



NORTH BROOKLYN REZONING

**Draft Zoning Framework
Community Board 1 | April 9, 2019**

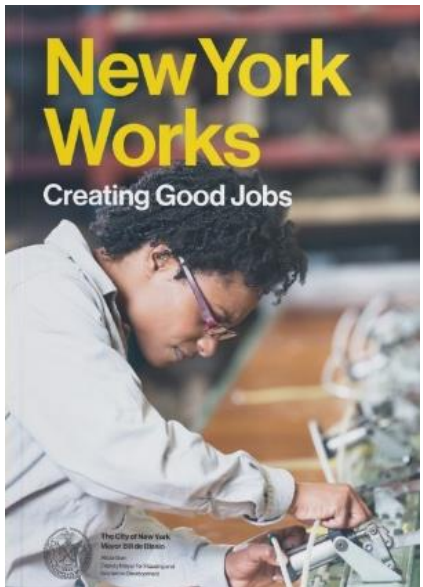


Building on other initiatives, DCP launched an in-depth study to grow jobs in the North Brooklyn Industrial Business Zone (IBZ).

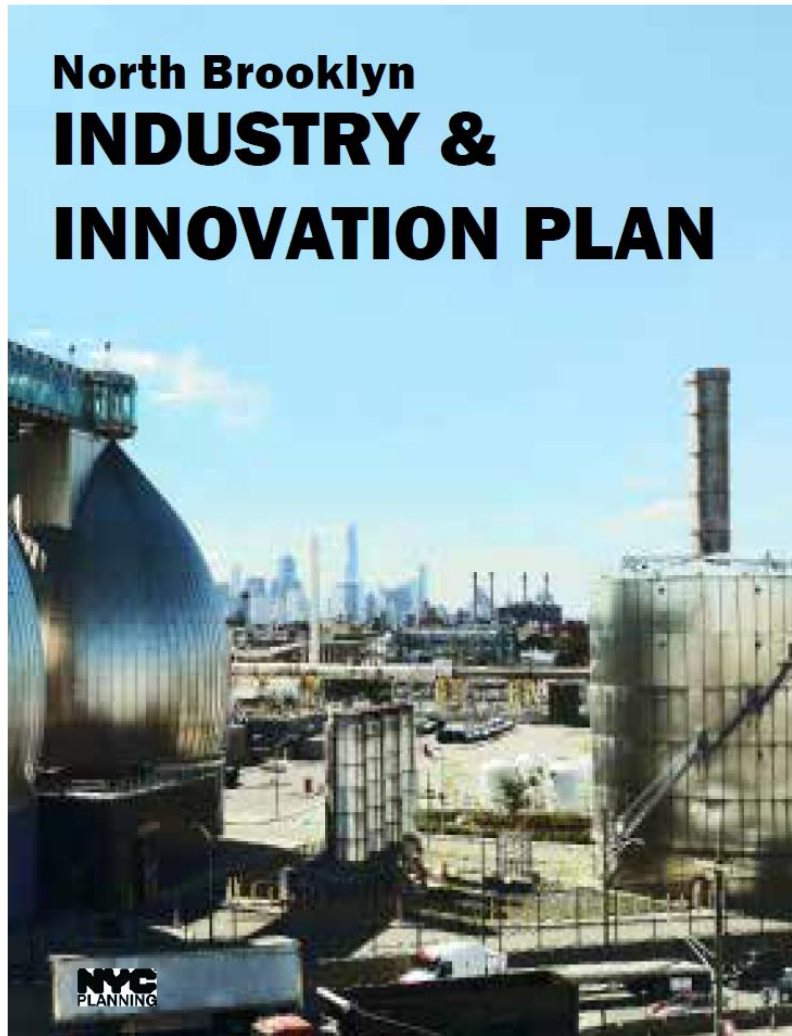


Mayor's
Industrial Action Plan

November 2015



June 2017



November 2018

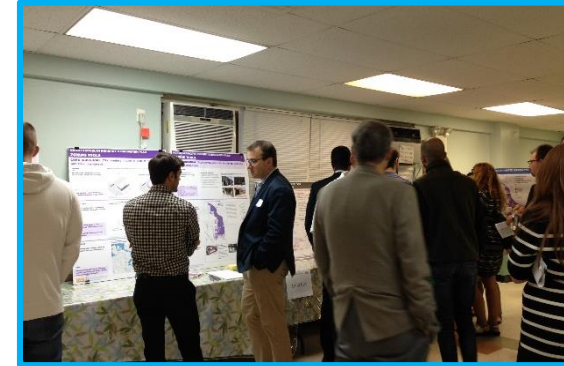
STUDY GOALS

- Update M district zoning to align with needs of today's businesses.
- Retain areas for essential industrial/manufacturing sectors.
- Create new space for fast-growing TAMI (technology, advertising, media, information) jobs.
- Grow jobs closer to workers and encourage reverse-commutes.



North Brooklyn Industry & Innovation Plan Timeline

- Launched in late 2015
- Held 3 large public meetings
- Held interviews/roundtables with 50 businesses
- Conducted in-depth existing conditions analysis
- Developed a Land Use Framework and Recommendations
- Released the North Brooklyn Report in November 2018



