

EAST NEW YORK COMMUNITY PLAN

ZONING PROPOSAL

PROPUESTA DE
ZONIFICACION



Plans for a mix of **LAND USES** across the city and neighborhoods

Planifica para una mezcla de **USOS DE SUELOS** a lo largo de la ciudad y comunidades



**HOUSING/
VIVIENDA**



**STORES and OFFICES /
COMERCIOS Y OFICINAS**



**INDUSTRIAL/
INDUSTRIAL**



**COMMUNITY FACILITIES/
INSTALACION**

Plans for a mix of DENSITIES across the city and neighborhoods

Planifica para una mezcla de DENSIDADES a lo largo de la ciudad y comunidades

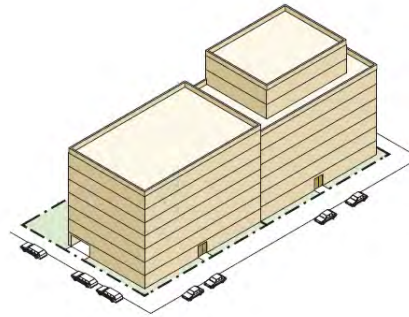
Low Density



Densidad Baja



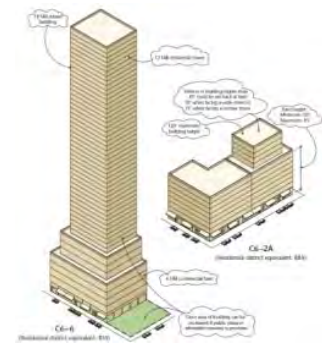
Medium Density



Densidad Media



High Density



Densidad Alta



Three major zoning districts

Los tres mayores distritos de zonificación

Residential



Residencial

Commercial



Comercial

Manufacturing



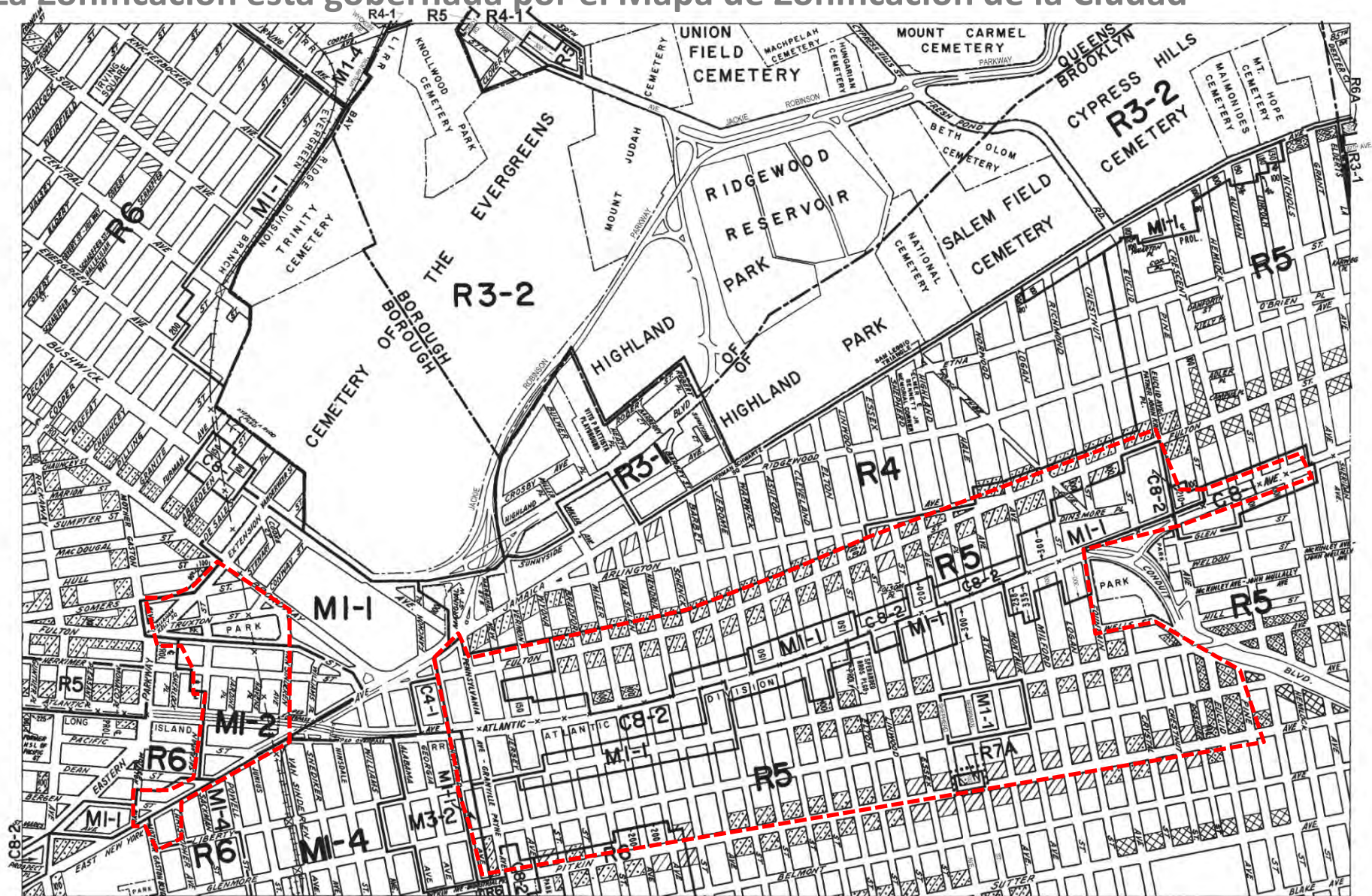
Industrial

Most districts allow for a mix of uses

La mayoría de los distritos permiten una mezcla de usos de suelo

Zoning is governed by the City Zoning Map

La Zonificación esta gobernada por el Mapa de Zonificación de la Ciudad



REZONING

A rezoning or remapping occurs when the zoning designation(s) for an area is changed on the NYC zoning maps to facilitate policy initiatives and achieve community objectives, such as preserving neighborhoods and promoting economic development around transit hubs.

NEW zoning applies only to NEW development

Existing businesses or residential uses that would not be permitted under the new zoning may remain indefinitely. These are considered non-conforming uses.

REZONIFICACION

Una rezonificación ocurre cuando la designaciones de zonificación para un área es modificada en los mapas de zonificación de la ciudad para facilitar iniciativas y cumplir objetivos comunitarios, como: preservar comunidades y promover desarrollo alrededor de centros de transporte.

La Rezonificación solo aplica a NUEVOS desarrollos

Los negocios existentes o usos residenciales que no están permitidos dentro de las nuevas normativas pueden permanecer. Estos serian considerados usos no conformes.

