

A cityscape at sunset, featuring a dense cluster of skyscrapers in the background and multi-story brick buildings in the foreground. The sky is a mix of orange and blue. A large blue circular graphic is on the left side of the image, containing the text.

*city of yes*  
Info Session

October 17, 2022

Please click on the interpretation icon for Spanish, Mandarin, or Cantonese to hear a simultaneous interpretation of the session. During the Q&A, staff will be available to provide language assistance for Spanish, Mandarin, and Cantonese speakers as needed. Spanish, Mandarin, or Cantonese speaking participants may also contact us for additional assistance via email at [DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)

Por favor haga clic en el símbolo de interpretación en Español, Mandarín o Cantonés para escuchar la interpretación simultánea de la sesión. Durante la sesión de preguntas y respuestas, estará disponible asistencia para interpretación en Español, Mandarín y Cantonés para quien lo necesite. También nos puede contactar para asistencia adicional por el correo electrónico [DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)

请点击同声传译的图标以收听会议的西班牙语、普通话或粤语的同声传译。在提问环节期间(Q&A)，工作人员将根据需要为您提供西班牙语、普通话或粤语的翻译帮助。如需更多帮助，讲西班牙语、普通话或粤语的参与者也可以通过电子邮件的方式([DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov))与我们联系。

請點擊同聲傳譯的圖標以收聽會議的西班牙語、國語或粵語的同聲傳譯。在提問環節期間(Q&A)，工作人員將根據需要為您提供西班牙語、國語或粵語的翻譯幫助。如需更多幫助，講西班牙語、國語或粵語的參與者也可以通過電子郵件的方式([DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov))與我們取得聯繫。



# city of yes

"We are going to turn New York into a 'City of Yes' — yes in my backyard, yes on my block, yes in my neighborhood,"

"These proposals focused on economic recovery, affordable housing, and sustainability will remove red tape for small businesses, expand housing opportunities in every neighborhood, and accelerate the transition to our energy future. New Yorkers are not going to wait around while other cities and other countries sprint towards a post-pandemic world, and now we won't have to."

-Mayor Eric Adams





## for Carbon Neutrality

Expanding opportunities for decarbonization projects



## for Economic Opportunity

Growing jobs and small businesses with more flexible zoning



## for Housing Opportunity

Ensuring all neighborhoods are meeting the need for housing opportunities

# city of yes

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# Info Session Format

7:05 – 7:15 PM: Welcome & Opening Remarks

7:15 – 7:30 PM: Carbon Neutrality

7:30 – 7:45 PM: Economic Opportunity

7:45 – 7:55 PM: Housing Opportunity

7:55 – 8:30 PM: Live Q&A

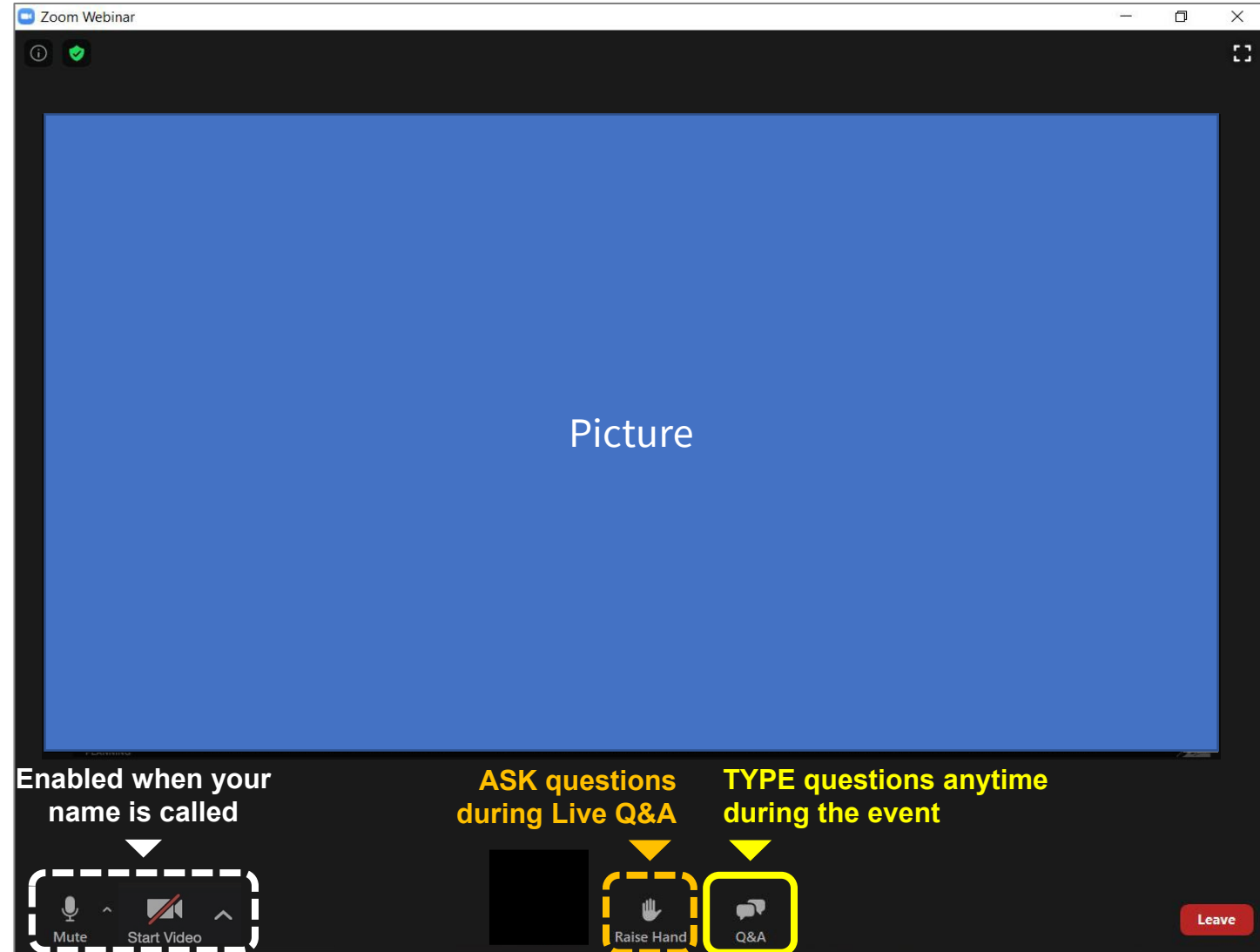
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If you are dialing in by phone, press \*9 to ask your question during Live Q&A.