Public Meeting



Business Interview

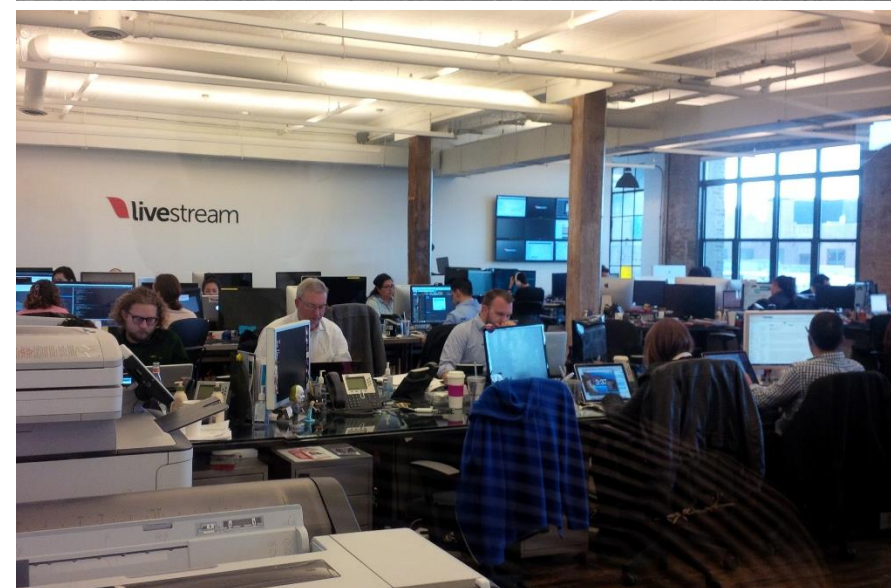


Business Roundtable

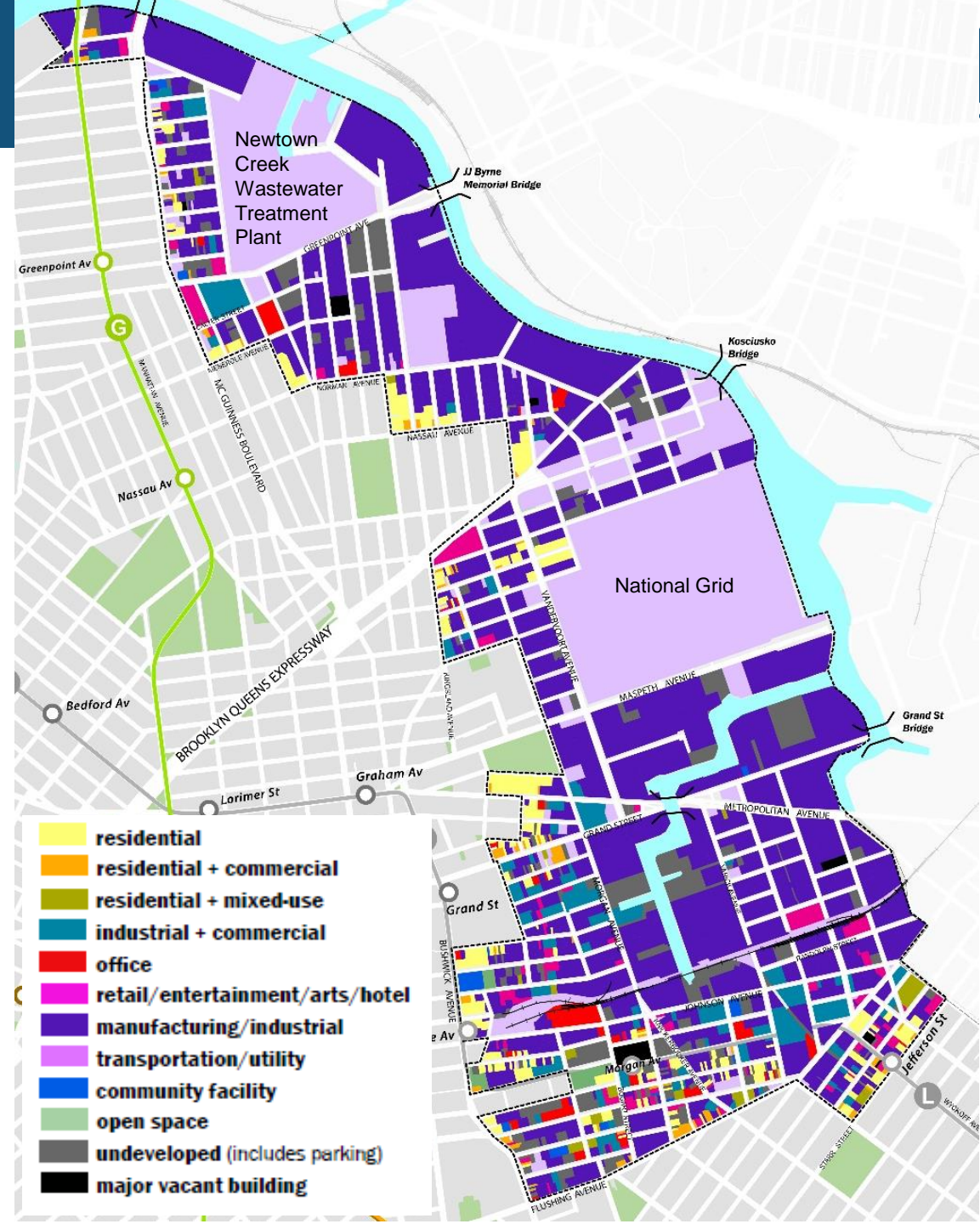
North Brooklyn Study Area land use



Heavy industrial areas and major utilities near Newtown Creek



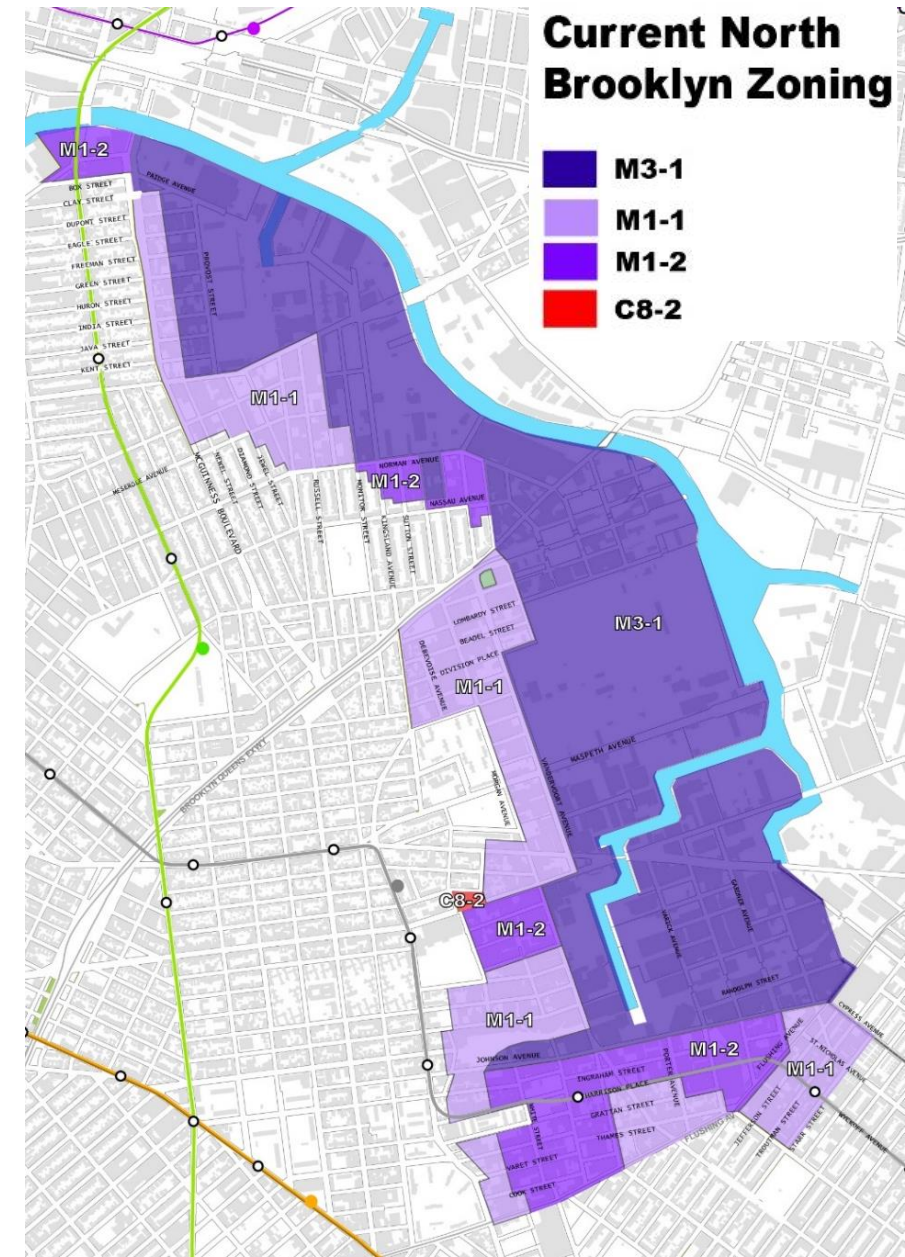
Mixed-use areas near L train, south of Grand Ave