- **More housing choices including affordable housing**
- **More diverse shopping options**
- **Support for existing and new businesses**
- **Safer streets**
- **New community facilities**

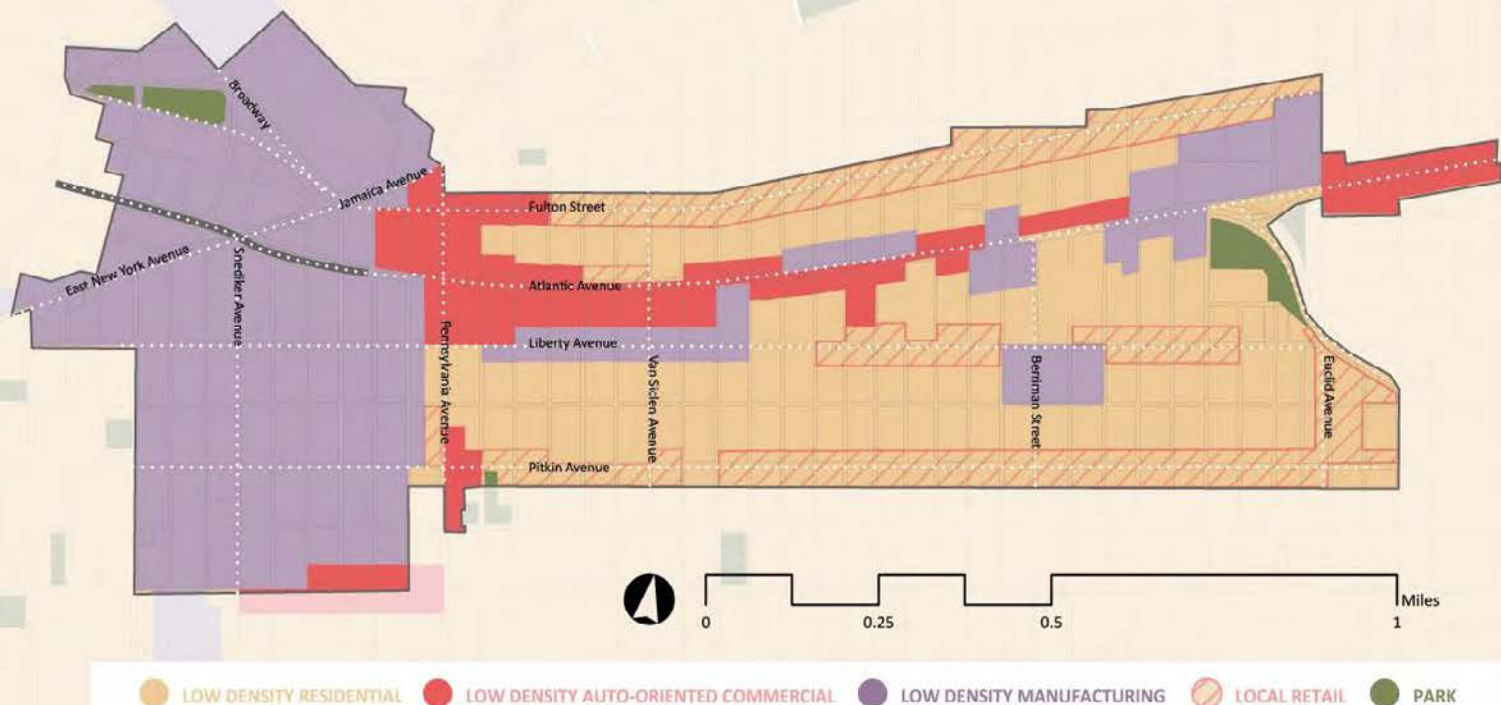
- Mas opciones de vivienda incluyendo vivienda asequible
- Diversas opciones de comercios
- Apoyo a negocios nuevos y existentes
- Calles mas seguras
- Nuevas instalaciones comunitarias



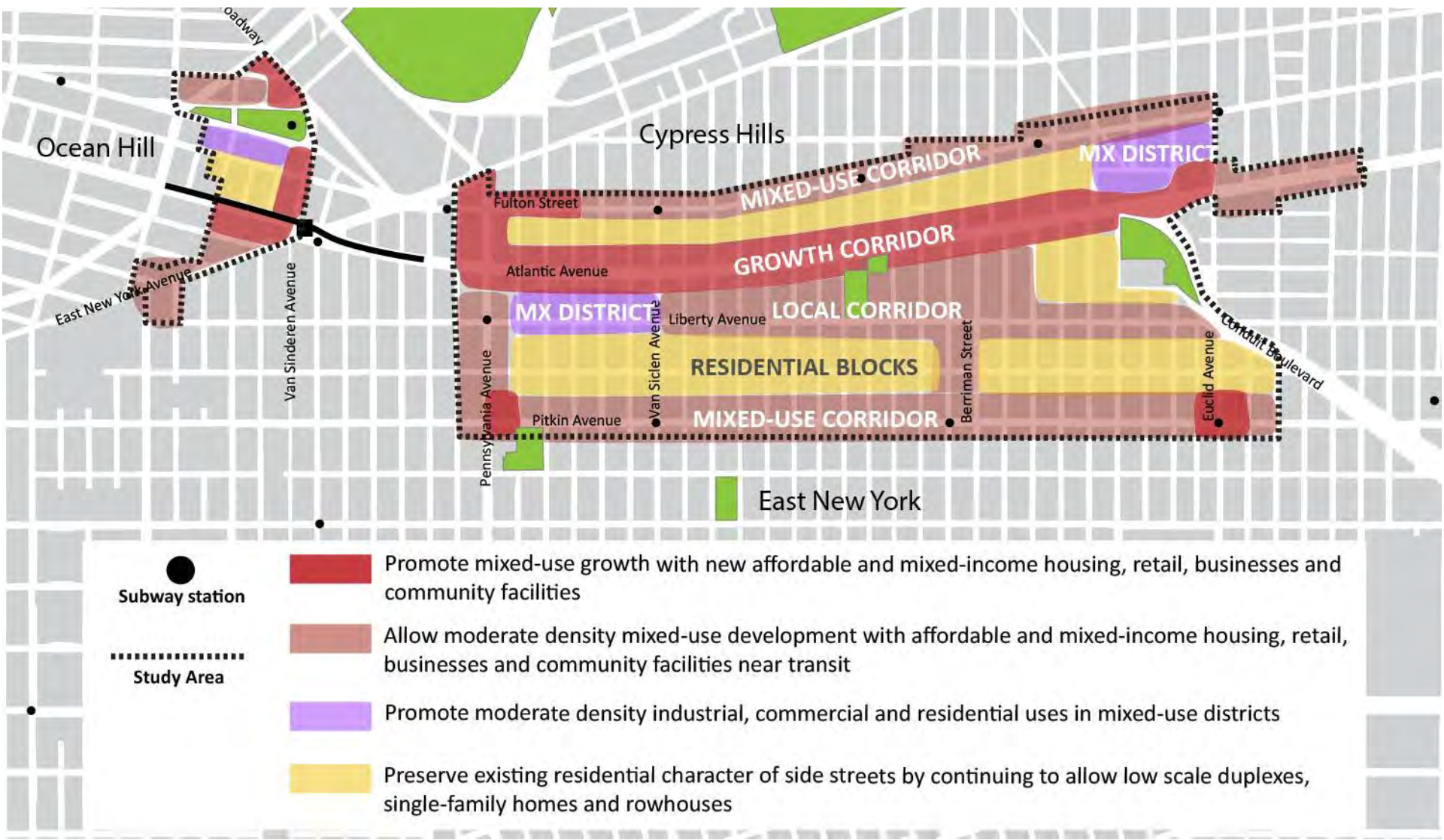
EXISTING ZONING/ ZONIFICACION EXISTENTE

- Restricts new development to low density
- No new residential development allowed along Atlantic Avenue, around Broadway Junction, and on parts of Liberty Avenue
- Has not changed in most of the neighborhood since 1961

- No permite nuevos desarrollos de baja densidad
- No permite nuevo desarrollo residencial en Avenida Atlantic, cerca de Broadway Junction y en partes de la Avenida Liberty
- No ha cambiado significativamente la comunidad desde 1961.