# Department of City Planning City of Yes Text Amendments Teams

**Dan Garodnick** – Director of City Planning

**Lara Merida** - Senior Director of Community Planning and Civic Engagement

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**Veronica Brown** - Planner for Housing Opportunity, Housing Division

**Winnie Shen** – Planner for Housing Opportunity, Housing Division

**John Mangin** - Director of the Housing Division



*city of* **yes**  
for Carbon Neutrality





# Why carbon?

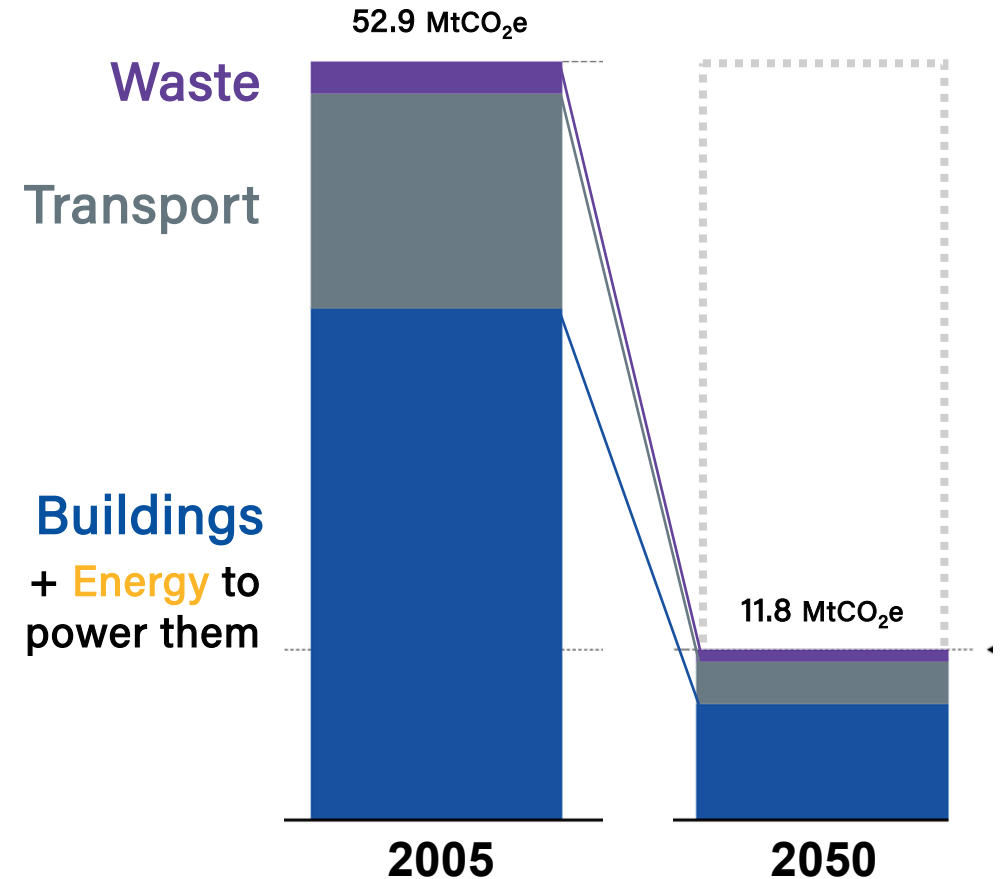
- Carbon dioxide (CO<sub>2</sub>) is the **primary greenhouse gas (GHG)** emitted through human activities - **80% of US GHG** emissions in 2019.
- CO<sub>2</sub> is largely produced through the **burning of fossil fuels**
- Paris Agreement hopes to limit global warming to 2°C and forestall greater climate damage by curbing GHG
- Since 2013, NYC has committed to implementing this goal under the policy umbrella '80x50'



# What is a "carbon-neutral city"?

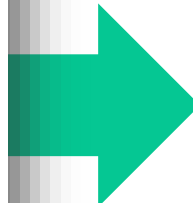
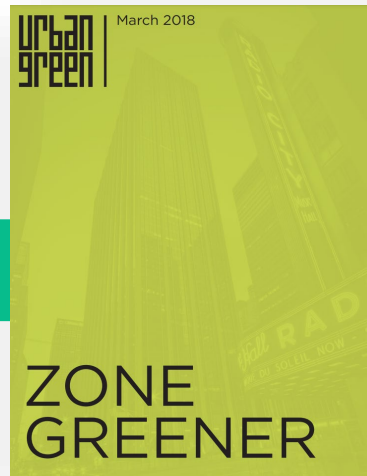
It's a city where we've...

