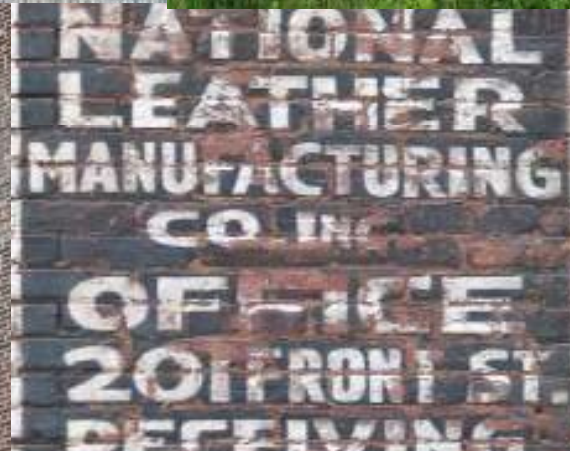


DUMBO REZONING PLAN



New York City
Department of City Planning
Brooklyn Borough Office

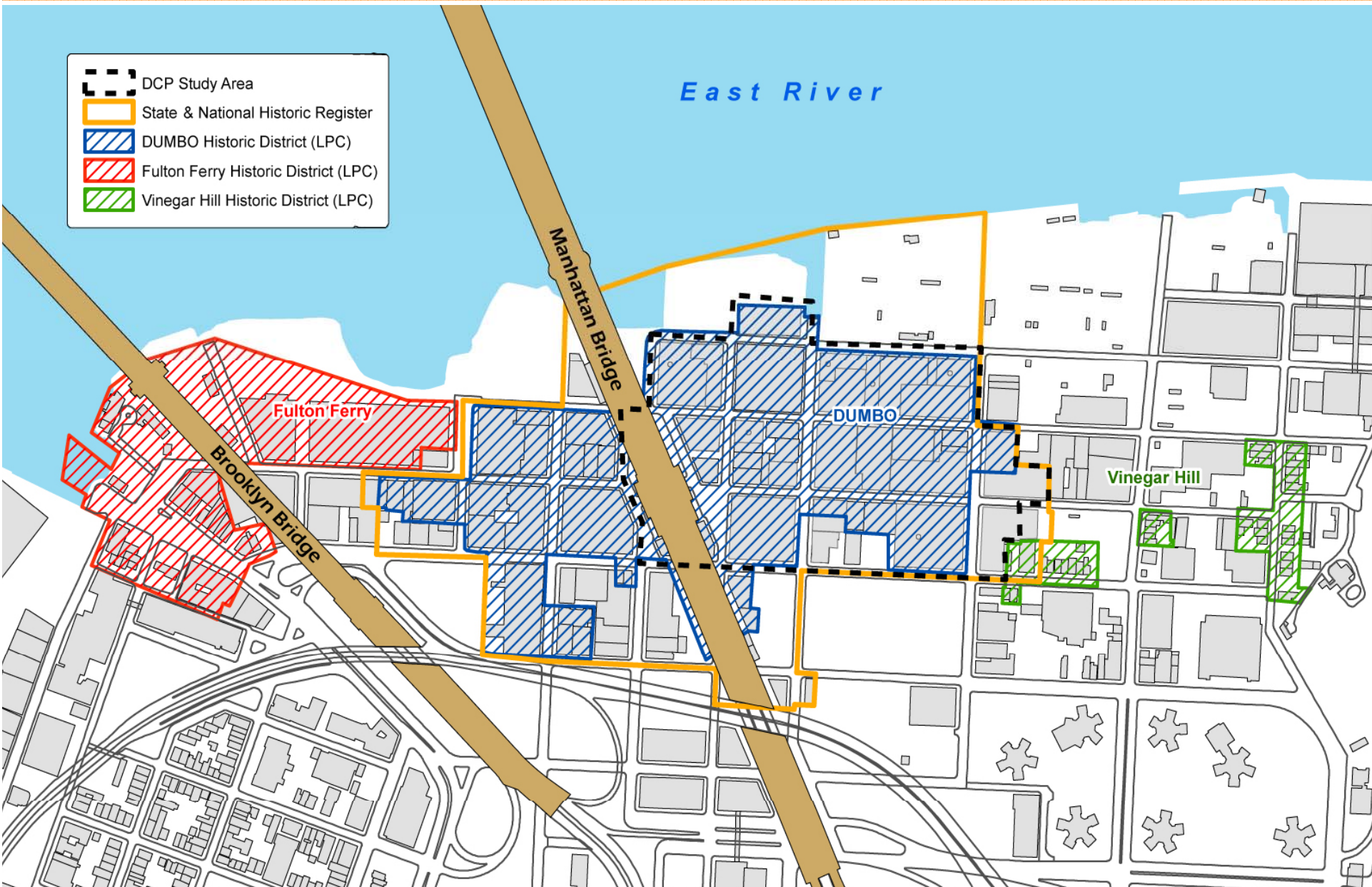
