

Draft Zoning Proposal: Upland Mixed-Use

Purpose:

Facilitate several neighborhood-wide goals, including creation of permanently affordable housing with options for low- and moderate-income residents, promoting a walkable, mixed-use neighborhood, brownfield remediation and activating key areas by permitting higher densities, allowing a broader range of uses and incentivizing or requiring non-residential uses, where appropriate.

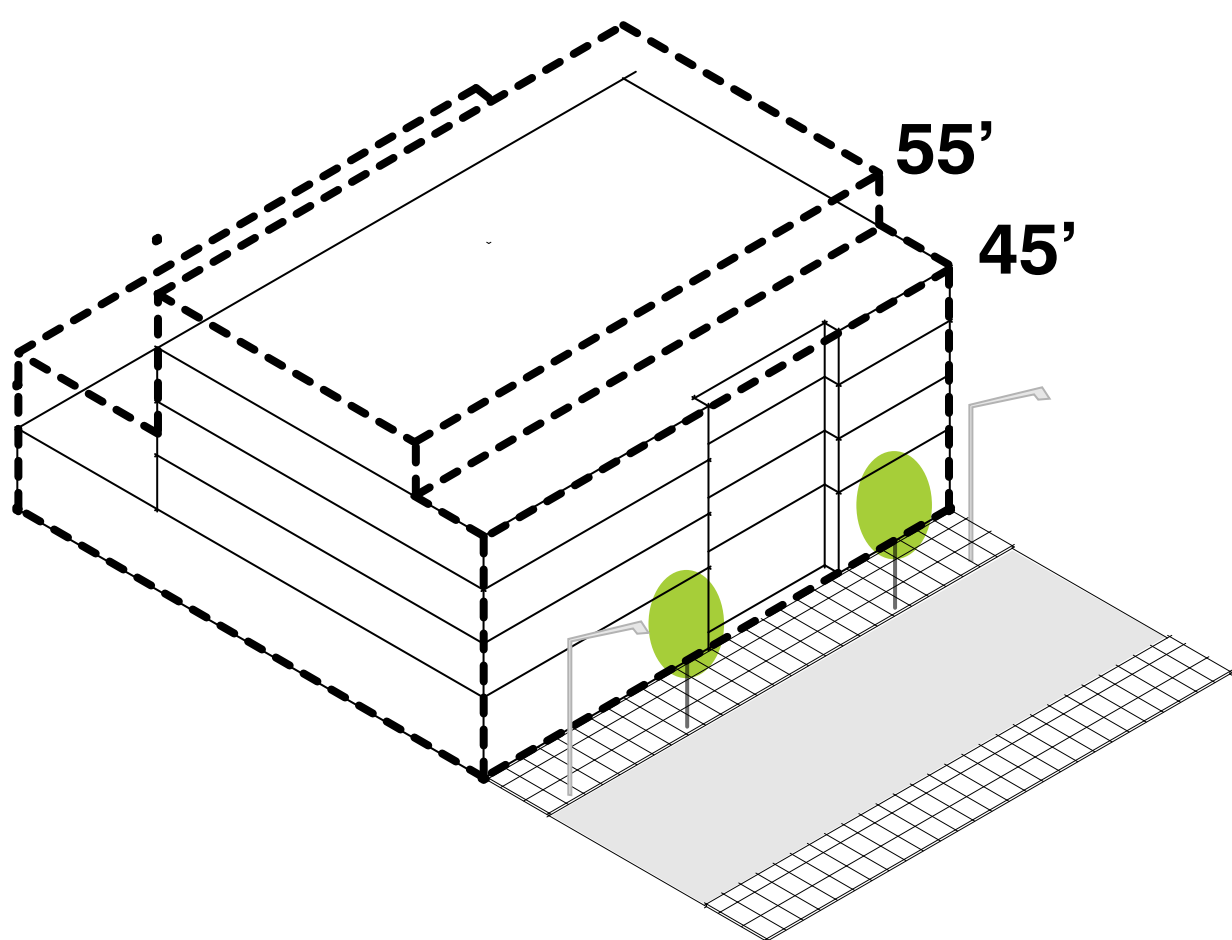
Proposed Zoning:

M1(2)/R6B, M1(3)/R6A, M1(3)/ R7A, M1(4)/R7X

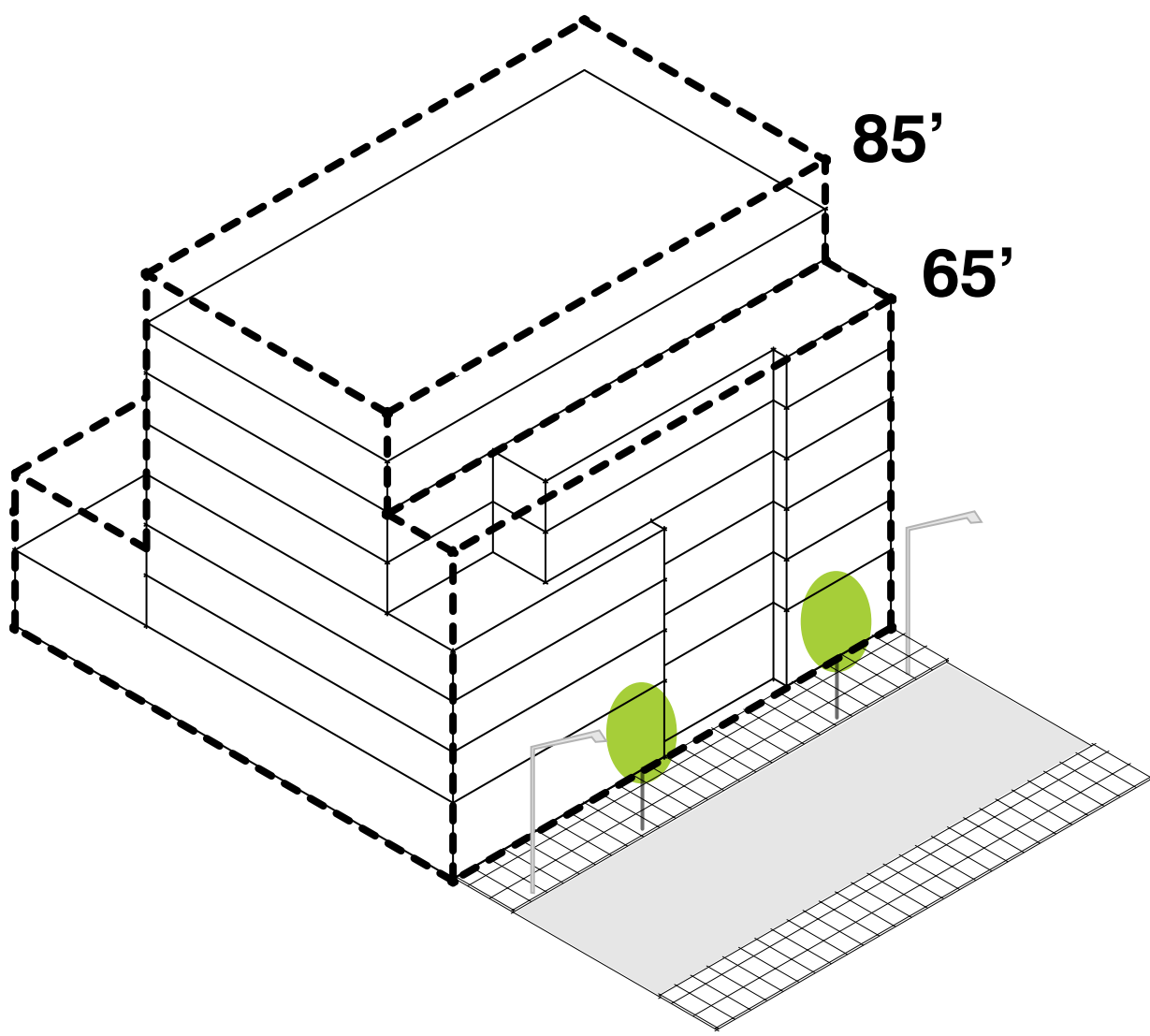
Goals Supported:

- Encourage and reinforce a vibrant, live-work neighborhood by balancing preserving neighborhood scale and encouraging growth in key areas
- Implement MIH to generate new mixed-income housing, including market-rate and permanently affordable units
- Promote a mix of uses that allows for improvements to the public realm and local services while affirming the qualities that make the neighborhood distinct
- Bring existing residences into conformance with zoning

