on most residential blocks

Higher density between Court and Smith streets and near 3rd Avenue

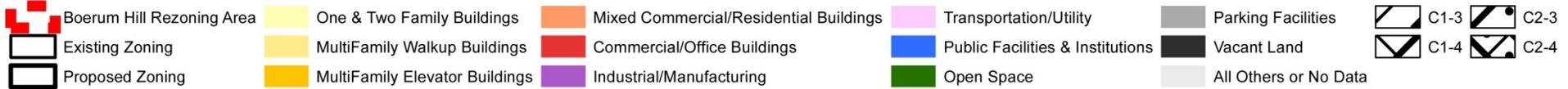
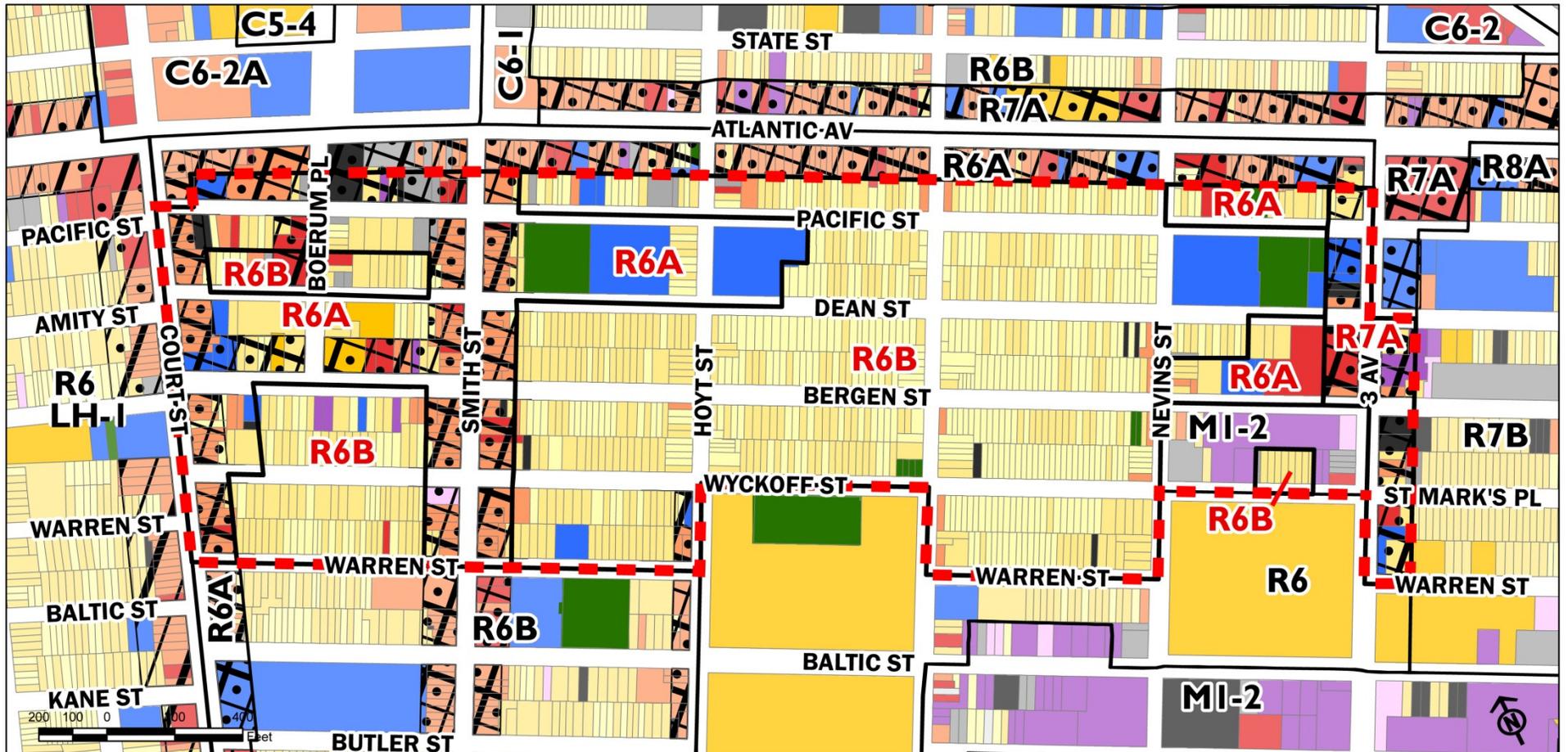