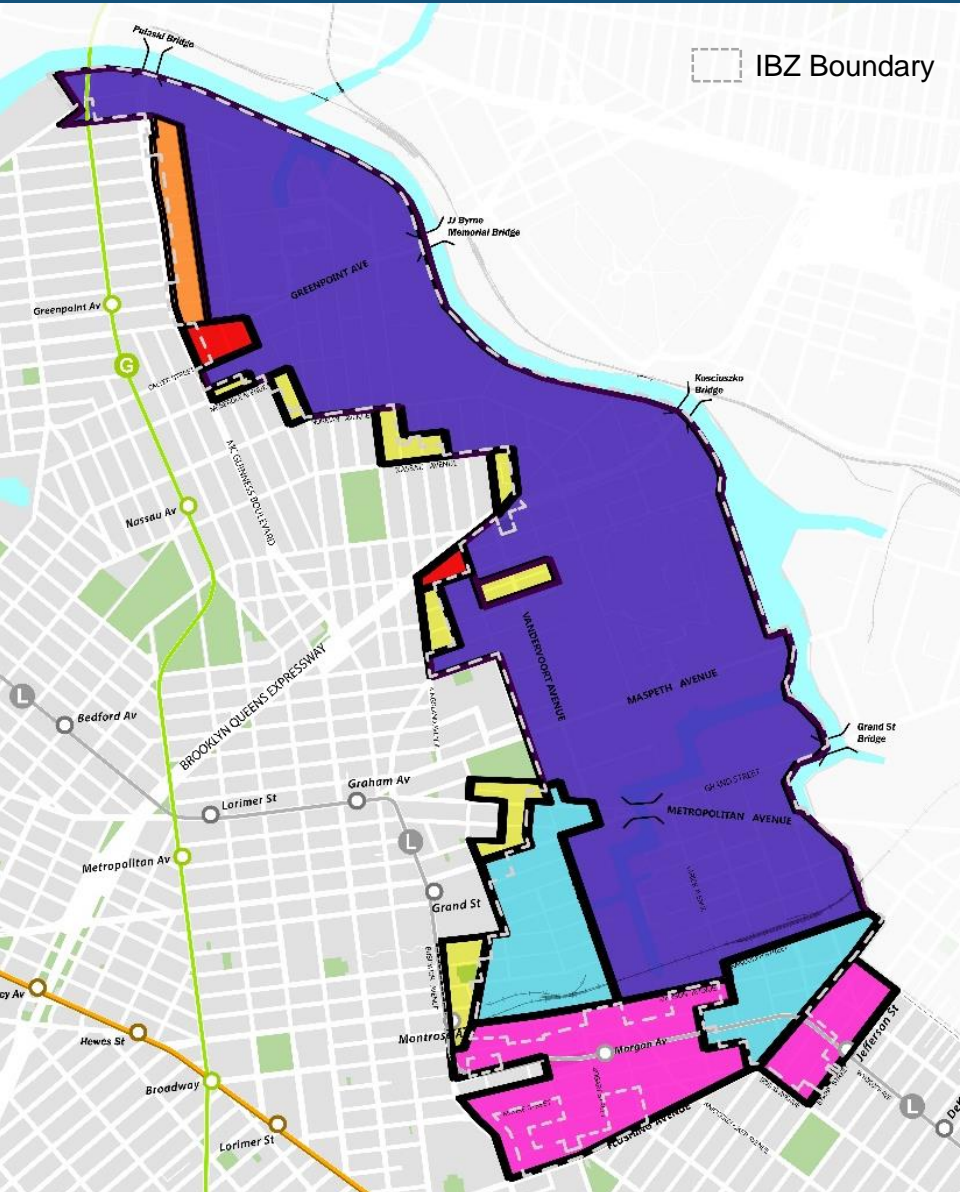
However, additional growth is limited by existing, outdated M district zoning dating back to 1961.

Zoning today (M1-1, M1-2, M3-1)

- **Density is too low for businesses to grow**
(1 to 2 FAR, even near transit)
- **High parking and loading requirements make new construction and expansion difficult**
(1 parking space per 300 sf of floor area in some cases)
- **Height regulations do not allow for loft-style buildings**
(and can produce tall towers)
- **Preferences community facilities (like medical offices) over industrial and commercial uses**
(by allowing more FAR)



North Brooklyn Land Use Framework



SUBAREA

Core Industrial Area

69% of study area
60% of jobs (11,700 jobs)

GOAL

Retain as a hub for essential industrial uses – balanced by growth in diverse sectors in the Growth District.

Growth District

13% of study area
20% of jobs (3,800 jobs)

Grow an ecosystem of creative and tech-driven jobs in office-based and industrial sectors near transit, balanced by reinforcement of the Core Industrial Area.

Transition Area

11% of study area
18% of jobs (3,500 jobs)

Support a continued mix of uses by allowing modest commercial growth while encouraging creation of industrial space.