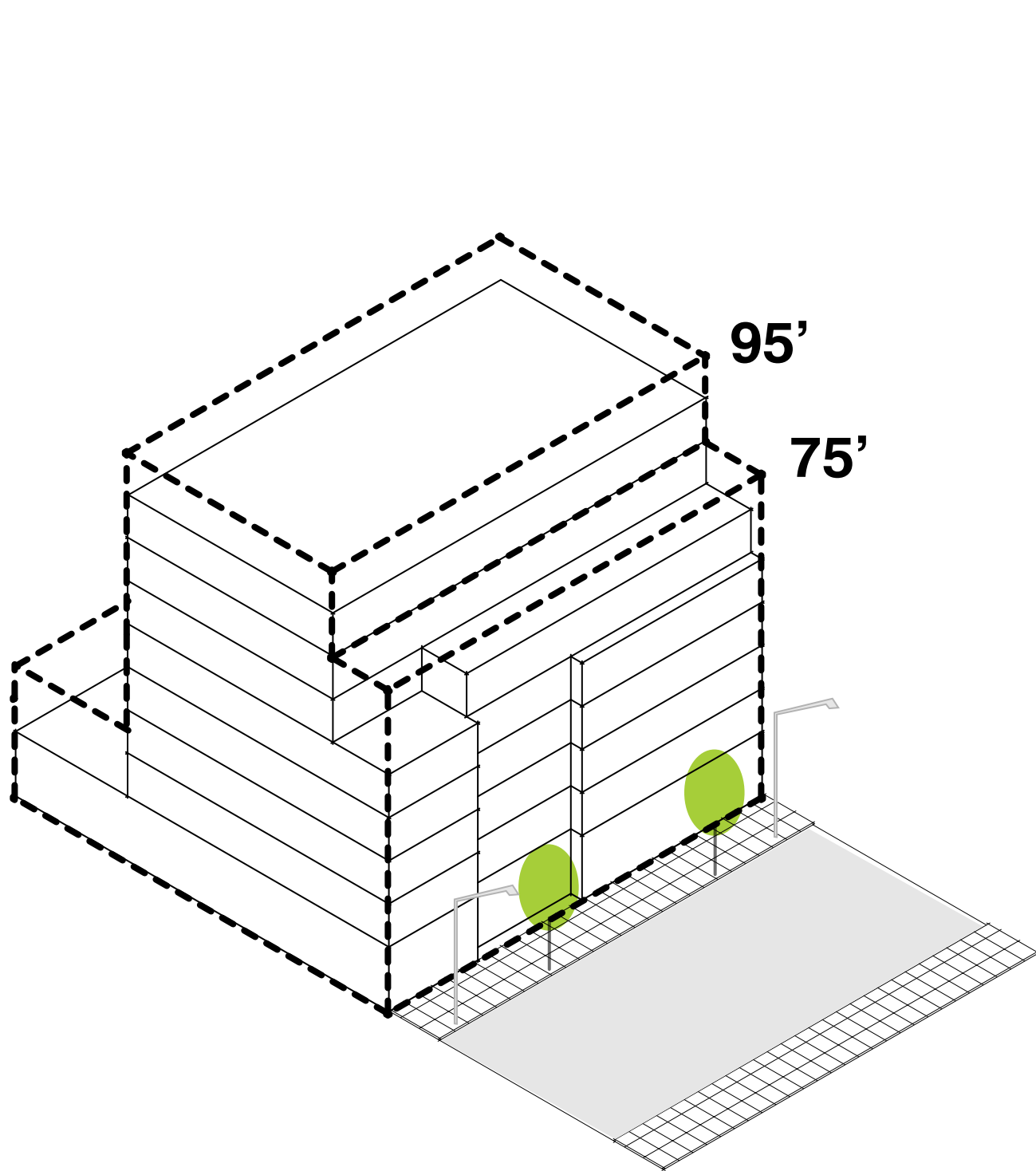
Conceptual Bulk Envelopes:



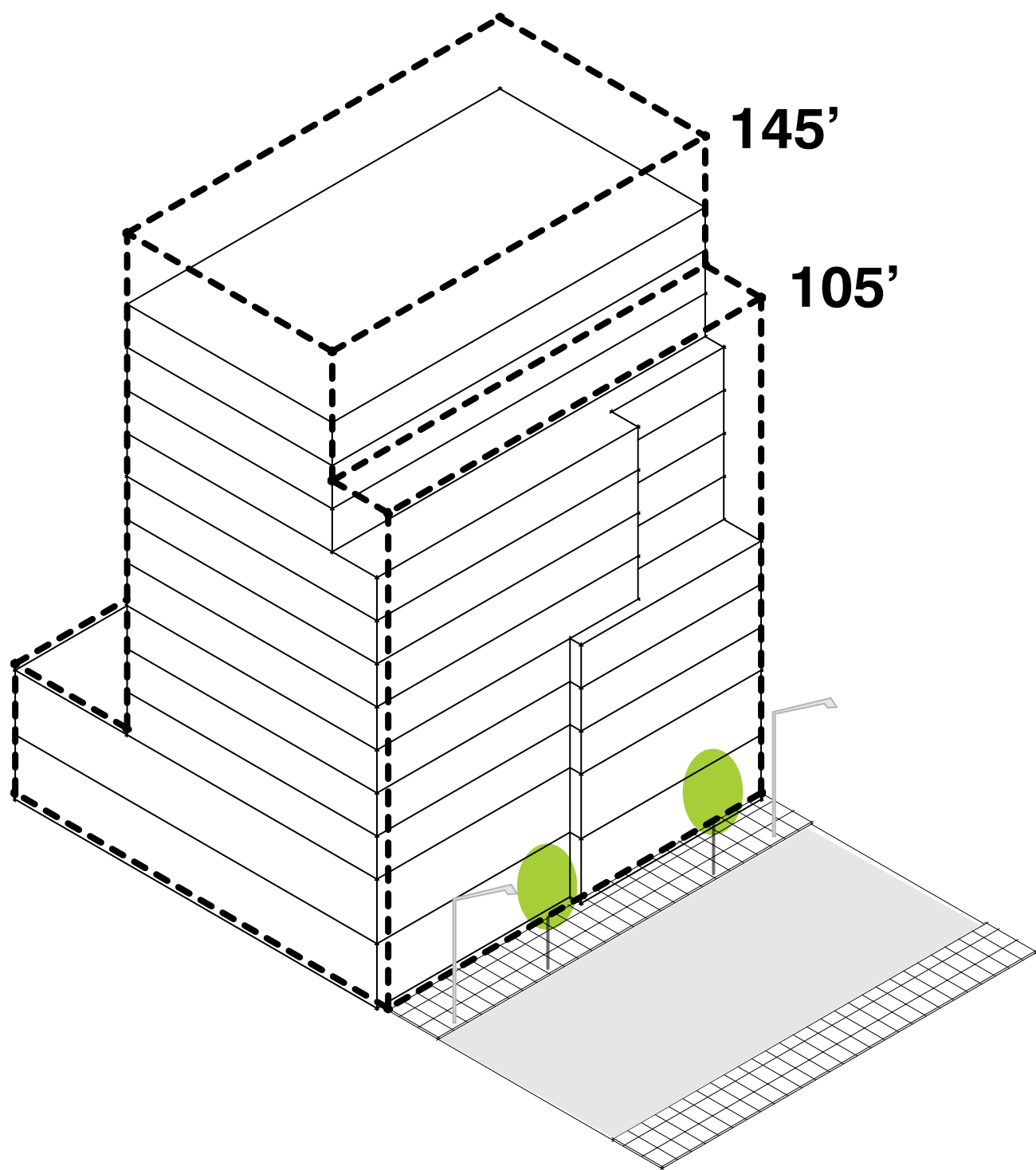
M1(2)/R6B



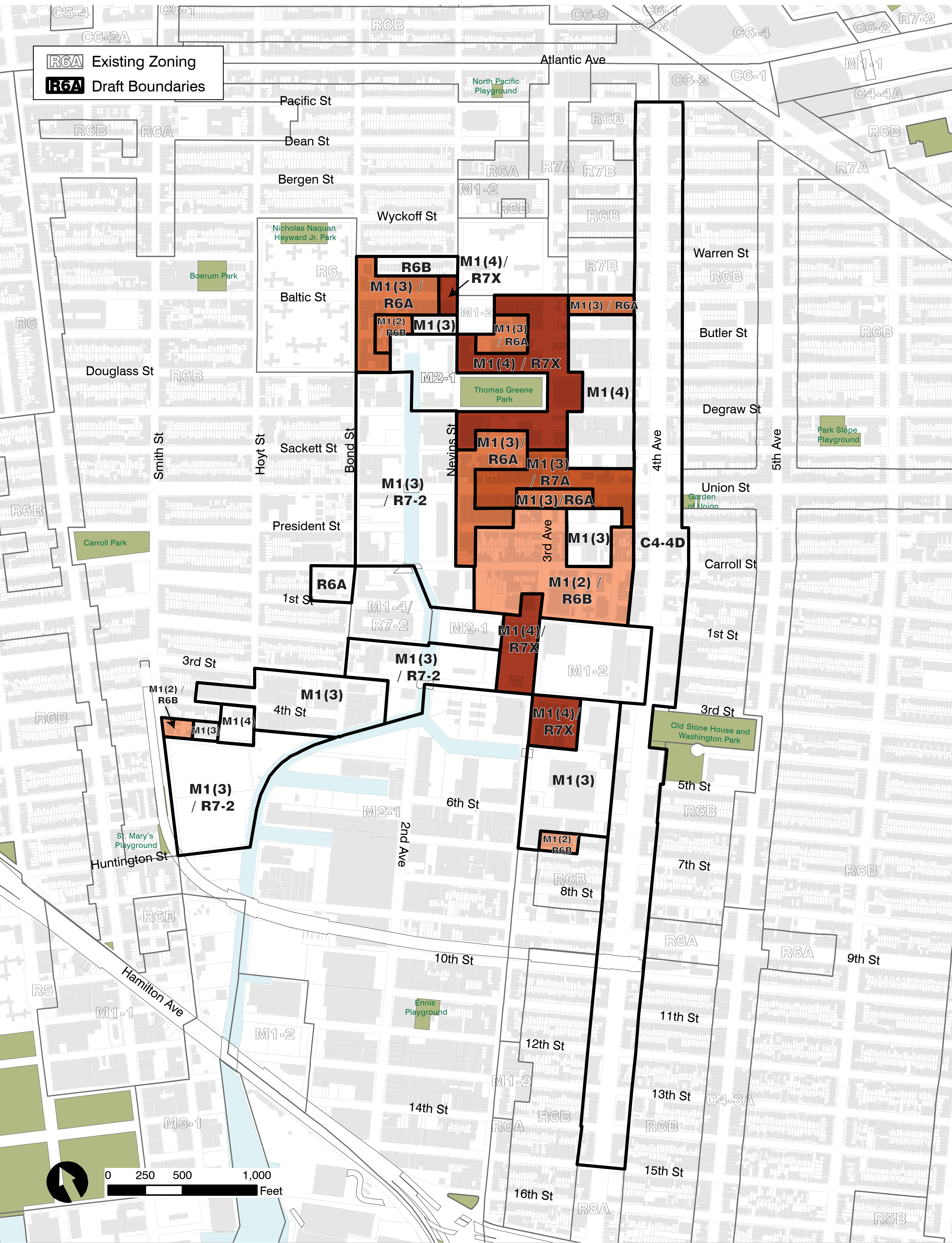
M1(3)/R6A



M1(3)/R7A



M1(4)/R7X



Enhanced Mixed-Use				
Districts	M1(2)/R6B	M1(3)/R6A	M1(3)/R7A	M1(4)/R7X
Uses				
Use Groups	2-14, 16, 17, 18			
Max FAR by Use				
Retail/Entertainment	2	2	2	2
Other Commercial				
Community Facility	2	3	3	4
Industrial				
Residential	2.2	3.6	4.6	5.6
Total MAX FAR	2.2	3.6	4.6	6*
Heights (in stories)				
Base	4	6	7	10
Max	5	8	9	14
Special Use / FAR Regulations				
Req. Non-Residential Ground Floor Use	-	-	Yes (Union Street)	Yes (Thomas Green Playground & 3rd Avenue)
Non-Residential Incentives	-	-	-	Yes*
Parking Requirement				
Market Rate Units	20%			
Affordable Units	0%			
Non-Residential				
Loading Requirement				
None for smaller businesses; reduced for larger				

*Achieved only in buildings with residential, commercial, and Gowanus mix of uses.

Draft Zoning Proposal: Enhanced Mixed-Use

Purpose:

Incentivize the development of mixed-use projects that include new, permanently affordable housing as well as commercial, artist, civic, and cultural space. Re-envision a new fabric around a remediated and reconstructed Thomas Greene Playground.