PROPOSED ZONING AND LAND USES DRAFT – FOR DISCUSSION

R6B on most residential blocks

R6A and R7A on mixed-use corridors, and higher-density residential blocks

Commercial overlays refined to support existing commercial streets

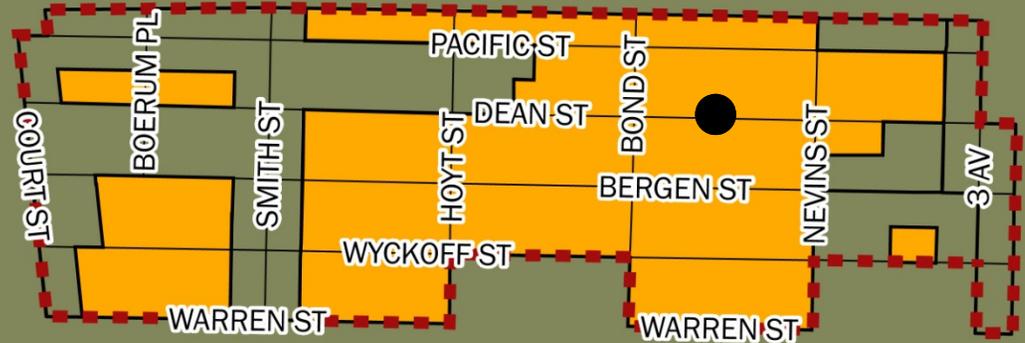


PROPOSED ZONING – R6B

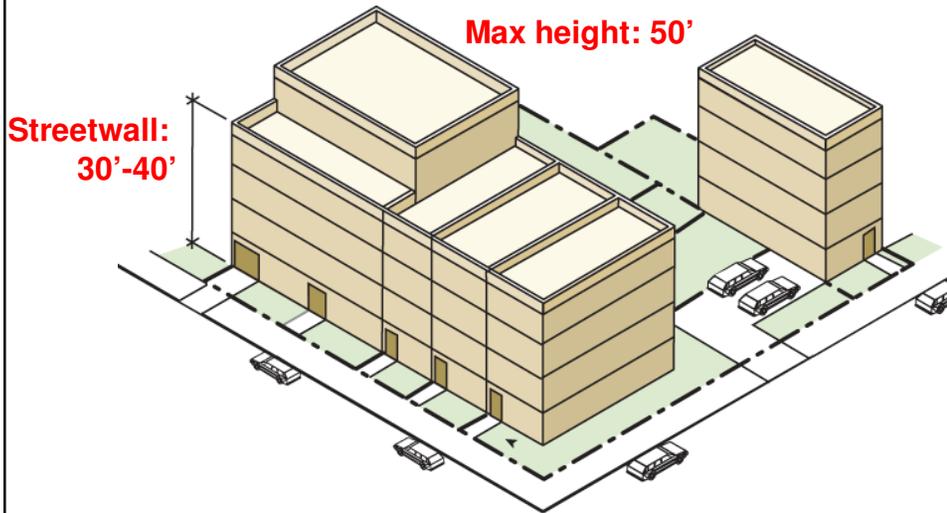
DRAFT – FOR DISCUSSION

Proposed for approximately 65% of the Study Area

- Max. FAR: 2.0
- Min./Max. Base Height: 30' / 40'
- Max. Height: 50' after setback
- Must line up with street wall
- No curb cuts allowed on narrow lots
- Parking required for 50% of units, waived if < 5