Peripheral Commercial

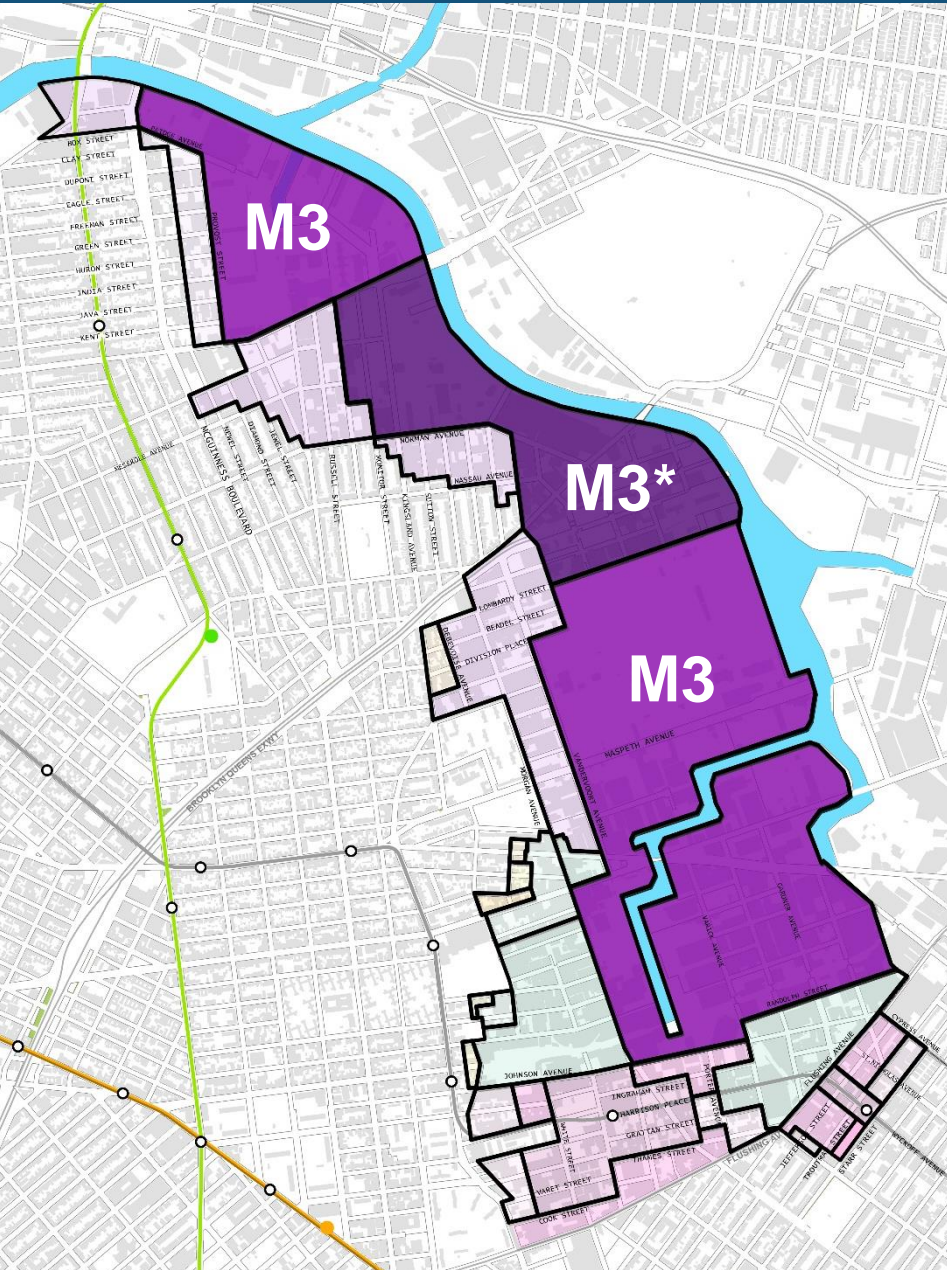
No land use change recommended on active commercial properties at periphery.

Mixed Edge

No land use change recommended in areas at periphery with no predominant land use.

Established Residential

New zoning consistent with character of existing residential use and adjacent residential neighborhoods.



Uses in the Core Industrial Area

What is allowed today?

Uses

- All industrial uses are allowed
- Most commercial uses are allowed (*exceptions include specialty stores and large retail*)
- No community facility
- No residential

FAR

- All permitted uses at 2.0 FAR

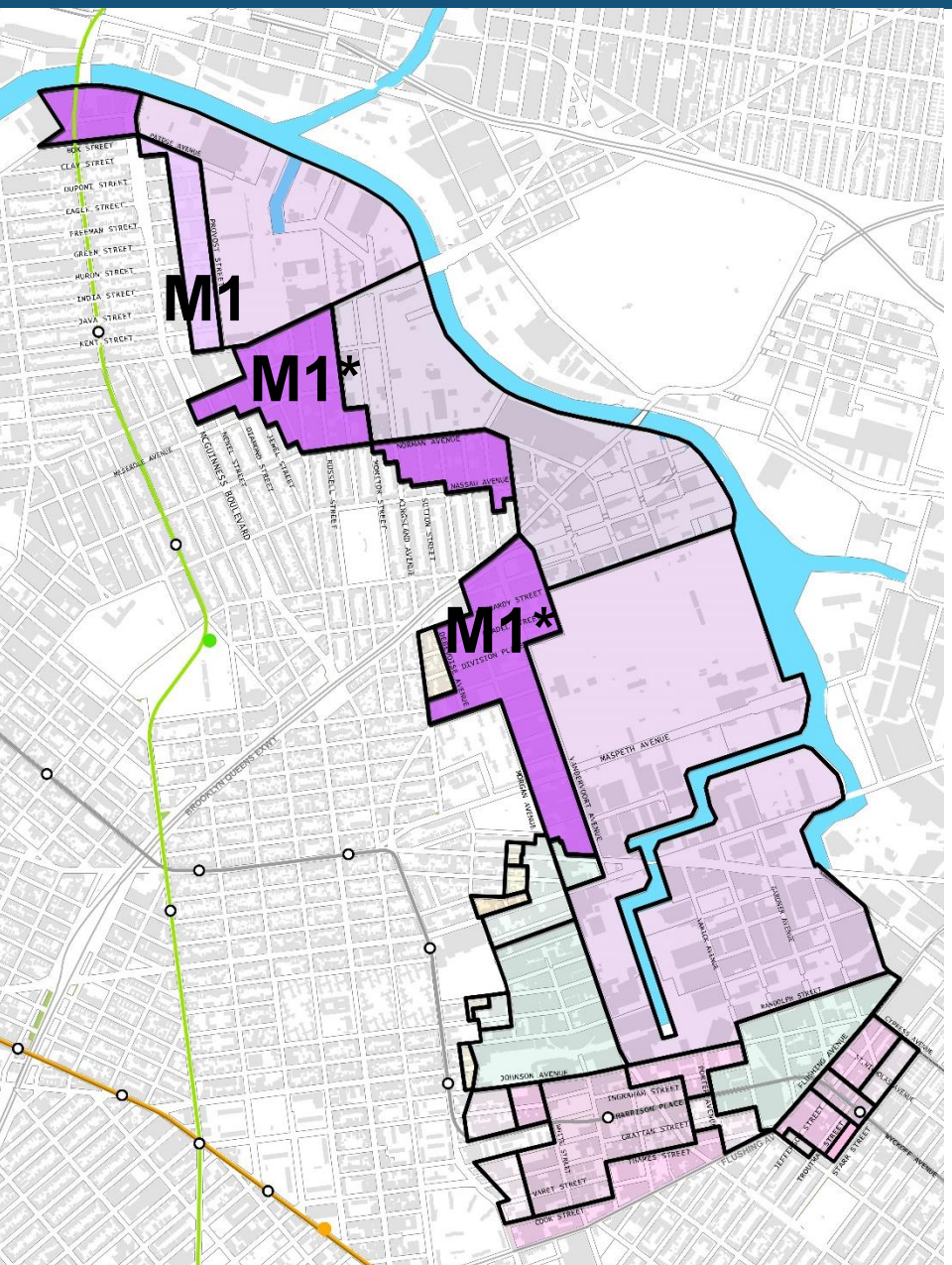
What would change?