Proposed Zoning:

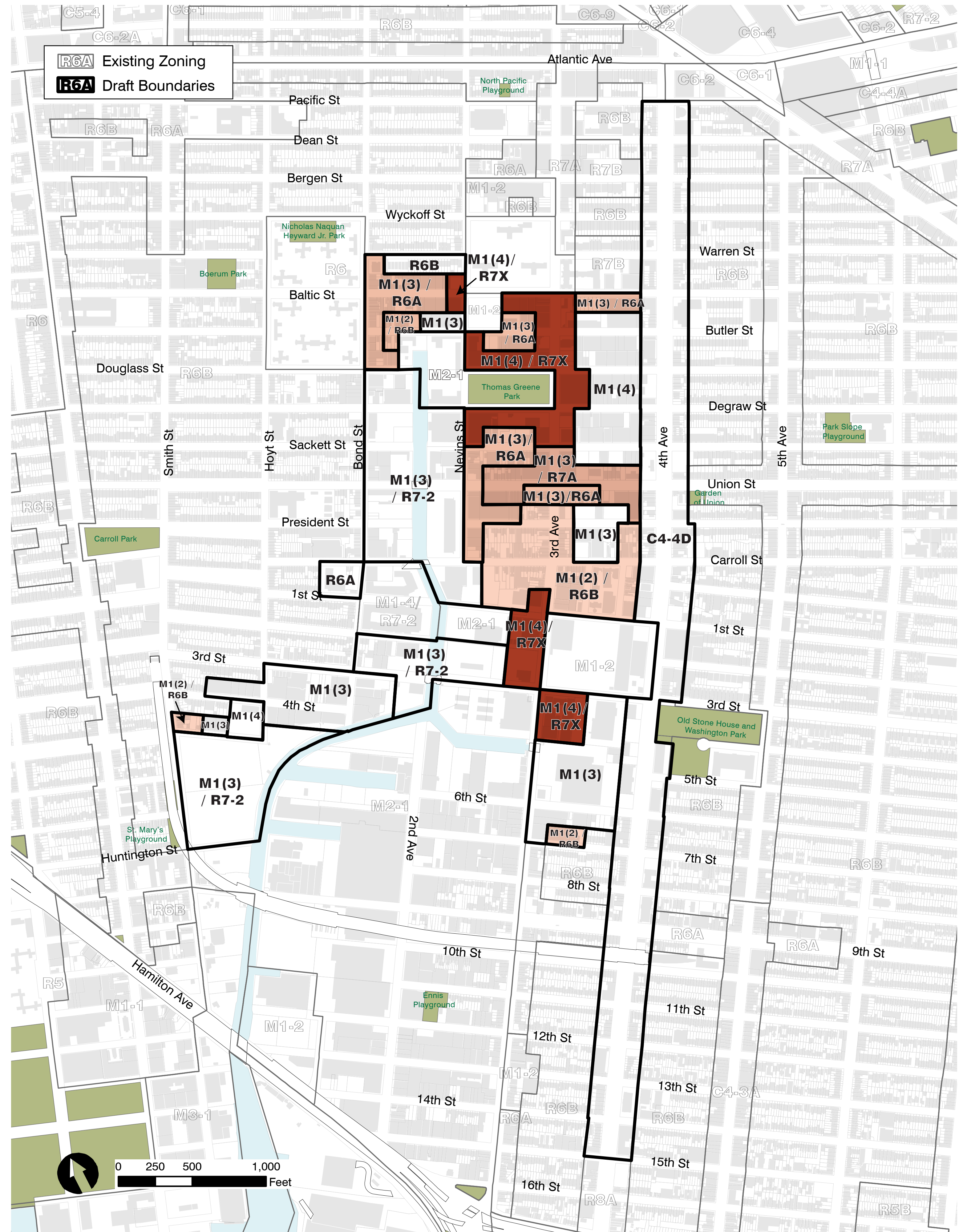
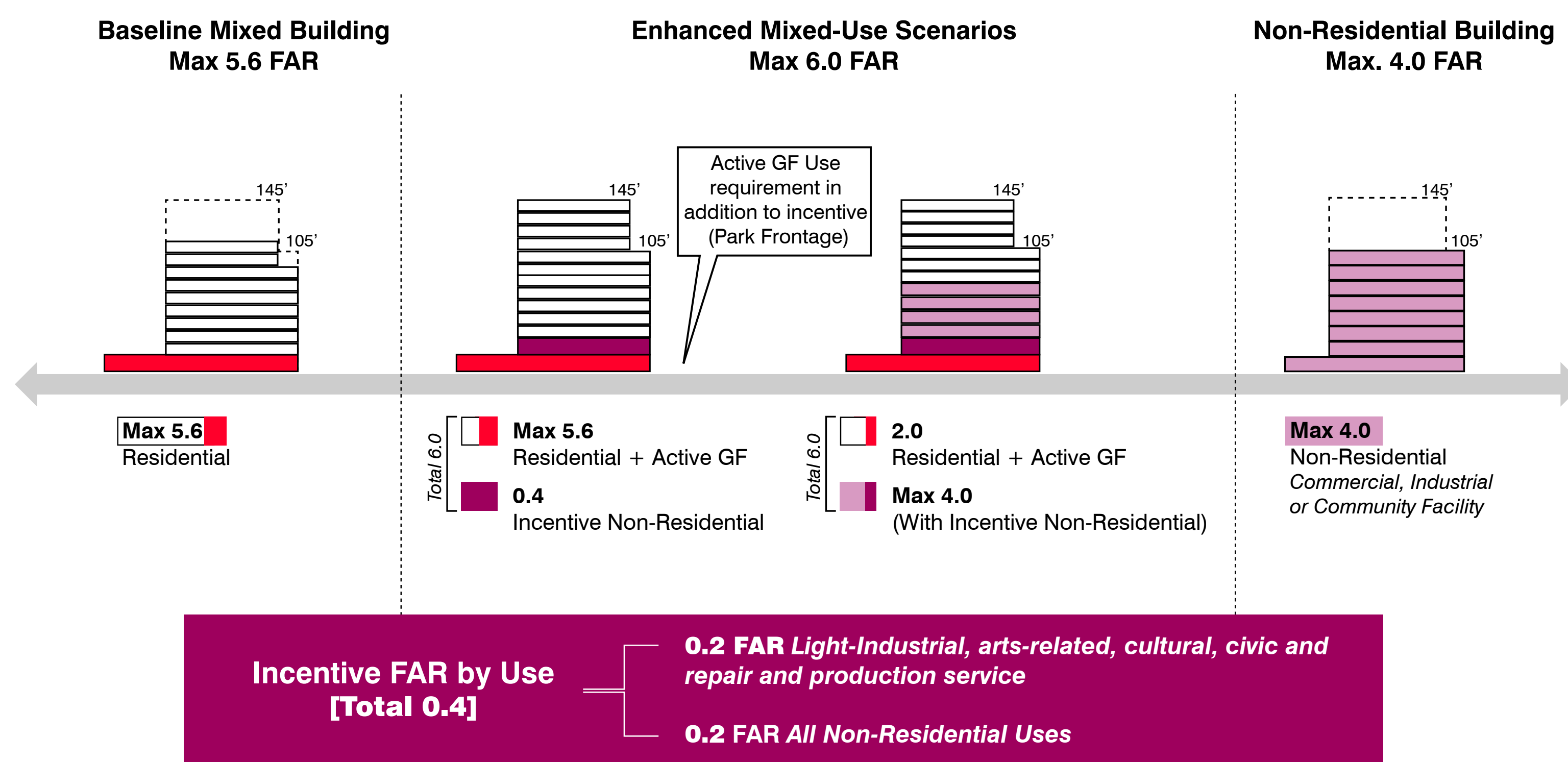
M1 (4)/R7X

Goals Supported:

- Encourage and reinforce a vibrant, live-work neighborhood by balancing preserving neighborhood scale and encouraging growth in key areas
- Implement MIH to generate new mixed income housing, including market-rate and permanently affordable units
- Promote a mix of uses that allows for improvements to the public realm and local services while affirming the qualities that make the neighborhood distinct
- Allow and promote a mix of uses including space for art and cultural uses

Gowanus Mix: Incentives and Requirements

This below illustrates a continuum of how the proposed zoning with non-residential incentives and requirements would integrate a mix of uses within new buildings in the proposed M1(4)/R7X areas. Where developments front the Park and Third Avenue, the ground floor use requirement would require active ground floor space, which cannot be used toward the incentive floor area. This could encourage multiple floors of non-residential space as illustrated below.



Illustrative sketch looking west from Degraw Street and 3rd Avenue