1. **Reduced our energy needs**  
(retrofit buildings to be efficient)
2. **Cleaned the grid**  
(decarbonize the source of electricity)
3. **Electrified buildings + vehicles**  
(all remaining energy needs are powered by the clean electric grid)



Necessary operational carbon reductions to meet 2050 goals, in millions of metric tons of carbon dioxide equivalent.  
*Source: NYC's Roadmap to 80x50*

# What have we already done?



## Zone Green 2012

Our first overhaul of zoning to support **green building features**

## 80x50 Roadmap 2016

A **concrete plan** for how NYC could achieve its climate goals.

## Lessons learned 2012 – 2018+

Practitioners have identified **improvements** (a key example is the 'Zone Greener' report)

## Local Laws 2019

The City Council passed the most ambitious climate rules in the nation, including **finances for low performance.**

## NYS CLCPA 2019

Ambitious statewide goal of net-zero grid by 2040, and **massive increase in solar, storage, and wind.**



# What would this initiative do?



Zoning for Carbon Neutrality would:

- **Remove impediments:**  
Ensure that zoning rules are not hindering the installation of new wind, solar, or energy storage; or the retrofitting of existing buildings to promote efficiency
- **Fix existing incentives:**  
Encourage the development of new buildings which perform 'better-than-code'
- **Promote solar & storage:**  
Support the City's 80x50 goals and the State's solar and storage goals.

# What would this initiative do?

Zoning for Carbon Neutrality would focus on fixing impediments in **four key areas**:

## ENERGY

Support the greening of our grid by broadly allowing for distributed generation (wind + solar) as well as critically needed energy storage.

## BUILDINGS

Get out of the way of making our buildings clean and efficient by accommodating a wider range of building retrofits.

## TRANSPORTATION

Support the growth of electric vehicles and micro-mobility by removing restrictions on where this infrastructure can be placed.

## WASTE & WATER

Complement other City efforts to reduce our solid waste and stormwater output by updating and clarifying related zoning regulations.