Uses

- No large nightlife uses would be allowed
- Retail, bars, and restaurants would be limited in size
- Office would be limited in size

FAR

- M3* would allow additional FAR for industrial uses



Core Periphery Area

Purpose:

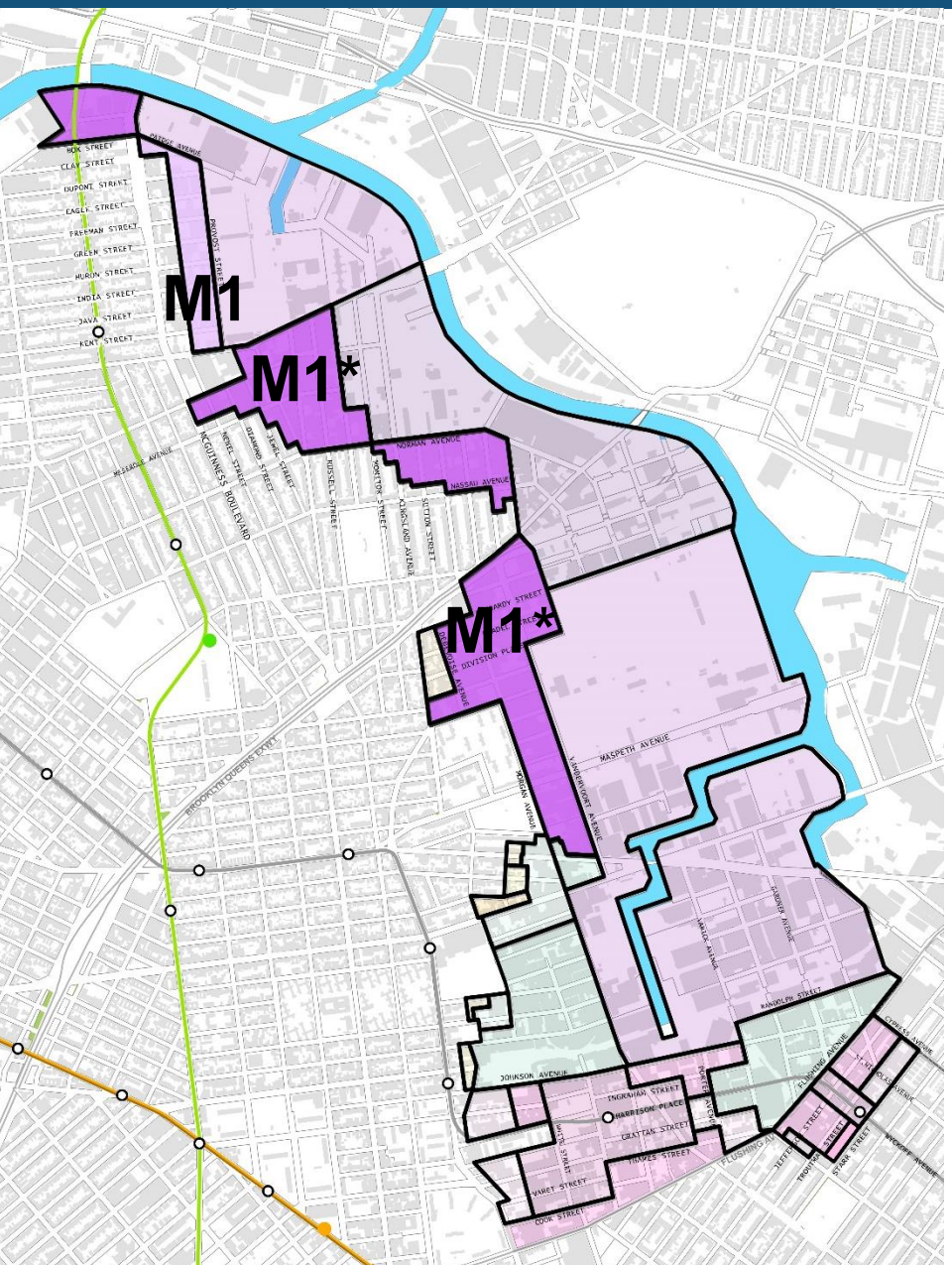
To provide a light industrial buffer between heavy industrial uses in the Core Industrial Area and adjacent residential uses.

Existing Zoning:

- M3-1: heaviest industrial zoning district
- M1-1, M1-2: light industrial zoning districts

Proposed Zoning:

- M1-Core
- M1-Core*



Uses in the Core Periphery Area

What is allowed today?

Uses

- All industrial uses are allowed, but with strict standards on heavy uses
- Most commercial uses are allowed (*exceptions include large retail, gyms*)
- Limited community facility
- No residential

FAR

- 1.0 or 2.0 FAR for industrial and commercial uses
- 2.4 or 4.8 FAR for community facility uses

What would change?

Uses

- No change to use

FAR

- Reduction in community facility FAR
- Minor increase in commercial FAR in some areas
- M1* would allow additional FAR for industrial uses