February 17, 2009

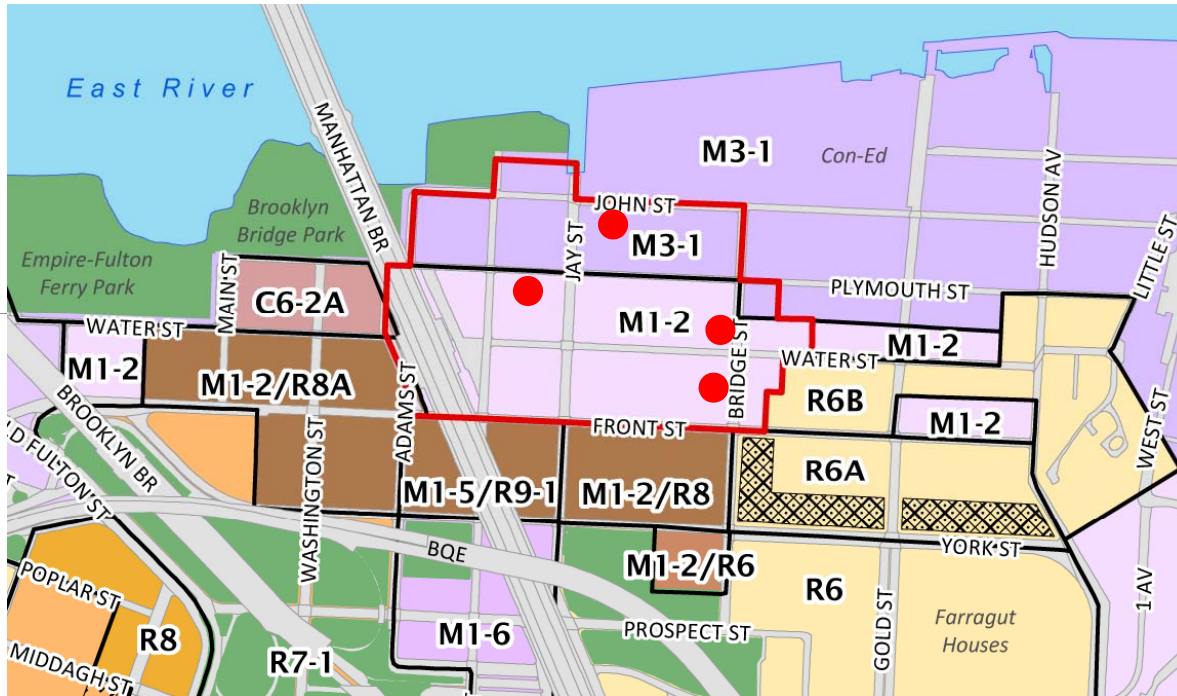




CONTEXT

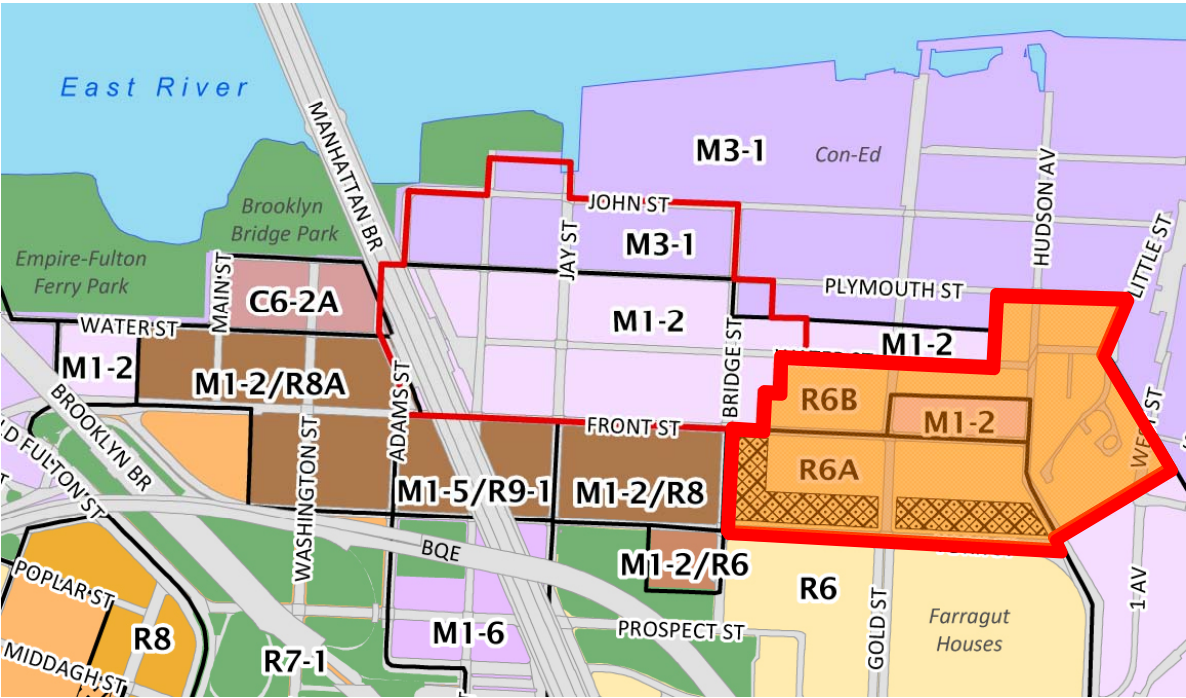






IMDs

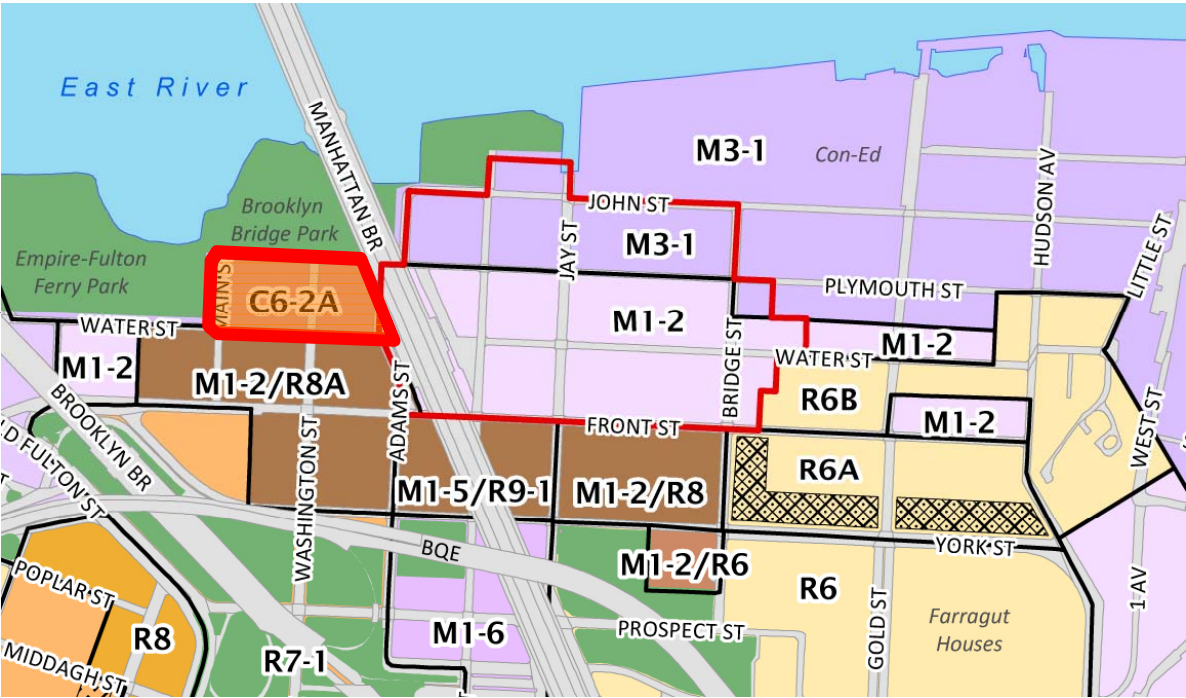