MARCO DE PLANIFICACION



MARCO DE PLANIFICACION



MAIN CORRIDORS / CORREDORES PRINCIPALES

MIXED-USE CORRIDOR

PITKIN
AVENUE



8-10
STORY

LOCAL CORRIDOR

LIBERTY
AVENUE



6-8
STORY

GROWTH CORRIDOR

ATLANTIC
AVENUE



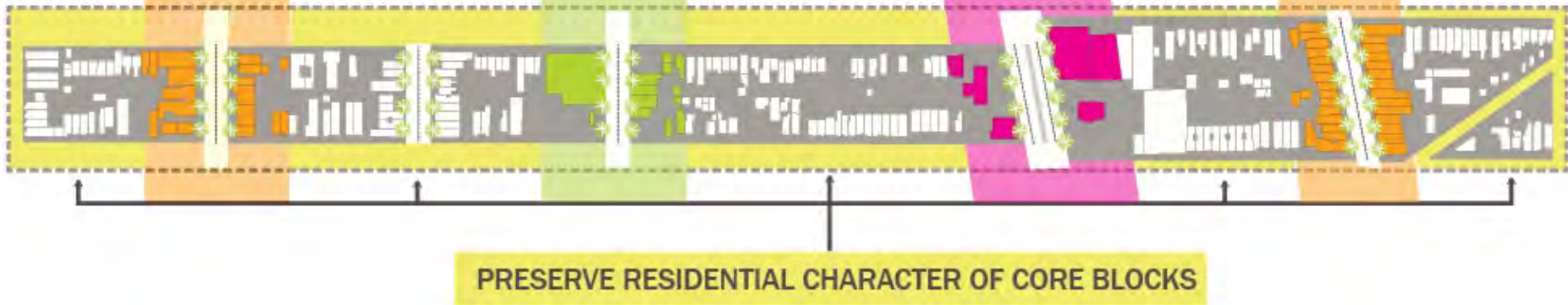
12-14
STORY

MIXED-USE CORRIDOR

FULTON
STREET



6-8
STORY



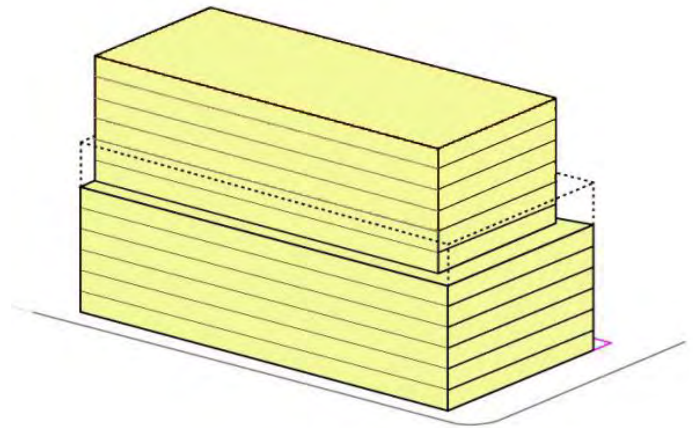
EXISTING

- Major corridor serving as truck and bus route
- Auto-oriented commercial uses such as gas stations and car washes
- New development includes fast food and self-storage centers
- No new housing permitted
- Current Zoning: manufacturing (M1-1) and auto-oriented commercial districts (C8-1 and C8-2)



PROPOSED

- Residential and commercial districts to allow medium-density mixed-use development
- Opportunity for significant affordable housing
- Retail or community facilities required at the ground floor to activate streetscape
 - Neighborhood retail such as grocery stores
 - Regional scale retail such as large shopping and entertainment permitted around key nodes (Pennsylvania Ave., Conduit Blvd.)
- MX districts to support industrial and other uses
- Proposed Zoning Districts: R8A/C2-4, C4-4D, R8A/M1-4
- Allowed Height for new development: up to 12-14 stories after a setback
- Mandatory Inclusionary Housing requirement for permanently affordable housing



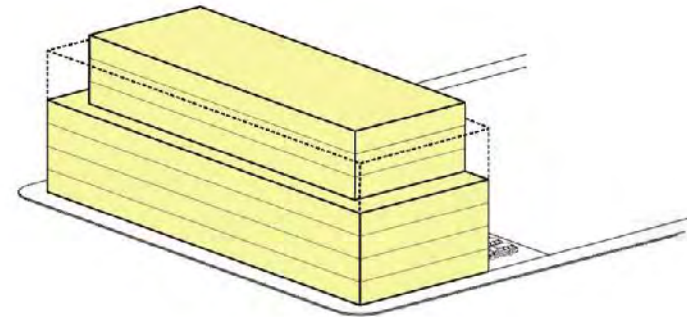
EXISTING

- Low-density residential use with local retail
- Auto-oriented commercial uses near Pennsylvania Avenue (car lots, storage facility)
- Mostly 2-3 story mixed-use buildings
- Elevated J, Z line runs above street
- Current Zoning: C8-2, R5/C2-3



PROPOSED

- Medium-density residential and retail uses
- Strengthen commercial corridor by requiring retail or community facility uses at the ground floor
- Allow buildings to set back from street to reduce impact of noise and vibrations from elevated train
- Proposed Zoning districts: C4-4L, R6A/C2-4
- Allowed Height for new development: up to 8-10 stories (C4-4L), 6-8 stories (R6A) after a setback
- Mandatory Inclusionary Housing requirement for permanently affordable housing



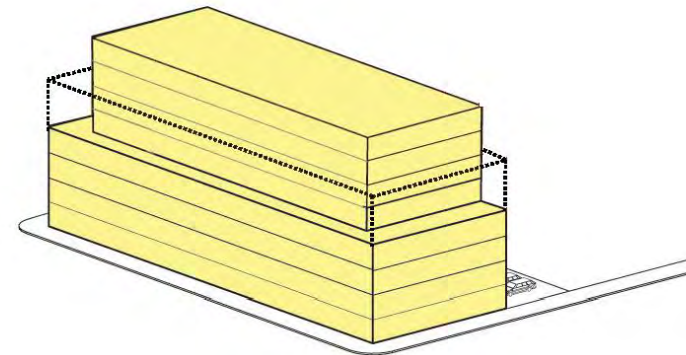
EXISTING

- Low-density residential uses
- Fragmented commercial corridor
- New development has been residential
- Mostly low-rise, 2-3 story buildings
- A, C lines run below grade
- Current Zoning: C8-2, R5/C2-3



PROPOSED

- Medium-density residential and retail uses
- Strengthen commercial corridor by requiring retail or community facility uses at the ground floor
 - Neighborhood retail such as grocery stores
 - Regional scale retail such as large shopping and entertainment permitted around key nodes (Pennsylvania Avenue, Euclid Ave)
- Proposed Zoning districts: C4-5D, R7A/C2-4
- Allowed Height for new development: up to 10-12 stories (C4-5D), 8-10 stories (R7A) after a setback
- Mandatory Inclusionary Housing requirement for permanently affordable housing



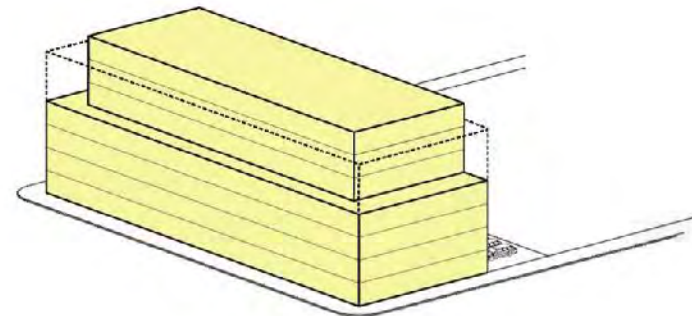
EXISTING

- Low density residential
- Scattered local retail
- Industrial uses permitted along some stretches, consisting largely of auto-related uses
- Current zoning districts: M1-1, R5, R5/C2-3