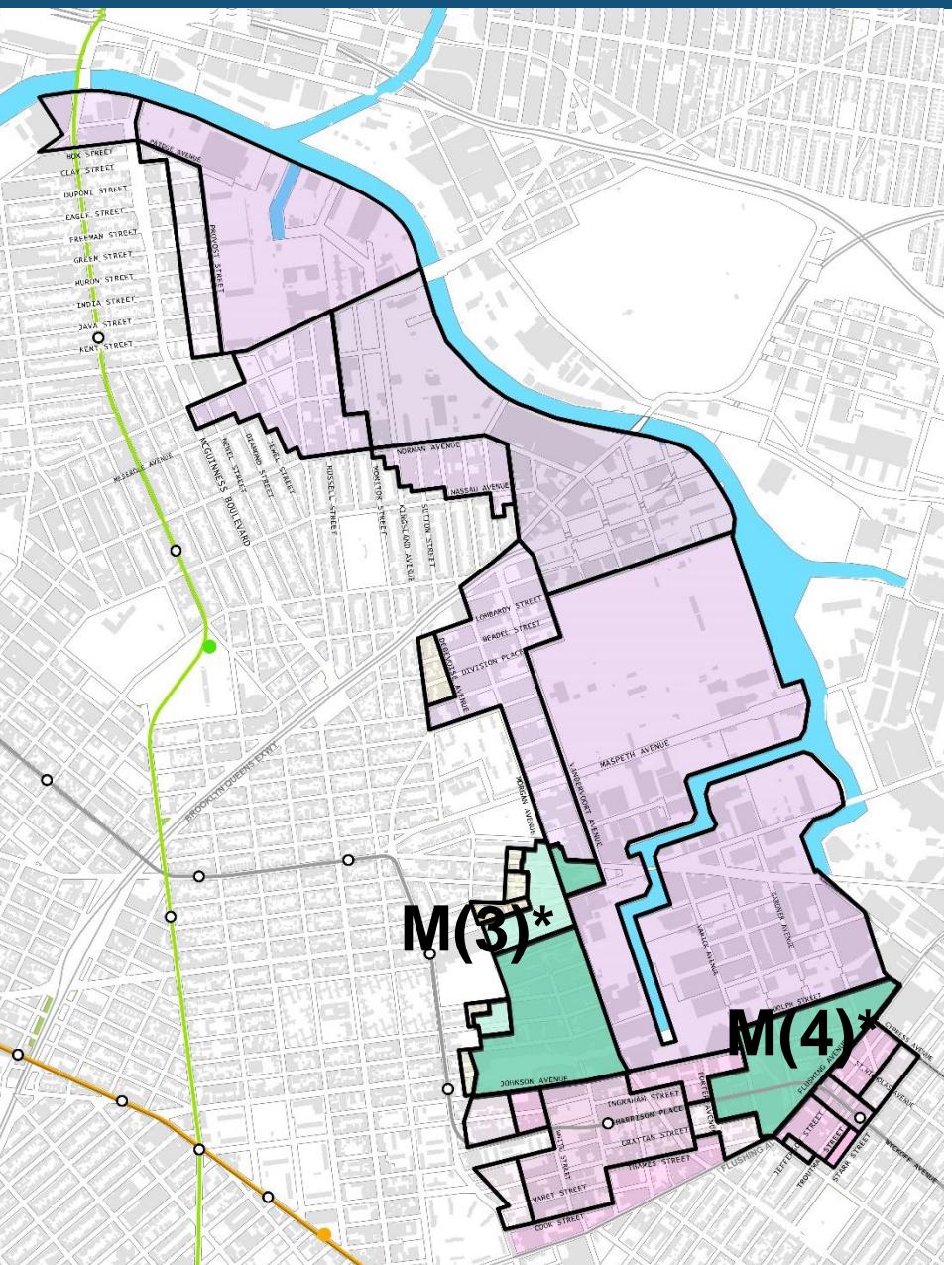
Parking/Loading in the Core Areas

What is allowed today?

- 1 per 300 sf of office floor area
- 1 per 1,000-2,000 sf of industrial floor area
- Parking is waived for 15 spaces
Loading is triggered at 8,000 sf of industrial space
- Parking and loading are required when buildings expand

What would change?

- **1 per 1,000-2,000 sf of commercial or industrial floor area**
- **Increase parking waiver**
- **Provide more flexibility in loading requirements**
- **Less parking and loading required when expanding**



Transition Area

Purpose:

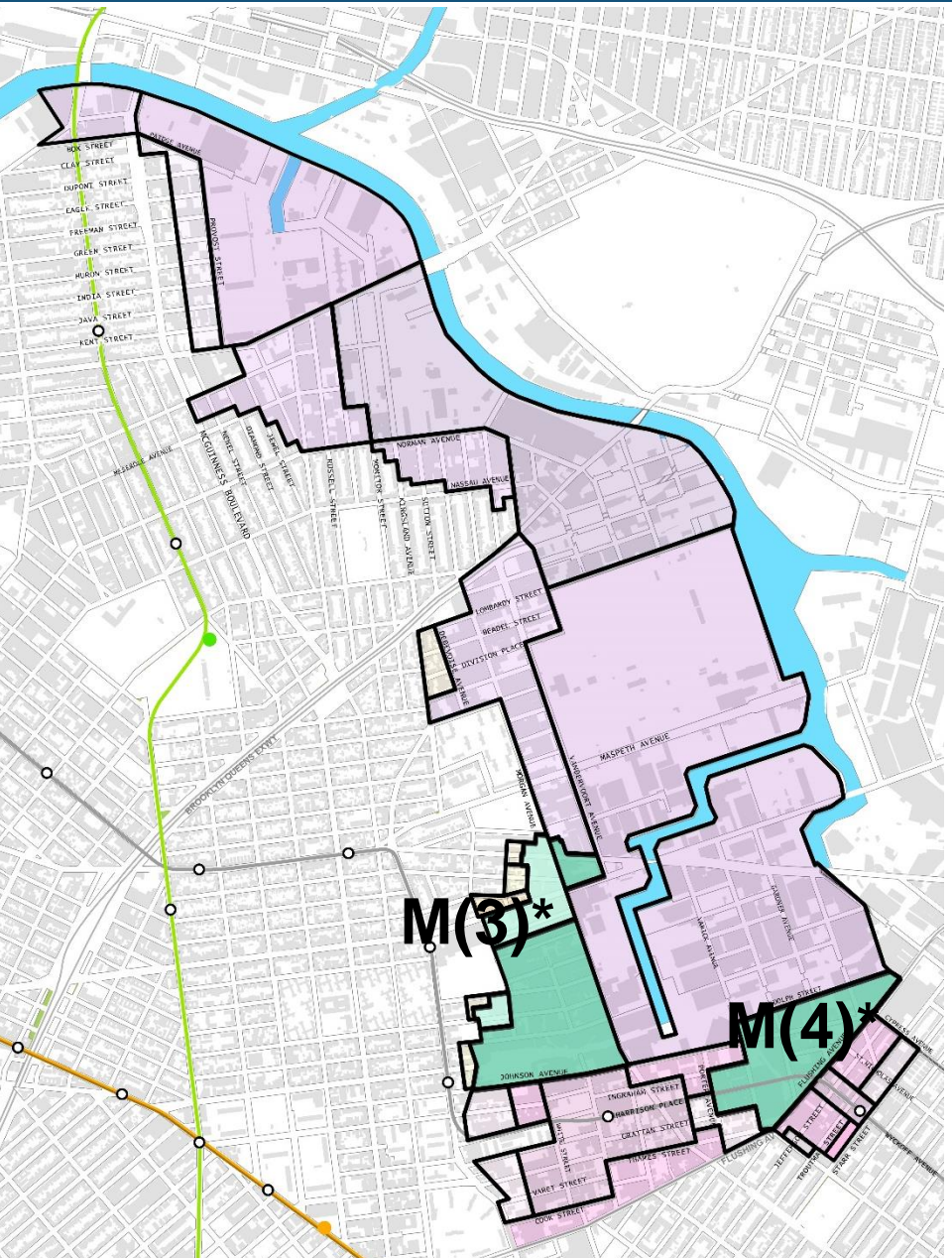
To support a continued mix of industrial and office uses by introducing incentives to provide industrial space.