1980 1985 1990 1995 2000 2005



IMDs

Vinegar Hill

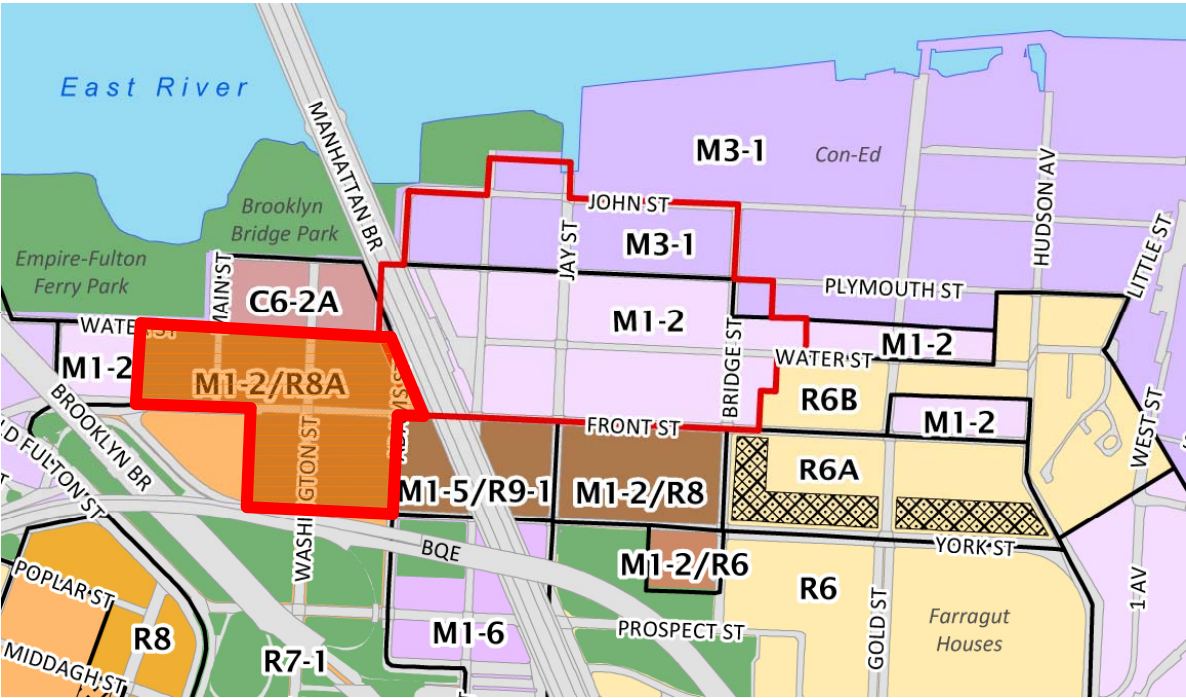


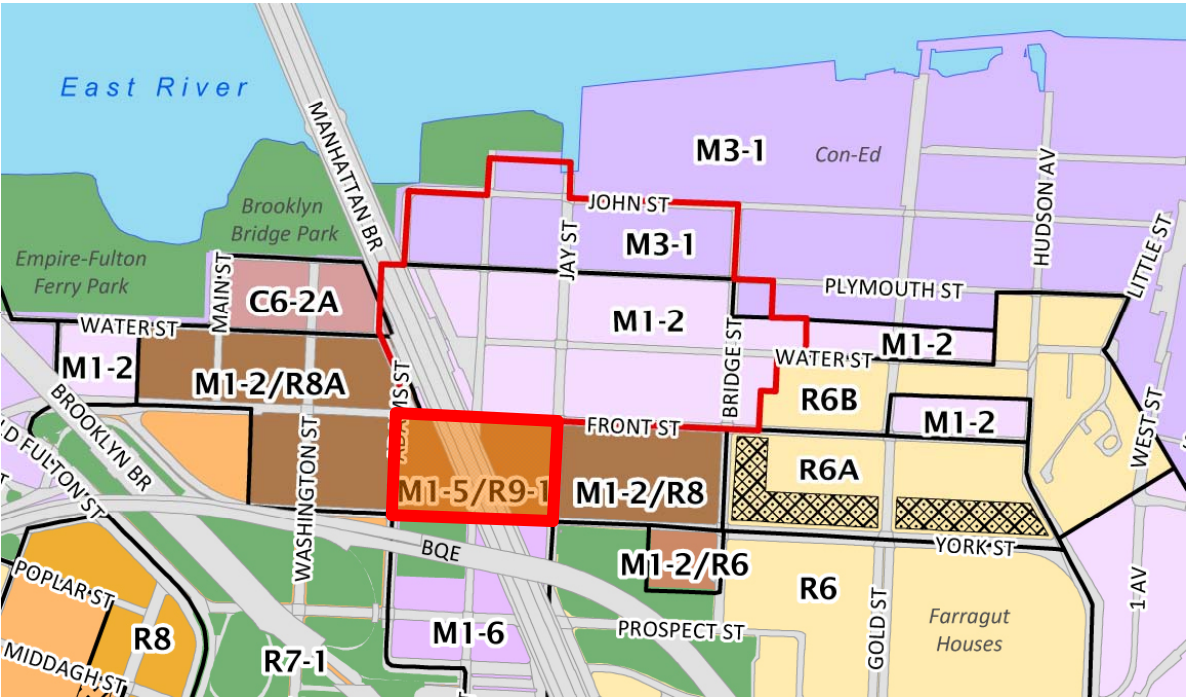