PROPOSED

- Medium-density residential uses
- Neighborhood retail
- MX districts to support industrial and other uses
- Proposed Zoning districts: R6A/C2-4, R6A/M1-4
- Allowed Height for new development:
up to 6-8 stories after a setback
- Mandatory Inclusionary Housing requirement
for permanently affordable housing



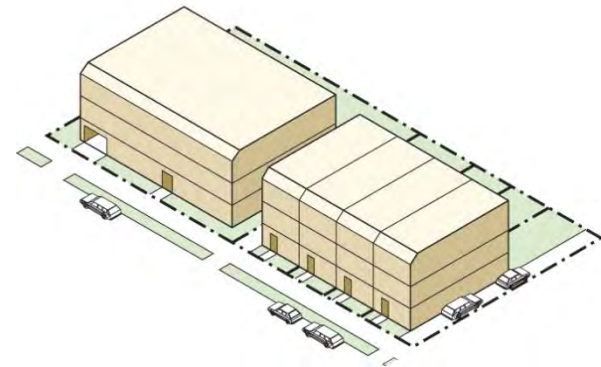
EXISTING

- Mainly 2-3 story homes
- Some small apartment buildings
- Low-density residential zoning
- Current zoning: R5



PROPOSED

- Contextual zoning to ensure infill development complements existing residential character
- No significant increase in developable area
- Would allow 2-3 story rowhouses
- Parking along the side of homes to maintain consistent streetwall
- Zoning District: R5B



MARCO DE PLANIFICACION: OCEAN HILL



-  Mixed-use growth with residential and commercial uses
-  Medium-density mixed-use development
-  Preserve existing residential uses
-  Mix of industrial, commercial, and residential uses

EXISTING

- Mix of low density residential, light industrial uses, and institutional uses
- New hotel development
- Manufacturing zoning districts do not allow new residential uses
- Current Zoning: M1-1

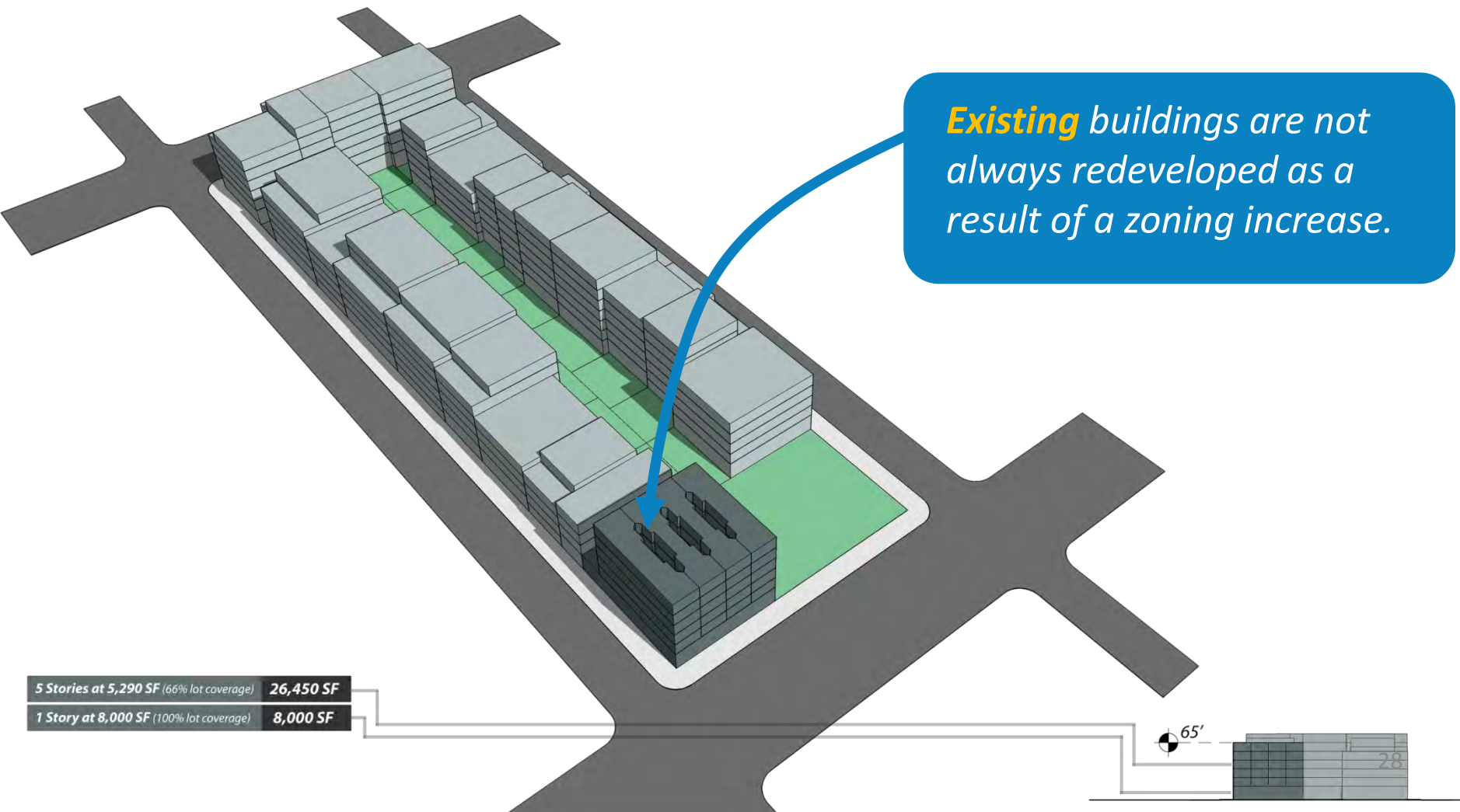


PROPOSED

- Contextual residential districts to bring existing homes into conformance and allow new residential development
- Commercial districts and overlays to promote greater variety of commercial uses
- MX districts to support industrial and other uses
- Proposed Zoning districts: R5B, C4-4L, R7A/C2-4, M1-4/R7D
- Mandatory Inclusionary Housing requirement for permanently affordable housing in medium-density districts