Existing Zoning:

- M1-1, M1-2: light industrial zoning districts

Proposed Zoning:

- M(3)*
- M(4)*



Uses in the Transition Area

What is allowed today?

FAR

- 1.0 or 2.0 FAR for industrial and commercial uses
- 2.4 or 4.8 FAR for community facility uses

Use

- All industrial uses are allowed, but with strict standards on heavy uses
- Most commercial uses are allowed (*exceptions include large retail, gyms*)
- Limited community facility
- No residential

What would change?

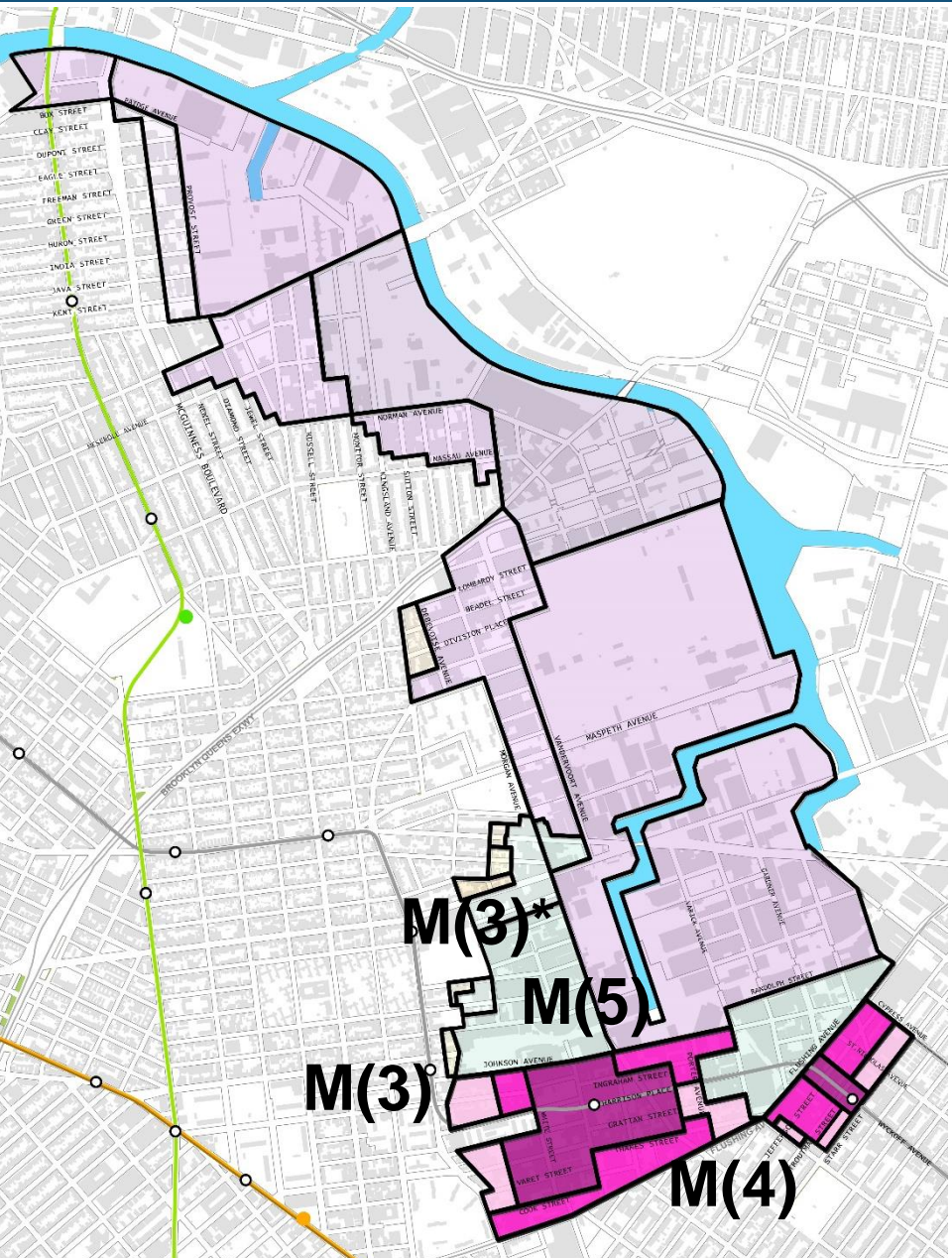
FAR

- Reduction in community facility FAR
- Minor increase in commercial FAR in some areas
- Allow more FAR for industrial uses

Use

- Allow larger retail, such as supermarkets
- Allow gyms
- Allow non-profit arts space

North Brooklyn Zoning Framework



Growth District

Purpose:

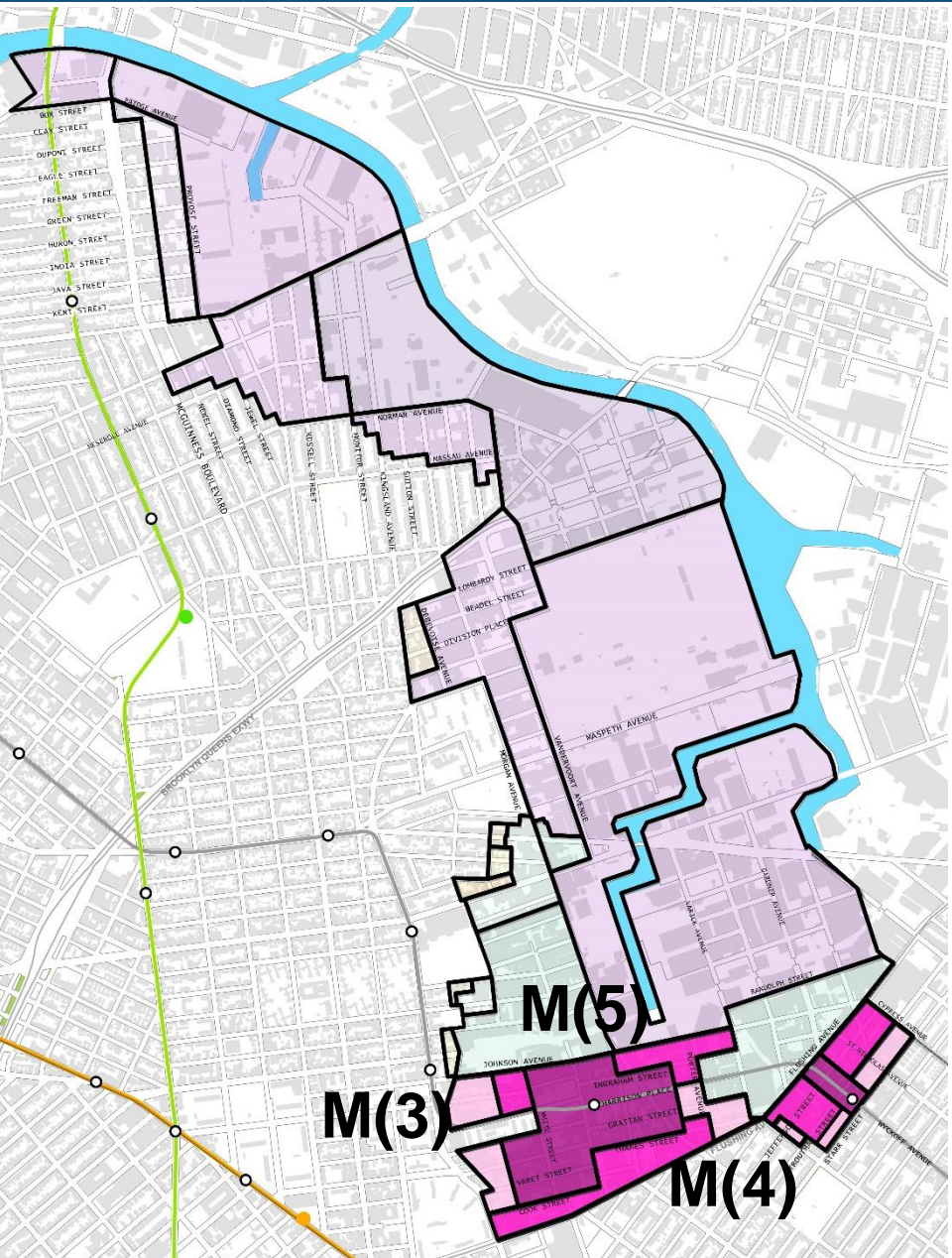
To support a transit-accessible neighborhood employment center by allowing growth in diverse sectors.