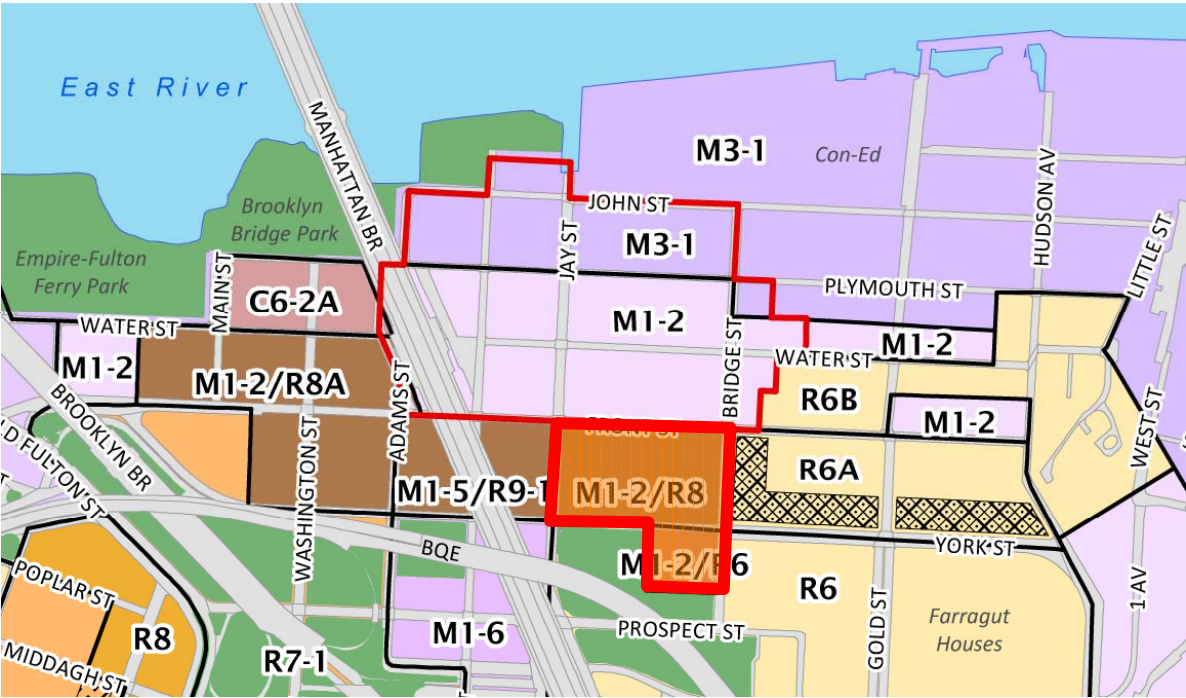
IMDs

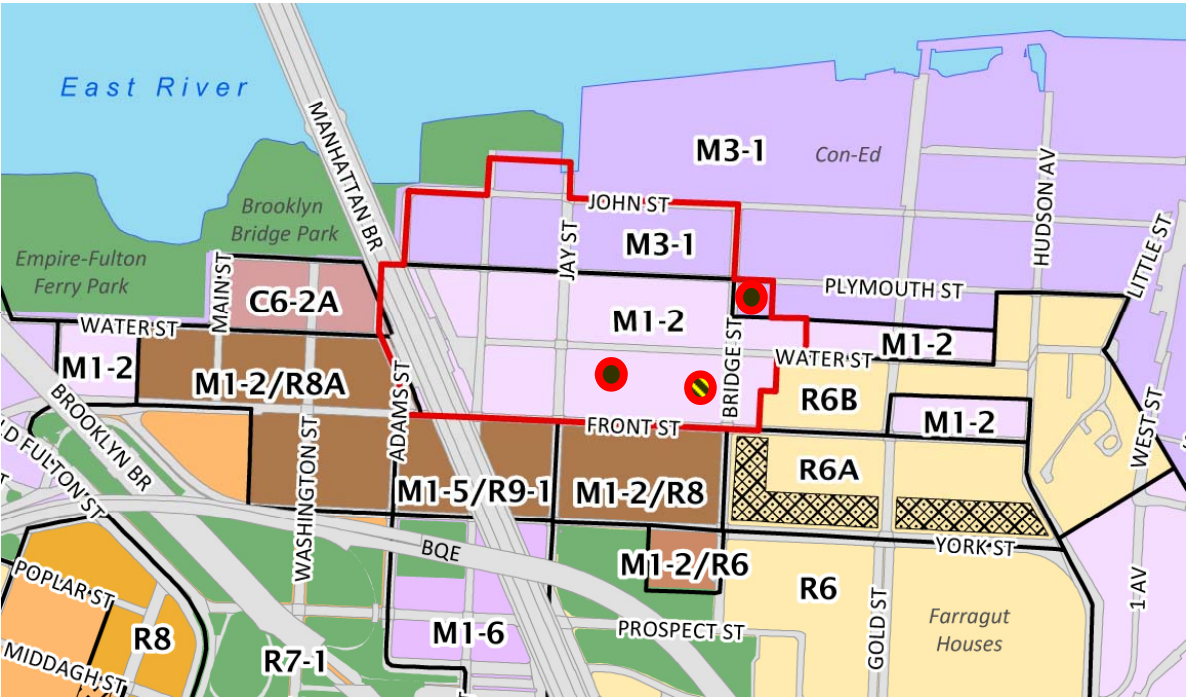
Vinegar Hill
Main Street









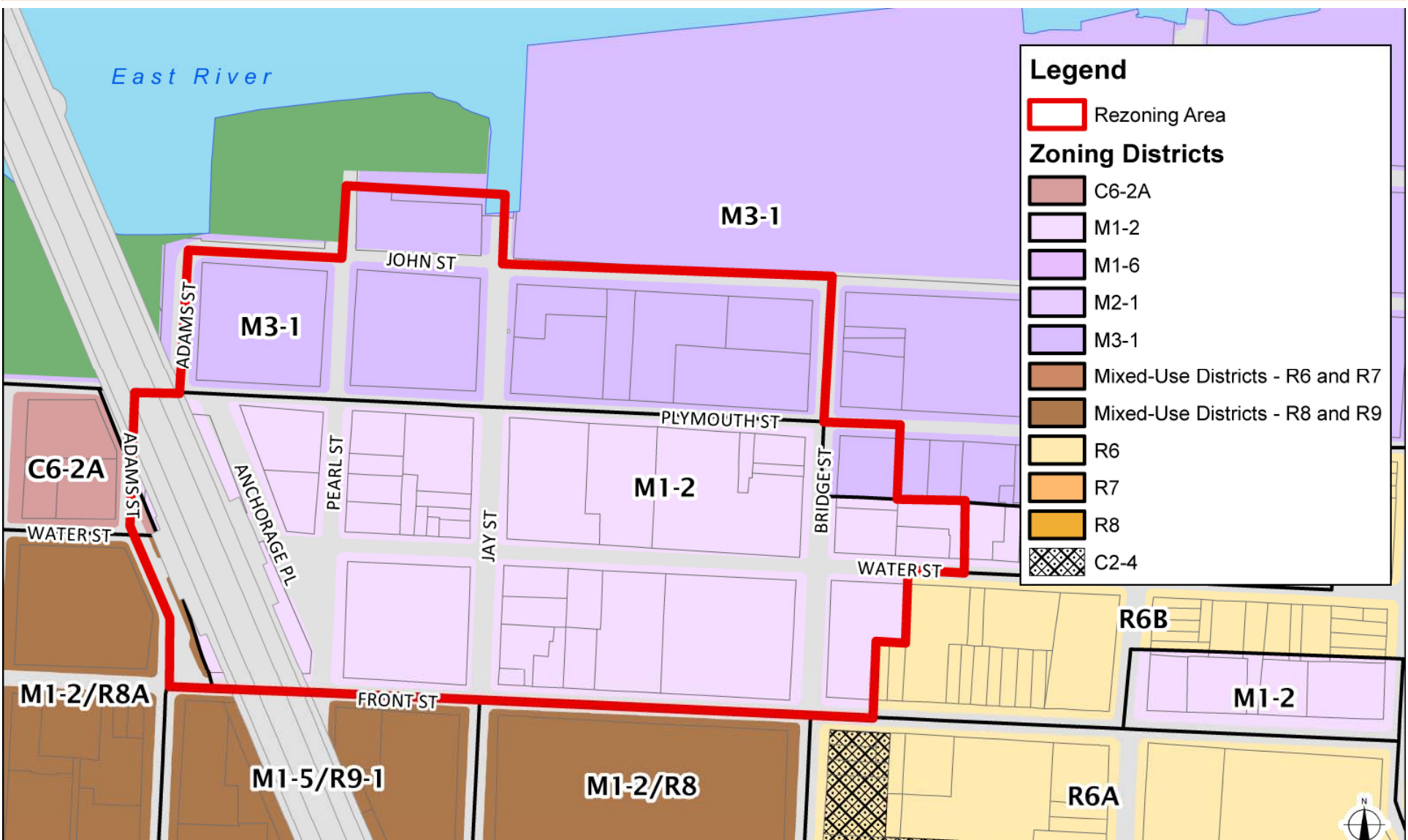


OBJECTIVES