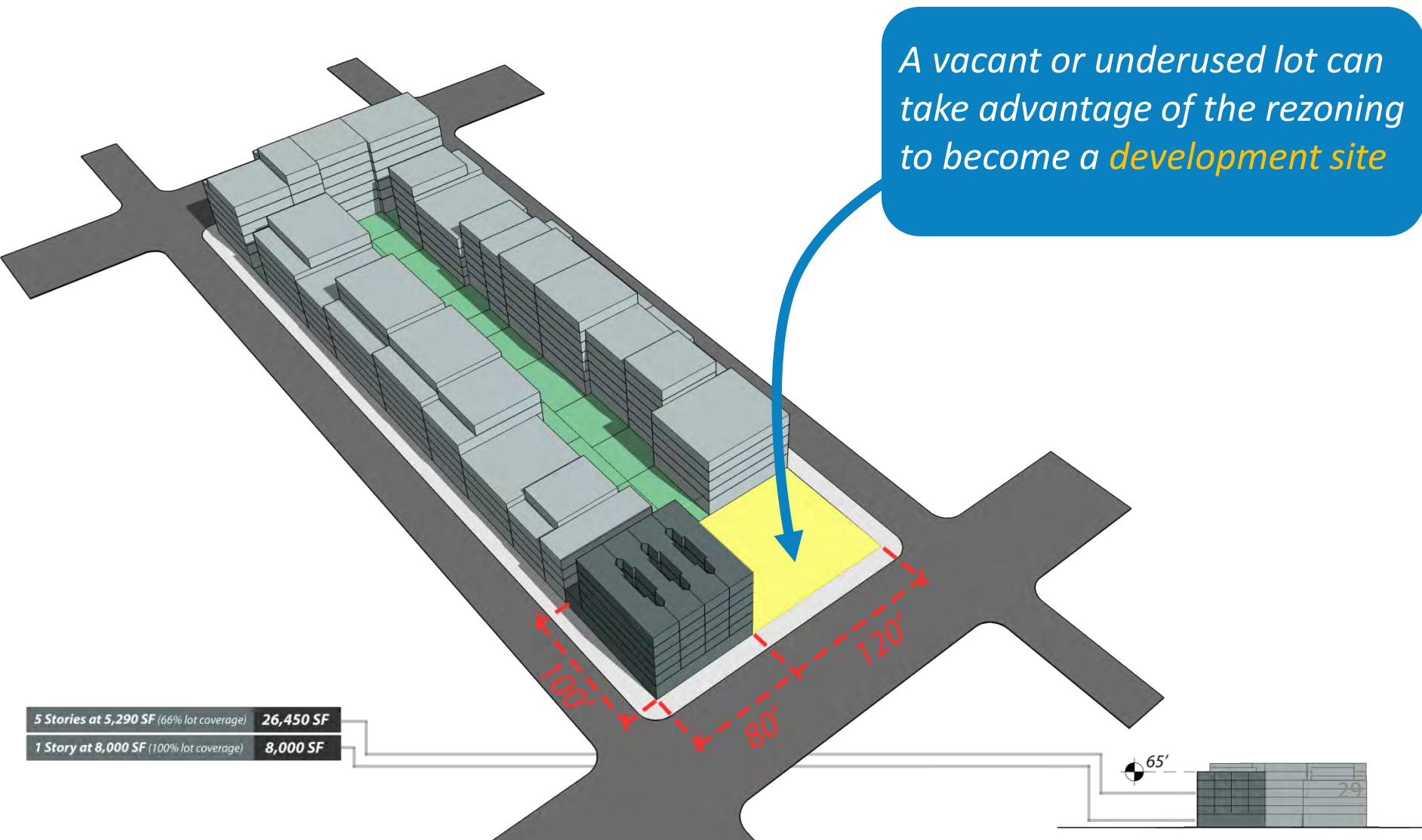


POTENTIAL DEVELOPMENT / POTENCIAL DE DESARROLLO



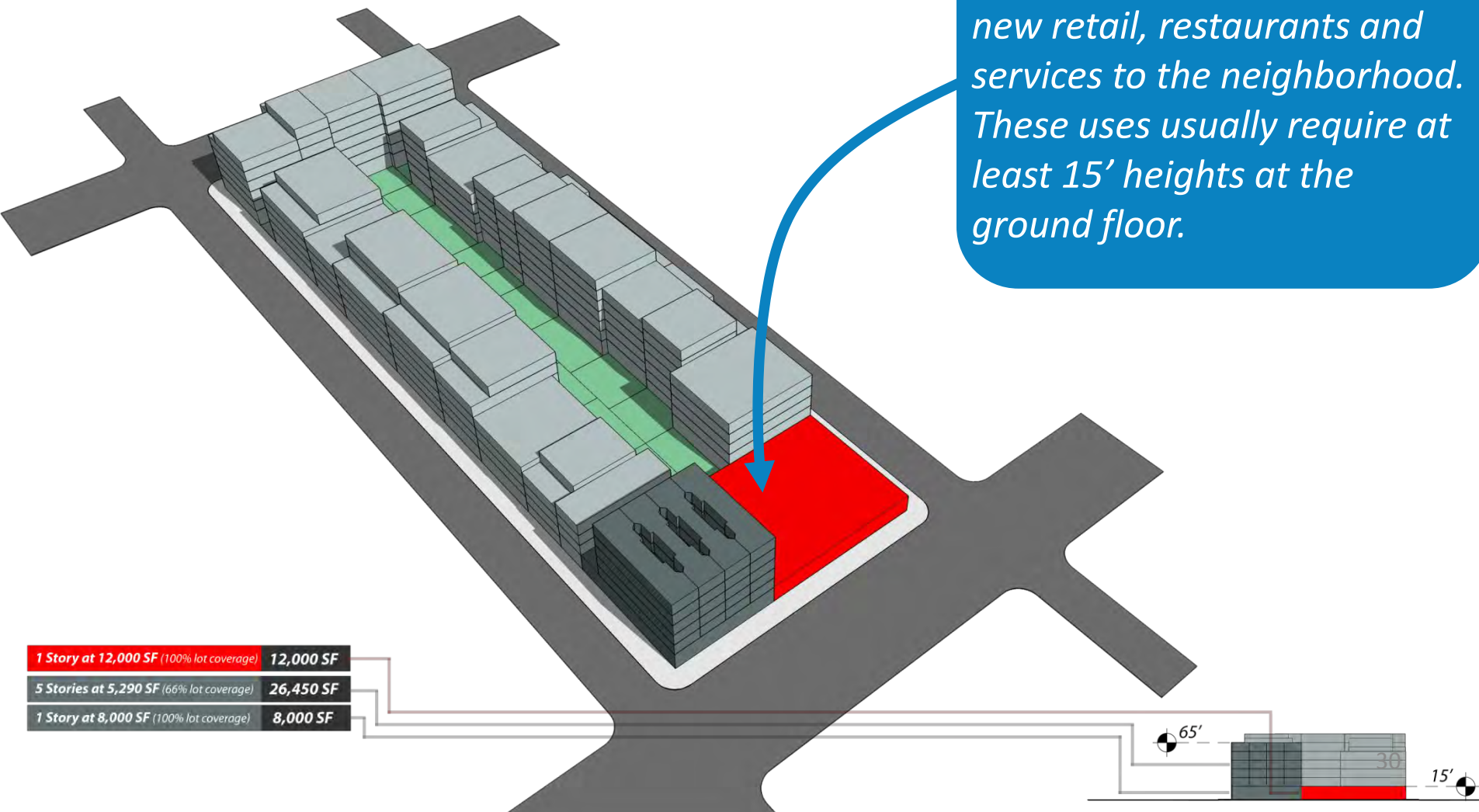
POTENTIAL DEVELOPMENT / POTENCIAL DE DESARROLLO

Underutilized sites can bring new development and affordable housing opportunities through a rezoning.