Existing Zoning:

- M1-1, M1-2: light industrial zoning districts

Proposed Zoning:

- M(3)
- M(4)
- M(5)



Uses in the Growth District

What is allowed today?

FAR

- 1.0 or 2.0 FAR for industrial and commercial uses
- 2.4 or 4.8 FAR for community facility uses

Uses

- All industrial uses are allowed, but with strict standards on heavy uses
- Most commercial uses are allowed (*exceptions include large retail, gyms*)
- Limited community facility
- No residential uses

What would change?

FAR

- 3.0, 4.0, 5.0 FAR based on proximity to transit and residential adjacencies

Uses

- Allow large retail, such as supermarkets
- Allow gyms
- Allow non-profit arts space



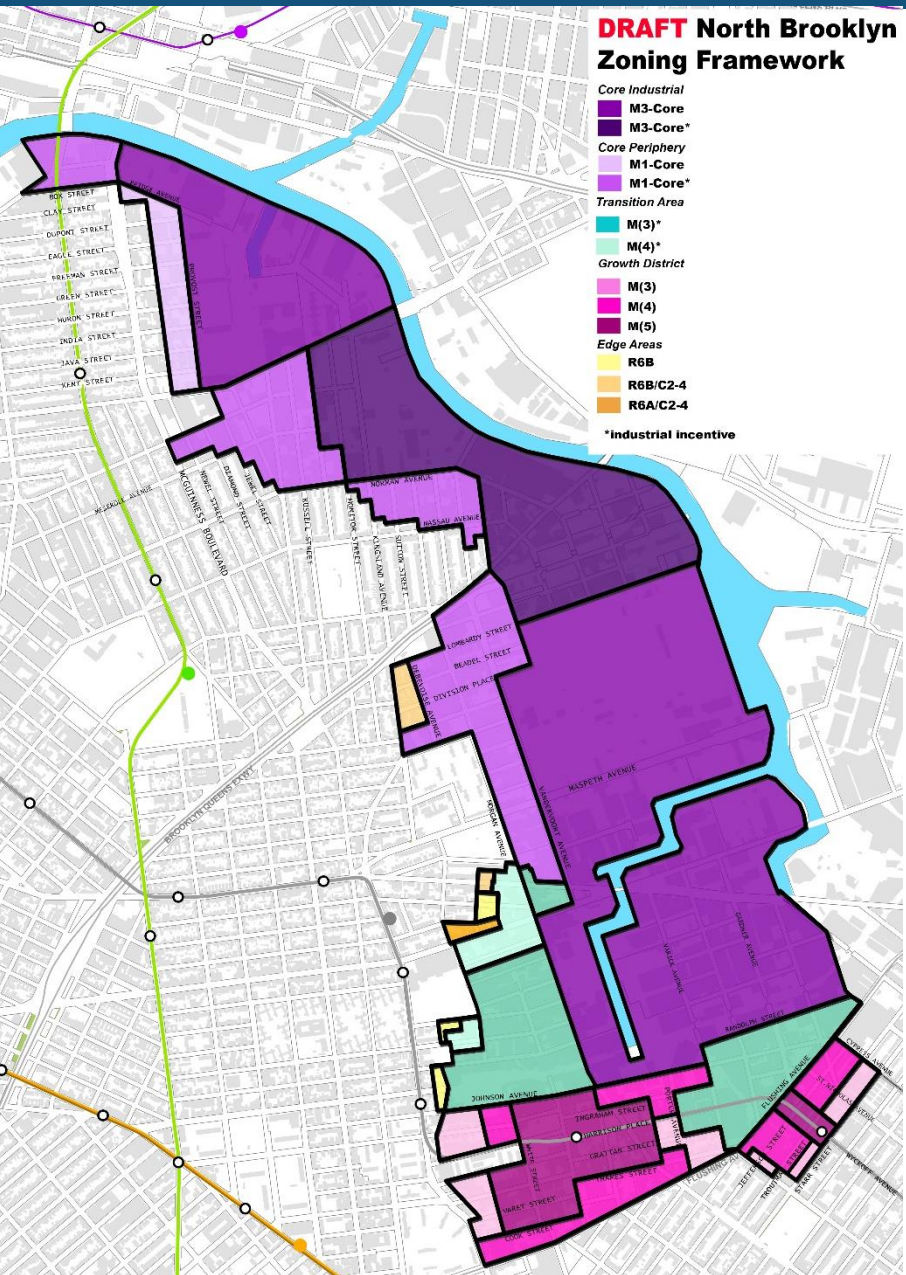
Parking/Loading in the Growth District & Transition Area

What is allowed today?

- 1/300 sf of office floor area
- 1/1,000-2,000 sf of industrial floor area
- Parking is waived for 15 parking or less
- Loading is triggered at 8,000 sf of industrial space; 25,000 sf of office space
- Parking and loading are required when buildings expand

What would change?

- **No parking would be required**
- **Provide more flexibility in loading requirements**
- **When expanding, no parking or loading would be required**



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