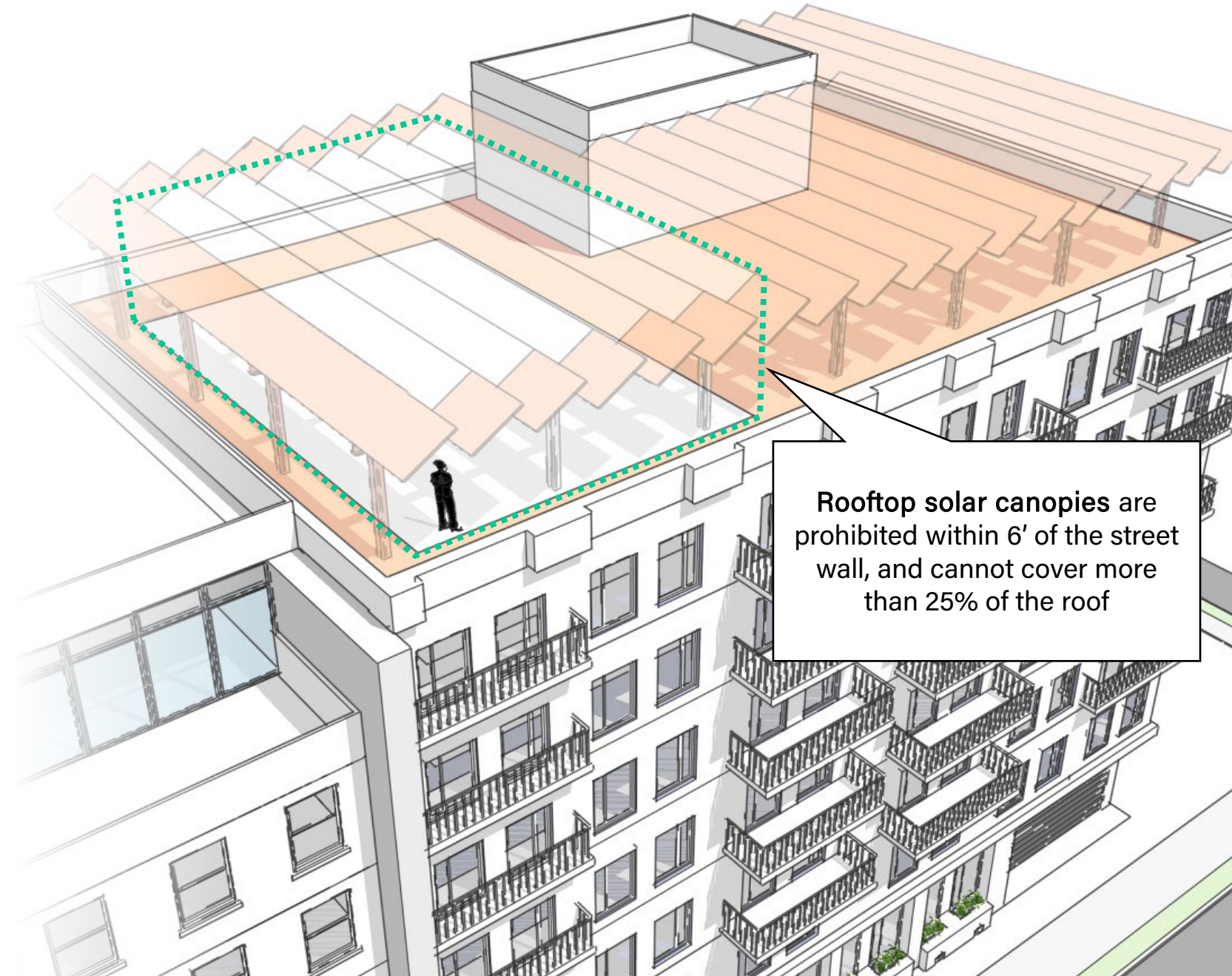
# Example 1

## Building owners looking to add solar hit zoning obstacles

Zoning already allows solar energy systems above the height limits – provided it adheres to strict height limits, offsets, and coverage caps

Combined with other rooftop demands (HVAC equipment, recreation areas, and FDNY access requirements) these zoning limitations leave very little room left for rooftop solar.

In many examples, these zoning limitations render a solar installation infeasible.





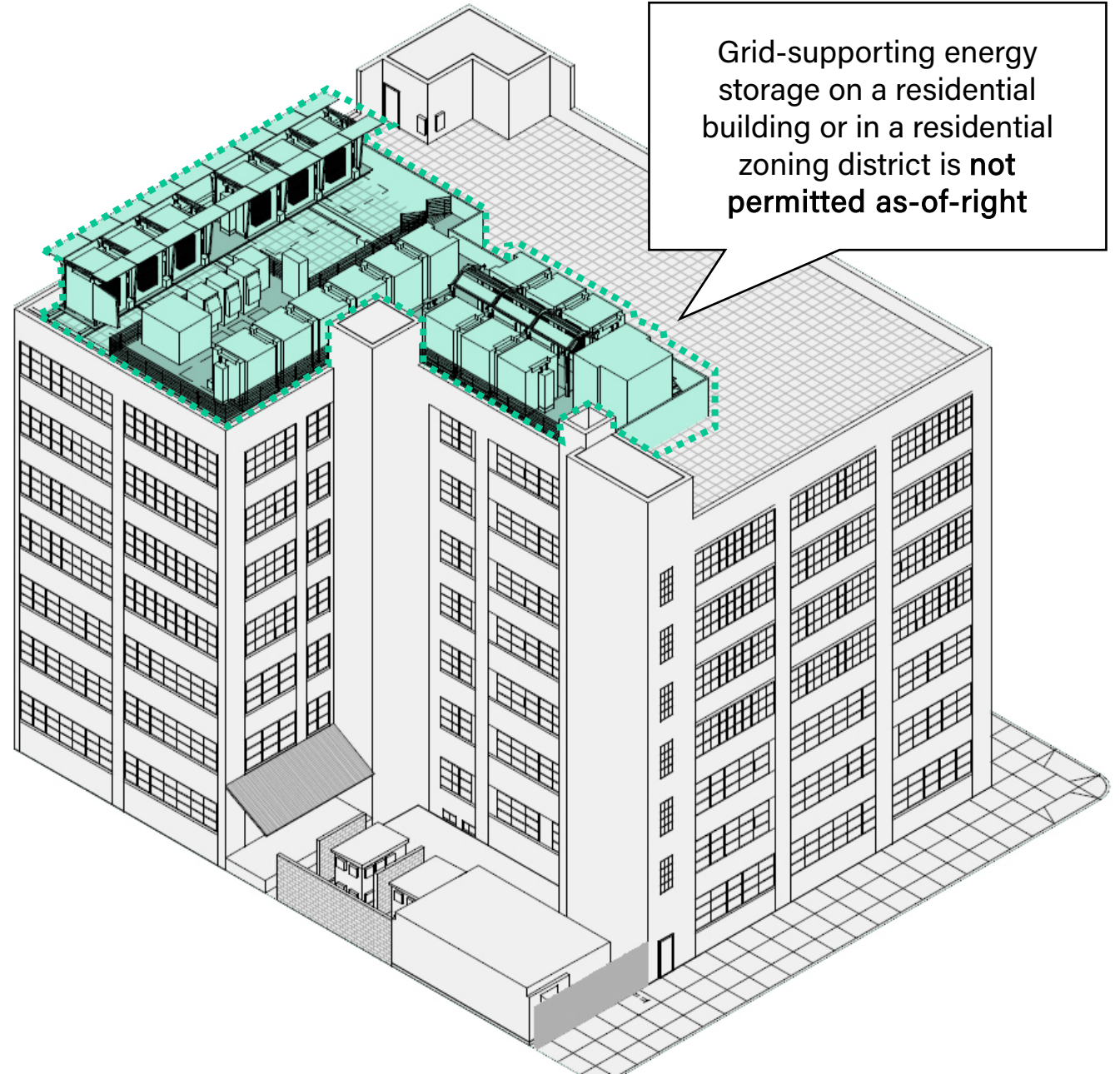
# Example 2

## Building owners are unable to add critical energy storage

The City and State have set ambitious targets for the installation of ESS, and ConEdison is actively seeking new installations.