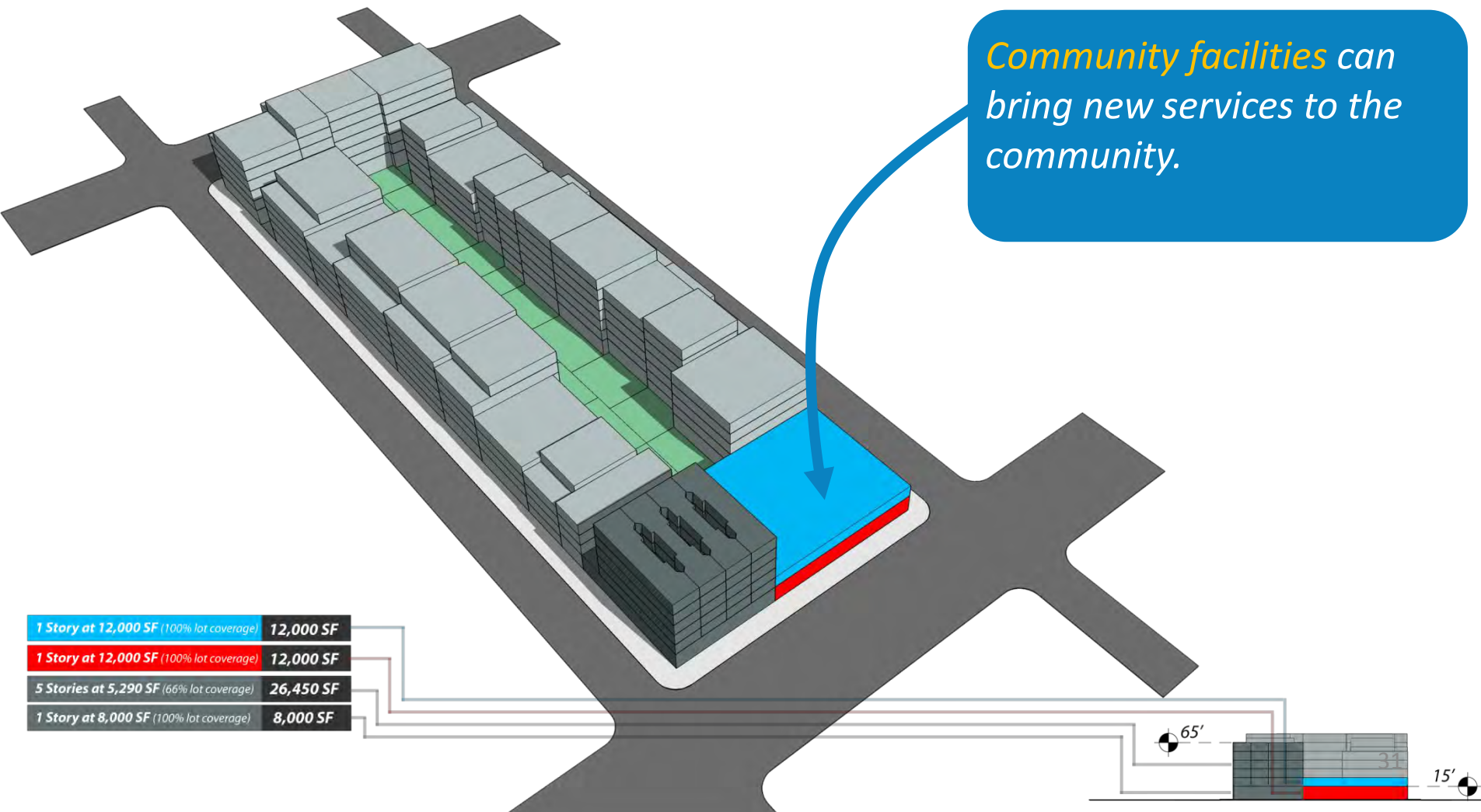
Commercial uses can be located on the ground floor of mixed-use districts

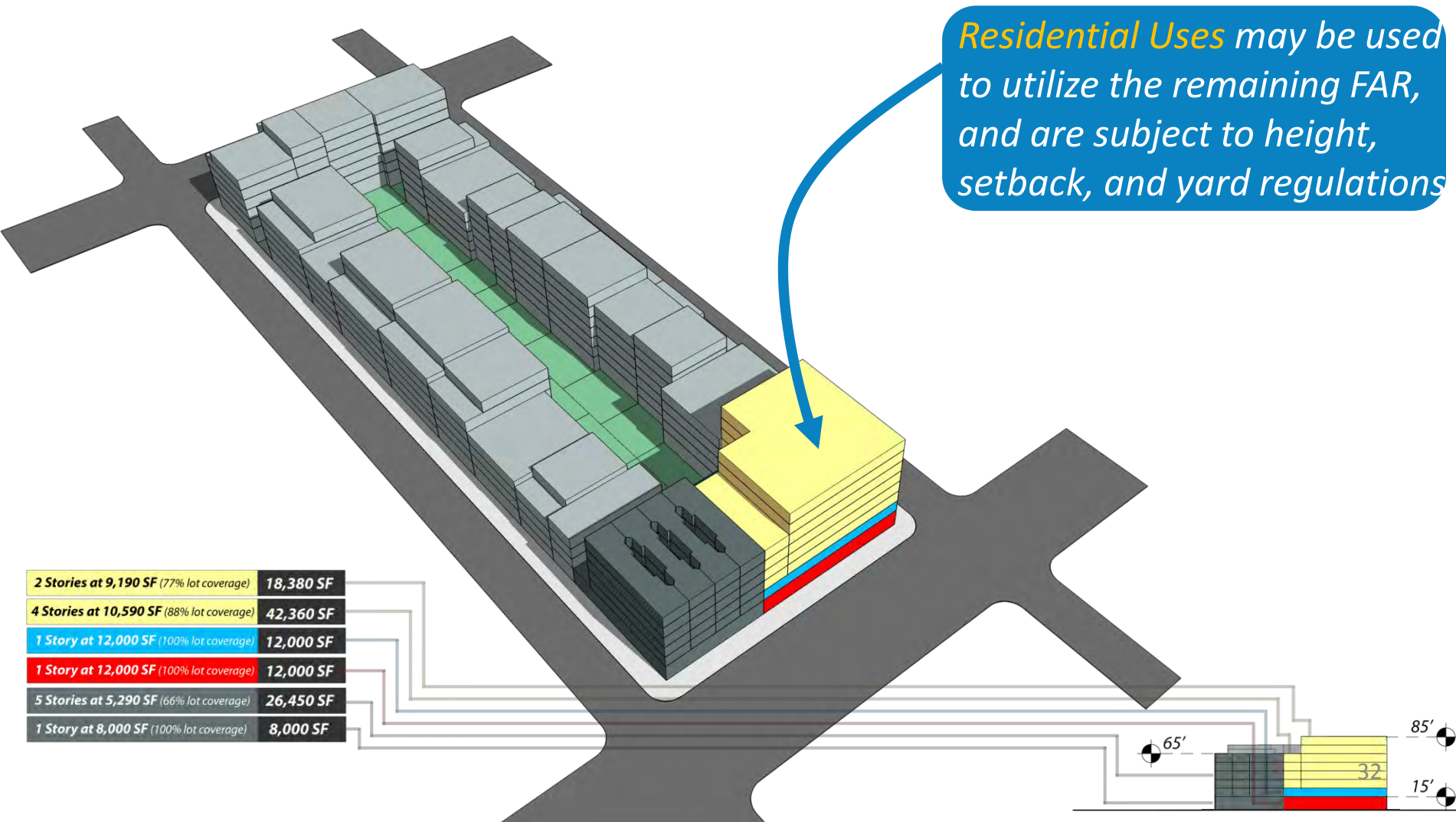
Commercial uses can bring new retail, restaurants and services to the neighborhood. These uses usually require at least 15' heights at the ground floor.