Dean Street: 1.8 FAR, 40 feet



PROPOSED ZONING – R6A

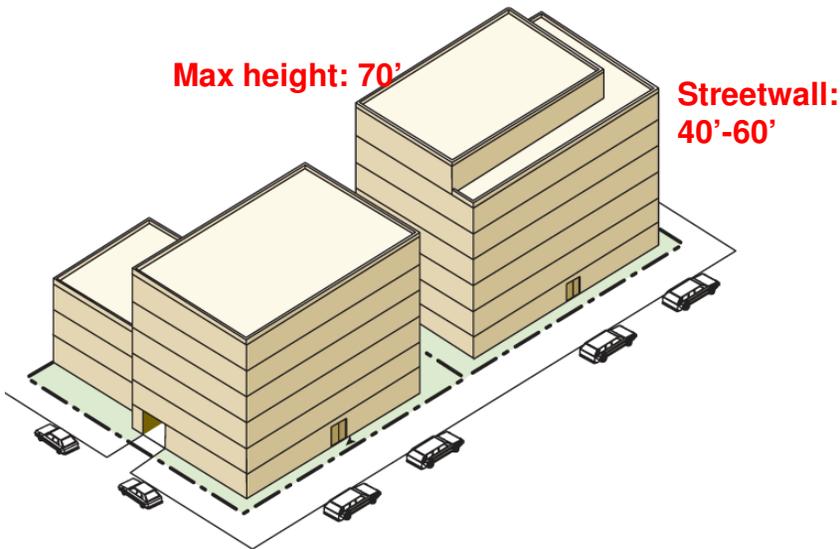
DRAFT – FOR DISCUSSION

Proposed on mixed-use corridors and some densely built residential streets

- Max. FAR: 3.0
- Min./Max. Base Height: 40' / 60'
- Max. Height: 70' after setback
- Must line up with street wall
- No curb cuts allowed on narrow lots
- Parking required for 50% of units, waived if < 5



Pacific Street: 3.05 FAR, 58 feet

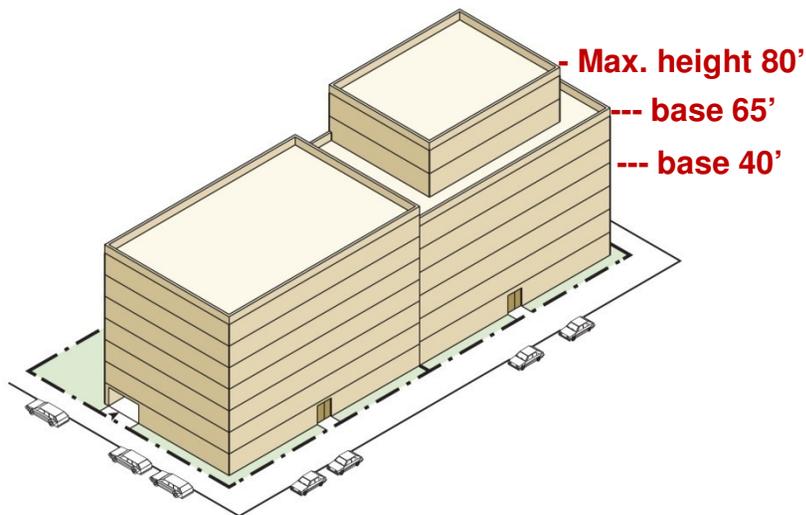
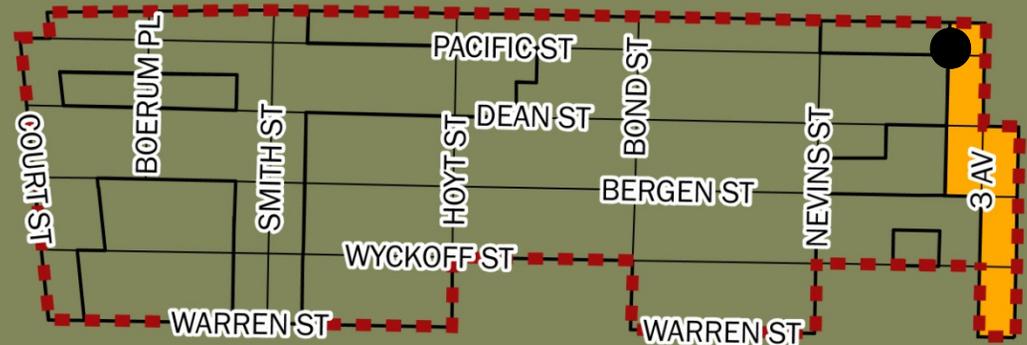


PROPOSED ZONING – R7A

Proposed for 3rd Avenue

- Max. FAR: 4.0
- Min./Max. Base Height: 40' / 65'
- Max. Height: 80' after setback
- Must line up with street wall
- No curb cuts allowed on narrow lots
- Parking required for 50% of units, waived if < 5

DRAFT – FOR DISCUSSION



3rd Avenue: 3.13 FAR, 47 feet