**However, zoning rules don't address this crucial emerging technology.**

ESS that supports the grid (and thus prevents brownouts and reduces the need for dirty 'peaker plants') is not permitted as of right in many places. This leads to a lengthy and difficult special permit process at the Board of Standards & Appeals (BSA).



# Example 3

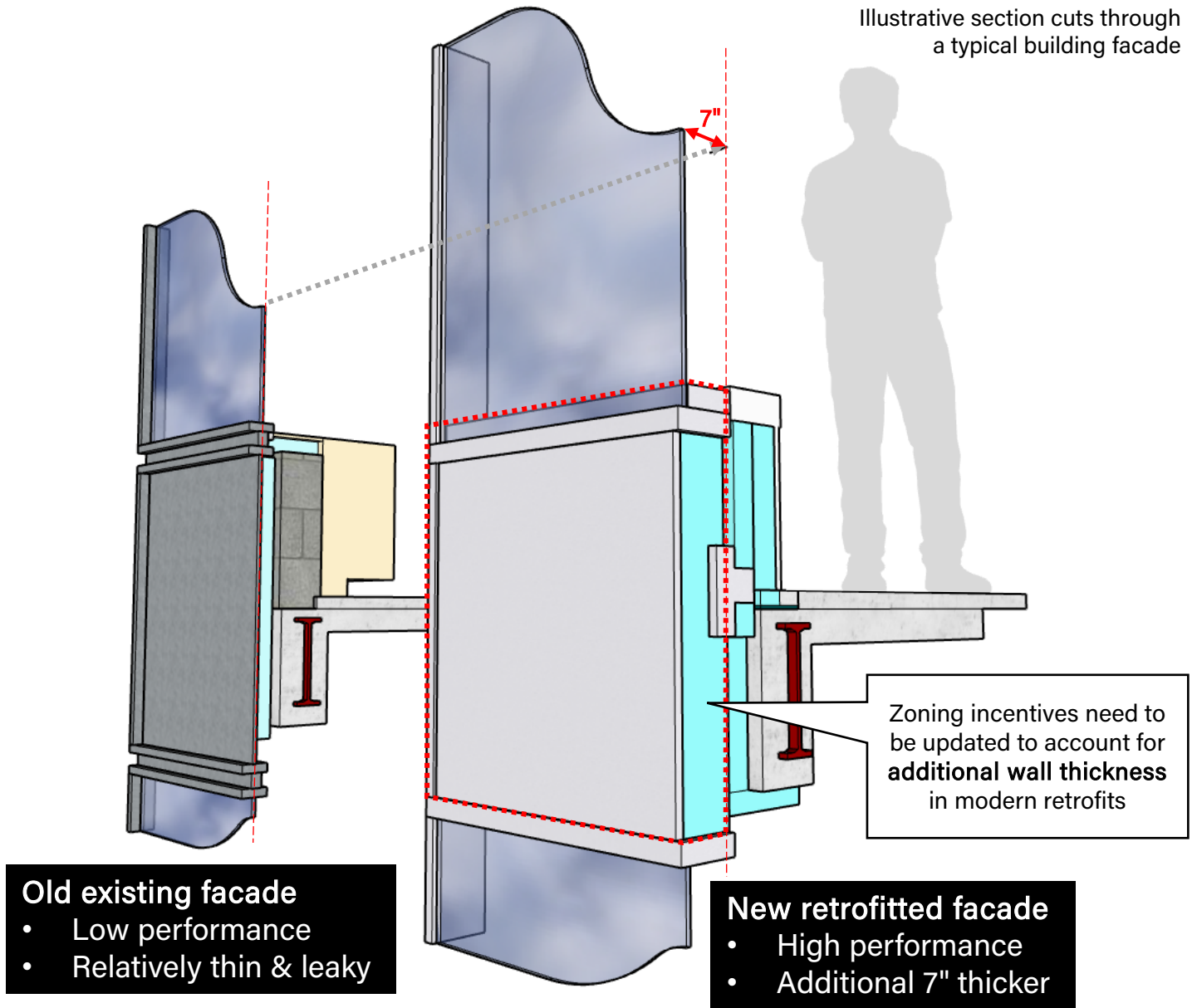
## Building owners looking to retrofit their facades face obstacles.

Wall thickness counts against FAR. Zoning promotes efficiency by allowing portions of high-performing walls to be deducted. Over time, practitioners have found issues with the current framework.

As an example: for new buildings and re-clads of existing buildings, only the thickness of the wall beyond 8" is exempted, up to an additional 8".

For buildings at (or over) FAR, this zoning rule makes the retrofit impermissible.

Illustrative section cuts through a typical building facade





# Example 4

## Electric vehicle owners can't find places to charge their EVs

Less than 1% of the nearly two million private vehicles registered in NYC are zero-emission vehicles.

One of the reasons EV adoption has lagged in dense cities like NYC is the lack of off-street charging locations.

Zoning permits standalone commercial charging stations (UG7), but they are not permitted in many Commercial Districts and all Residence Districts.

In addition, in some residential parking facilities, off-site users are not permitted to visit to charge their cars.

### The New York Times

April 5, 2022

### *Here's How Slowly New York City Is Moving on Electric Vehicles*

New York has ambitious electrification goals, but it lags behind other major cities in the United States significantly.

EVCSs in "accessory residential off-street parking facilities" are limited to use by the residents.