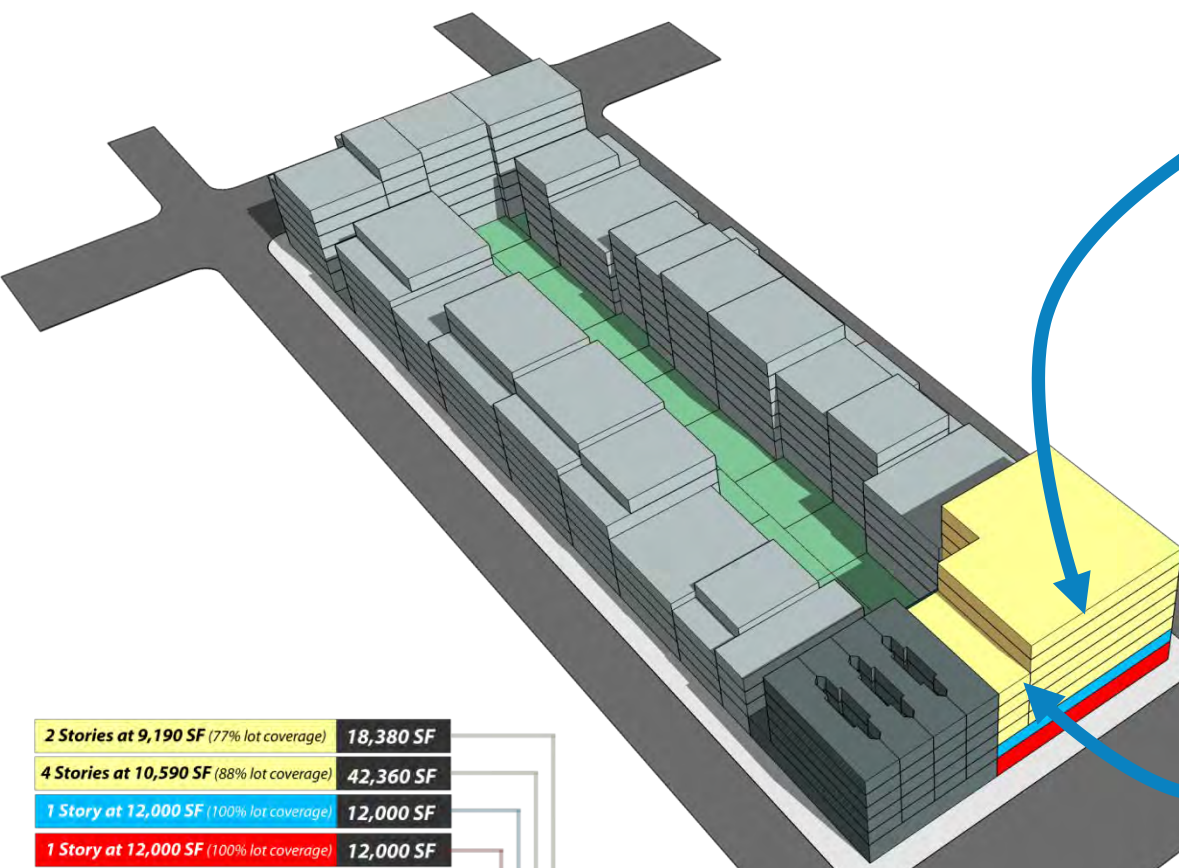
MIXED-USE DEVELOPMENT / DESARROLLO USO MIXTO NYC PLANNING DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community facilities include schools, fitness centers, and medical or nonprofit offices.





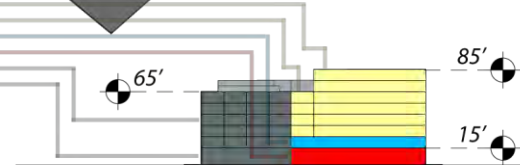
MIXED-USE DEVELOPMENT / DESARROLLO USO MIXTO