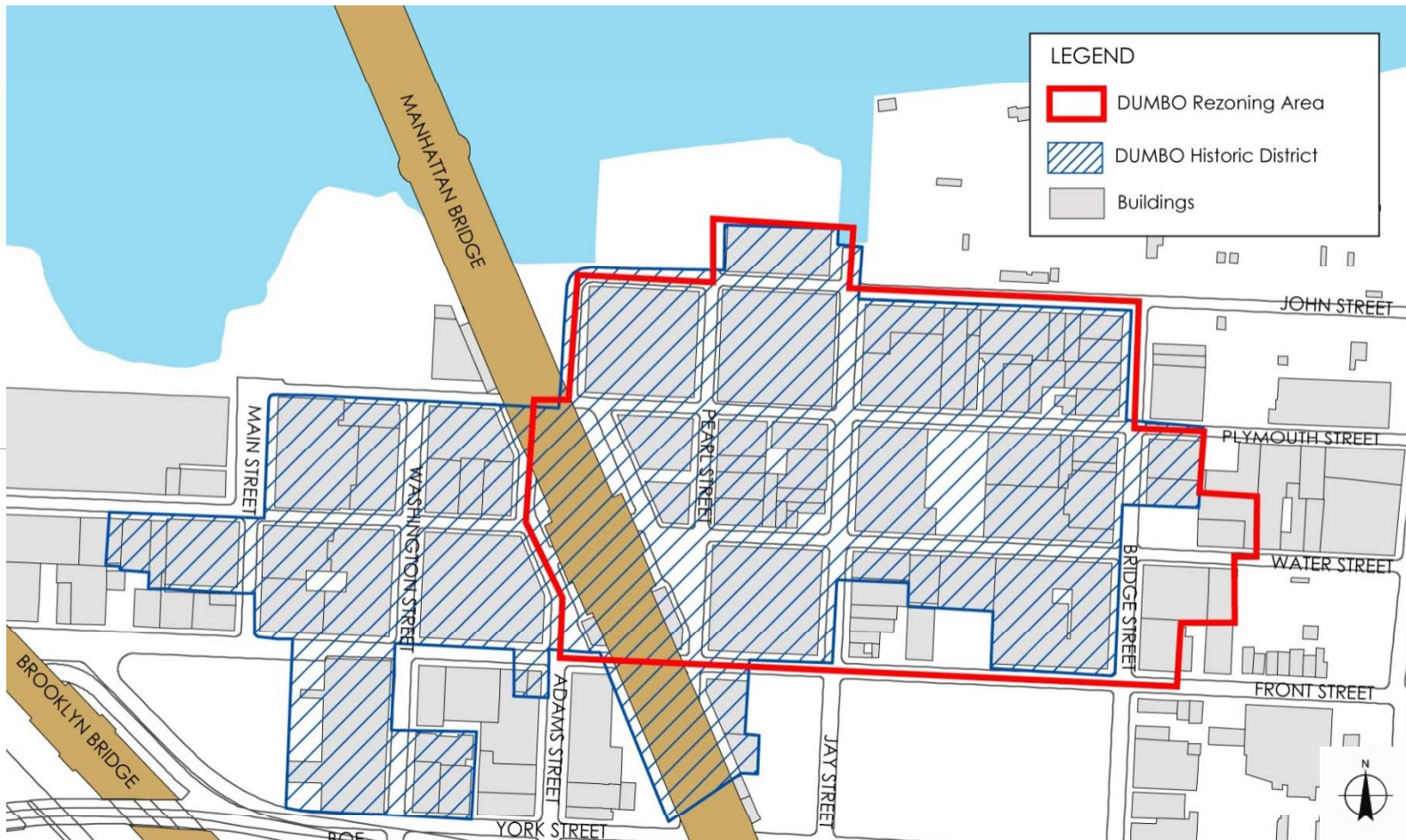


- ❑ Support a mix of uses
- ❑ Maintain DUMBO's scale and character
- ❑ Allow residential conversion of existing buildings
- ❑ Encourage mixed-use development
- ❑ Provide incentives for affordable housing





M1-2 & M3-1: Local and Regional Retail, Light and Heavy Industrial, Repair Services