# Example 5

## Zoning regulations for street trees need to be updated

Stormwater management is key to reducing carbon emissions from our combined stormwater treatment facilities.

**One opportunity is to capture stormwater in curbside raingardens.**

Zoning requires street trees to be installed whenever new development occurs.

However, these requirement need to be updated to reflect new streetscape prototypes for connected tree pits and raingardens developed by DOT and DEP.



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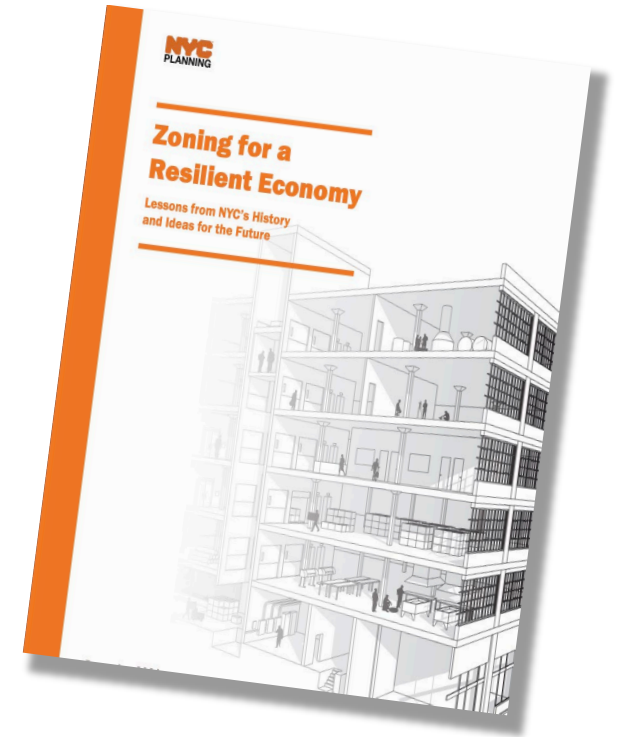
for Economic Opportunity



knotts

# Goals

- Support economic recovery and resiliency by **allowing existing space to be repurposed** to support economic activity
- Provide for future economic growth and resiliency by modifying rules to help **create flexible new space** that meets the needs of businesses
- Bring jobs closer to New Yorkers by **supporting the growth of job centers** in transit-accessible areas across the five boroughs



*Precursor DCP publication - 2021*



# Example 1

Zoning restricts many business activities in neighborhood commercial districts.

Pablo owns a bike shop on Columbus Ave in Manhattan Valley in the UWS. He has been looking to shift his services to bike rentals and repairs.

The neighborhood commercial district he's in, a C1 district, allows bicycle sales but not bike rental or repairs. A C2 district, another kind of neighborhood commercial district two blocks away, would permit this.

Image credit: Google Street View





## Example 2

Zoning prohibits many businesses from locating in higher density commercial districts.

Ahmed is a professional artist and wants to open a studio space to teach arts to children in Harlem. He is eyeing this space along 125<sup>th</sup> Street. He is hoping the high foot traffic will help draw students.

The space is in a C4 district—one of our higher density commercial districts. Art studios and many other activities are not permitted on the ground floor under current zoning.

Image credit: Google Street View





## Example 3

**Zoning requires additional loading docks for a change of building use.**

Jennifer owns a loft building in Sunnyside and has been having difficulty leasing space in it for years. A high-tech manufacturer is interested in leasing one of the floors.

Loading requirements apply to changes of use in Commercial and Manufacturing districts. The building has only one loading dock and the new manufacturer would trigger several additional loading berths (rendering it cost prohibitive).

Image credit: Google Street View





# Example 4

Despite the city's Cabaret Laws being repealed, social dancing is still banned in zoning in most areas.

Kathy owns a Tapas bar. She currently has live music on weekends and would like to set a small space aside for dancing. The C1-2 district, however, does not permit any dancing.



Image credit: Google Street View



## Example 5

**Bakeries and other small-scale producers can't locate or grow in commercial districts.**

Rosa started a bakery in a C2 district storefront. As the business has grown, it does more distribution to stores and area restaurants.

She would like to expand her business into the adjacent vacant storefront but cannot exceed 750 sf for production space without being considered a food products manufacturer that must locate in an industrial district.

Image credit: Google Street View





## Example 6

Industrial businesses don't have the zoning tools they need to grow.

Terrance owns a 1-story industrial building in Sunnyside, where he operates a film lighting rental business. His business has grown, and he is interested in expanding the building to add a couple of floors of production and office space above the storage area on the ground floor.

When he contacted DCP, he discovered that today's zoning does not have any tools to allow a 3-story industrial building. He might have to relocate outside of NYC to grow his business.

Image credit: Google Street View





# Example 7

Ground floor design rules are confusing and inconsistent.

Lucy is concerned about “dark stores” that don’t allow public or visual access into their establishments. She thinks this is harming the pedestrian experience of the city’s commercial streets.

While zoning has some ground floor use design requirements, they are not applicable in most of the city and don’t address many of the design issues she is raising.