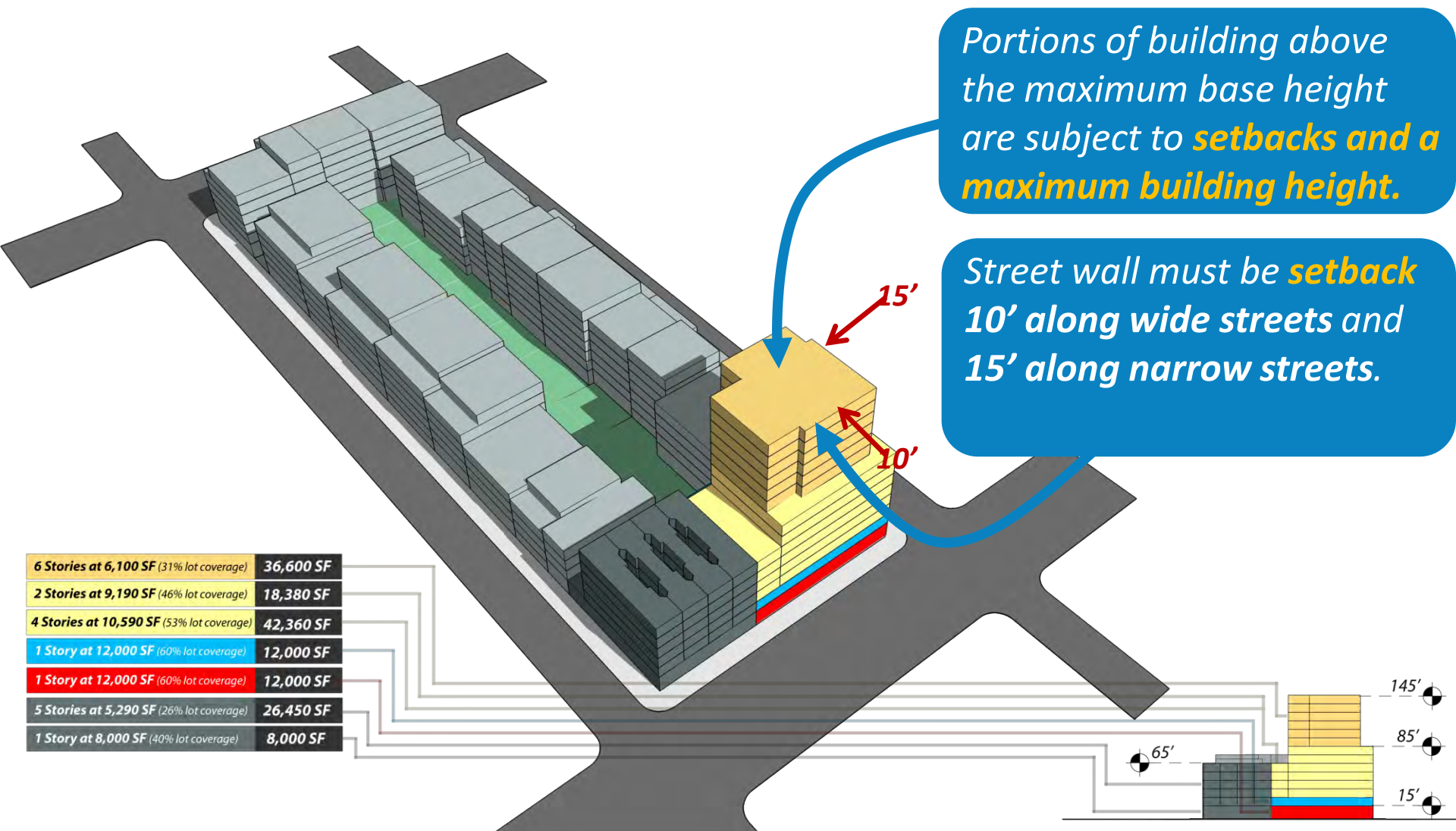


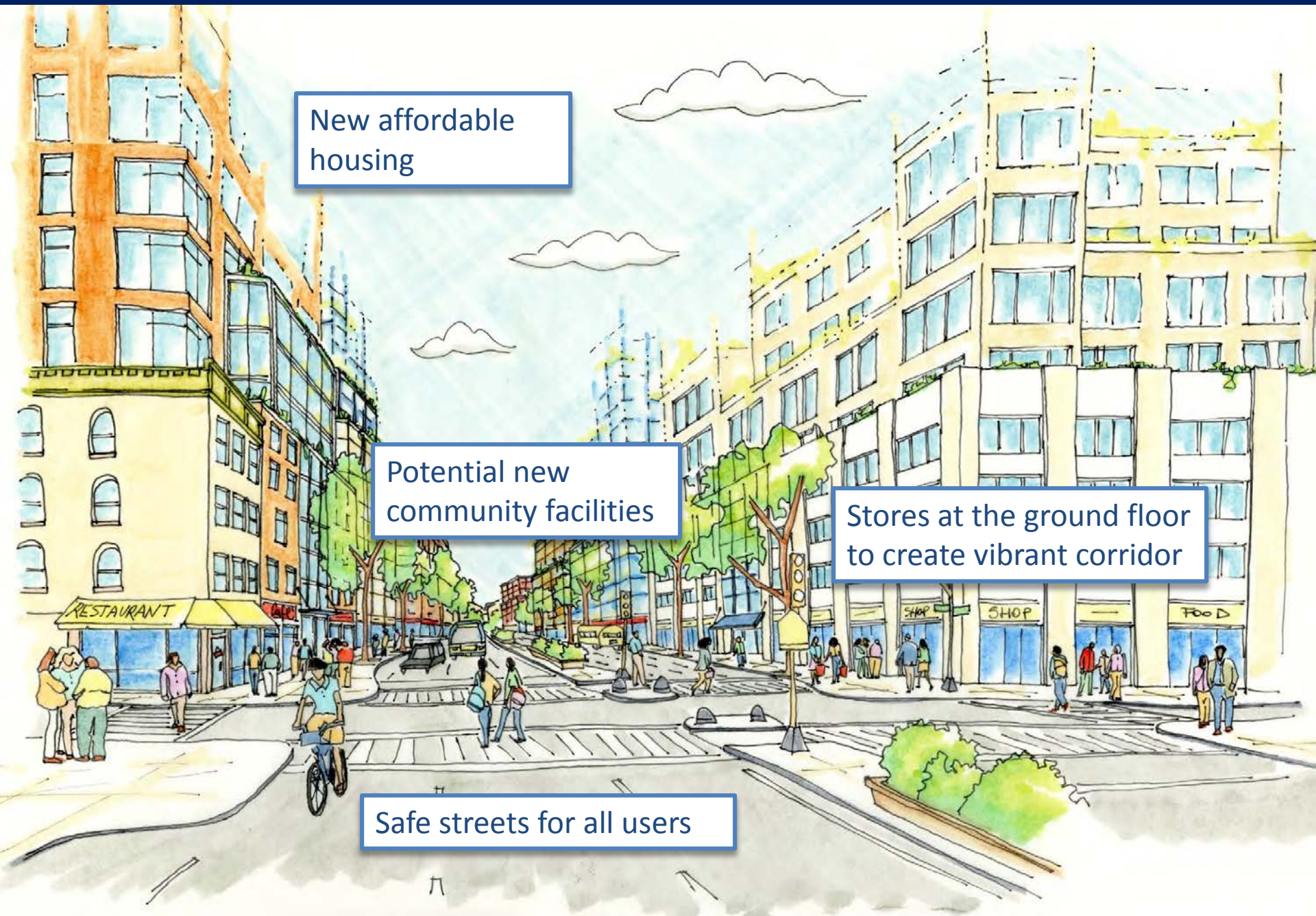
To create a better street environment, the **street wall** of the building can be limited to **six to eight stories**.

New buildings can have **different heights or shapes** to create variation and better relate to existing buildings.

2 Stories at 9,190 SF (77% lot coverage)	18,380 SF
4 Stories at 10,590 SF (88% lot coverage)	42,360 SF
1 Story at 12,000 SF (100% lot coverage)	12,000 SF
1 Story at 12,000 SF (100% lot coverage)	12,000 SF
5 Stories at 5,290 SF (66% lot coverage)	26,450 SF
1 Story at 8,000 SF (100% lot coverage)	8,000 SF





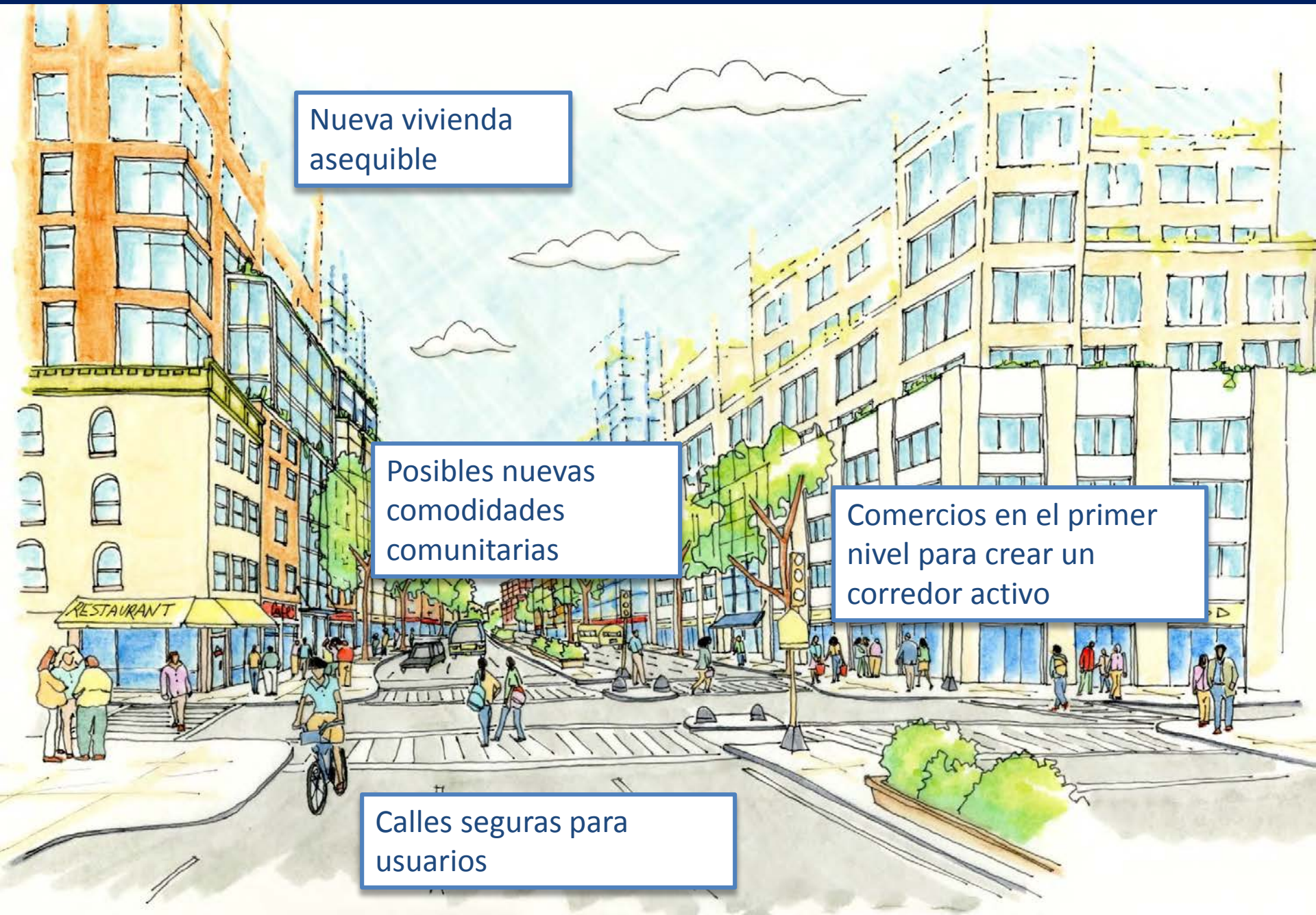


New affordable housing

Potential new community facilities

Stores at the ground floor to create vibrant corridor

Safe streets for all users



Nueva vivienda
asequible

Posibles nuevas
comodidades
comunitarias

Comercios en el primer
nivel para crear un
corredor activo

Calles seguras para
usuarios