Image credit: Google Street View





# What would this do?

- Allow the same range of business activities in similar districts (C1/C2, C4/C5/C6)
- Remove restrictions on certain activities along the ground floor (C4/C5)
- Be more permissive with certain activities, such as allowing small production space within retail and removing dancing restrictions
- Address loading rules that hamper changes of use
- Create new mid-density districts (e.g., 3-4 and 6-8 FAR M districts) that can be mapped through future actions
- Make consistent and easy to understand ground floor urban design regulations

Image credit: Google Street View



*city of* **yes**

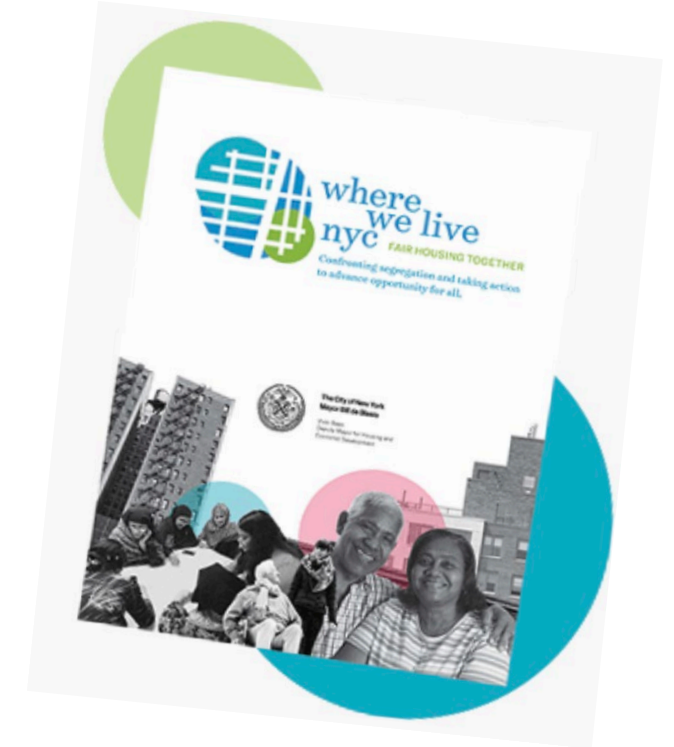
for Housing Opportunity





# Goals

- Implement the actions from Where We Live to affirmatively further fair housing and address the human costs of the housing shortage
- Simplify decades of increasingly complex and restrictive zoning to facilitate equitable housing development across New York City
- Make relatively small changes across a broad geography to produce more housing in low-, medium-, and high-density districts
- When all neighborhoods do their part, fewer neighborhoods are overburdened or face dramatic changes



# Types of Changes to Achieve our Goals

- Allow **housing types that serve everyone** – such as ADUs, smaller units, and shared housing
- Ease **conversions** of obsolete and underutilized buildings to housing
- Reduce or eliminate unnecessary **parking requirements** to unlock housing potential
- Give all **supportive and affordable housing** the same preference given to affordable senior housing (AIRS)
- Make it easier for **owners of homes and small buildings** to alter and update their buildings over time

# Example 1

Lower density - Two units in a two-family district

Irina and Alek have a 1-family home in a 2-family district and would like to add a small second unit for Irina's mother.

They find out that the parking requirement, the minimum unit size, and inability to add an exterior staircase would make that impossible.

Adjustments to zoning could make that second unit possible.



Image credit: Google Street View



## Example 2

Lower density - Small apartment buildings

Omar wants to redevelop his family's 1-story retail strip into a classic NYC building type: A few stories of residential on top of a commercial ground floor.

He finds out that the combined parking requirement, FAR limits, and height limits would make that impossible.

Adjustments to lower-density commercial districts could make this housing type possible again.



Image credit: Google Street View



# Example 3

## Medium and Higher Density - Smaller units

Citing great buildings from NYC's past, and declining household size across America in recent decades, Gary proposes to build project of no-frills studios for the many people in NYC who want to live alone but can't.

He finds out that "dwelling unit factor" mandates a minimum average unit size. If half the building were 450sf studios, the other half would have to be massive 1300 to 1400sf apartments.

Adjustments could make these possible again.

Image credit: Google Street View





# Example 4

## Higher Density - Conversion

A housing nonprofit acquires a vacant hotel and wants to convert it to supportive housing.

They discover that the relaxed rules for conversion are not available for supportive housing, and the building is overbuilt and does not comply with light and air standards.

When they try to convert to residential, they find that "dwelling unit factor" would require a gut rehab to combine multiple hotel rooms into individual apartments.

Changes to the rules could enable these conversions.

Image credit: Google Map





# Example 5

## Medium and Higher Density - Top up Affordable/Supportive FAR

In Bushwick, a small church wants rebuild the church and put housing on top.

Today, the church is limited to ~35 units. If all affordable housing got the same preference as AIRS, the church could get 10 to 12 additional apartments as long as they were permanently affordable.

Multiply this by hundreds of sites around the city, and it adds up to a lot more affordable housing.



Image credit: Google Street View



# Example 6

## Medium and Higher Density - Parking

Yusuf wants to develop his site in Bed-Stuy, a 4-minute walk from the nearest subway station.

While the site could support 16 to 20 apartments, he builds only 10 in order to waive the parking requirement. One more unit would trigger a requirement for 6 parking spaces. A 20-unit development would require 10 spaces.

Adjustments to the waiver threshold or other requirements could enable more housing on the site.



Image credit: Google Street View





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Expanding opportunities for decarbonization projects



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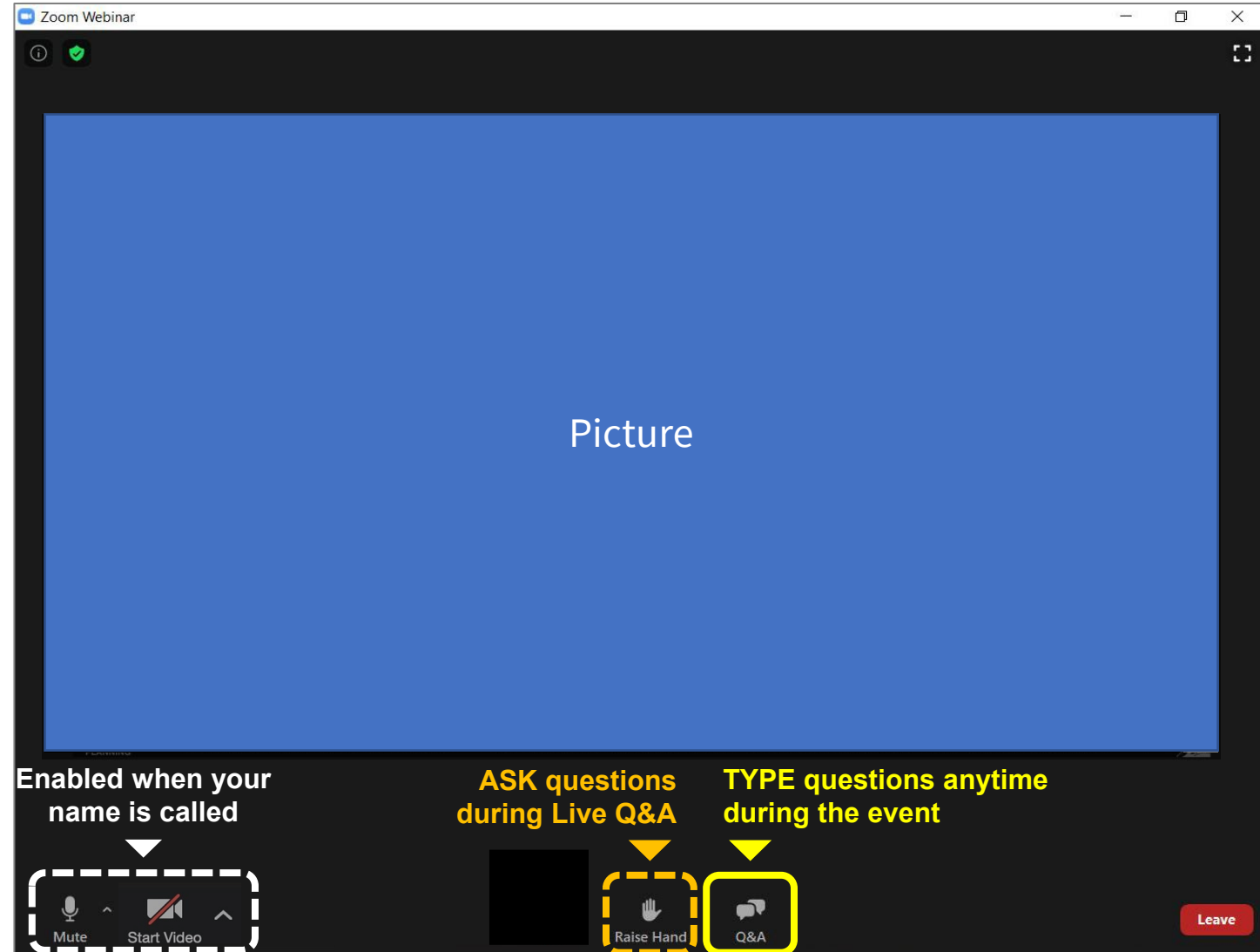
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When it is your turn to speak, your name will be called and you will be granted temporary speaking privileges by Department of City Planning staff and you will be promoted to “panelist” — this will allow you to unmute your microphone and the ability to turn on your camera. Please note that promoting speakers can take some time so we ask that everyone is patient.

Once your name has been called, we will help you unmute your microphone, and you will be asked to convey your questions. To allow us to hear from everyone who wishes to speak, we ask you to please limit your remarks to 3 minutes. **A 3:00-minute countdown clock** will run on the screen, if you are participating online. At the 3:00-minute mark, your time will expire. At that time you will be asked to conclude your remarks.

If you choose to turn on your camera, we will be able to see you.

An additional note of instructions for those of you joining us by phone today: If you wish to ask questions via telephone, **please select \*9 when prompted.**

Please listen for me to call out the last three digits of your phone number. At that point, you will be given the temporary ability to speak.

**You must press \*6 to unmute your telephone,** and we will be able to hear you speak. When your testimony is complete, or your three minutes have expired, whichever comes first, you must press \*6 again to mute yourself.

Please note that muting and unmuting speakers may take a moment



## **Time Limits**

Speakers from the general public have three minutes to ask your question or provide a comment. There are a few exceptions to the three-minute time limit. Elected officials, for example, are given the courtesy of jumping to the front of the queue and are not limited to three minutes.

## **Livestream Viewers**

To those of you viewing us on livestream, and wishing to ask questions, please be mindful of potential background noise while speaking. Make sure that the livestream is muted when you begin to speak, to avoid hearing an echo.

00 : 00

3 minutes



00 : 00

5 minutes

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## 5 Minute Break



5 minutes