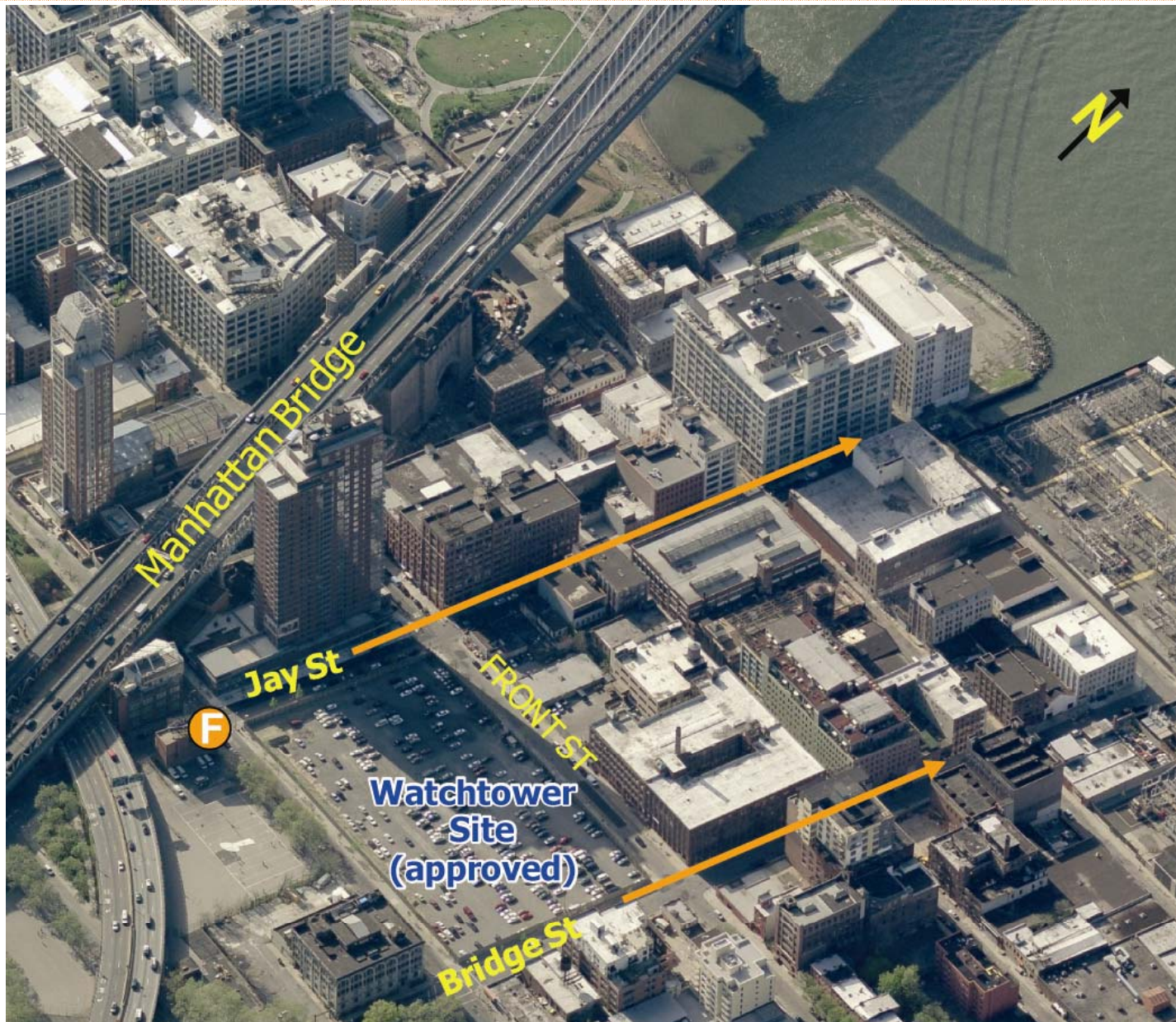


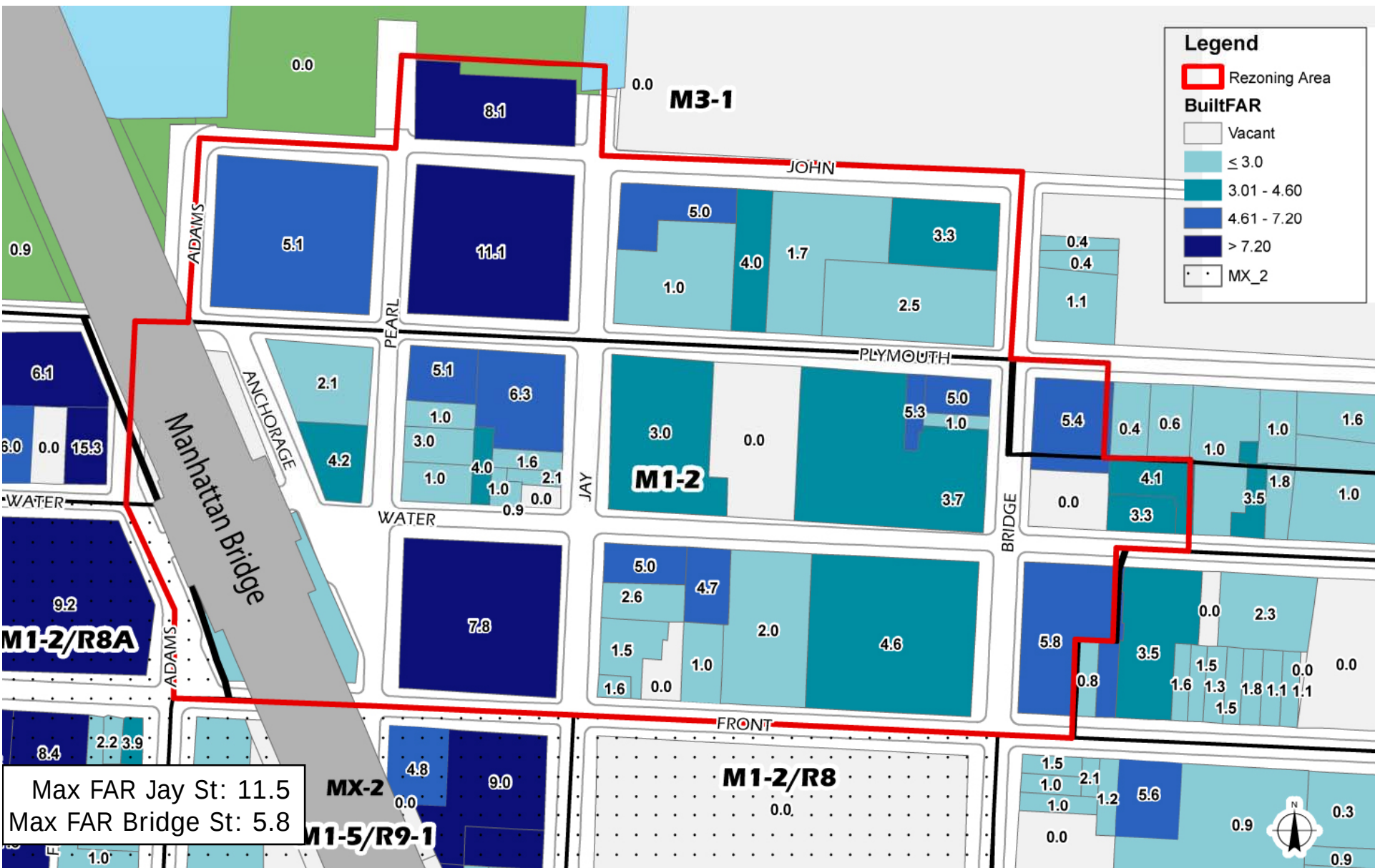
Landmarks Commission: Designated 12/18/07

City Planning Commission: Approved 2/25/08

City Council: Approved 4/16/08

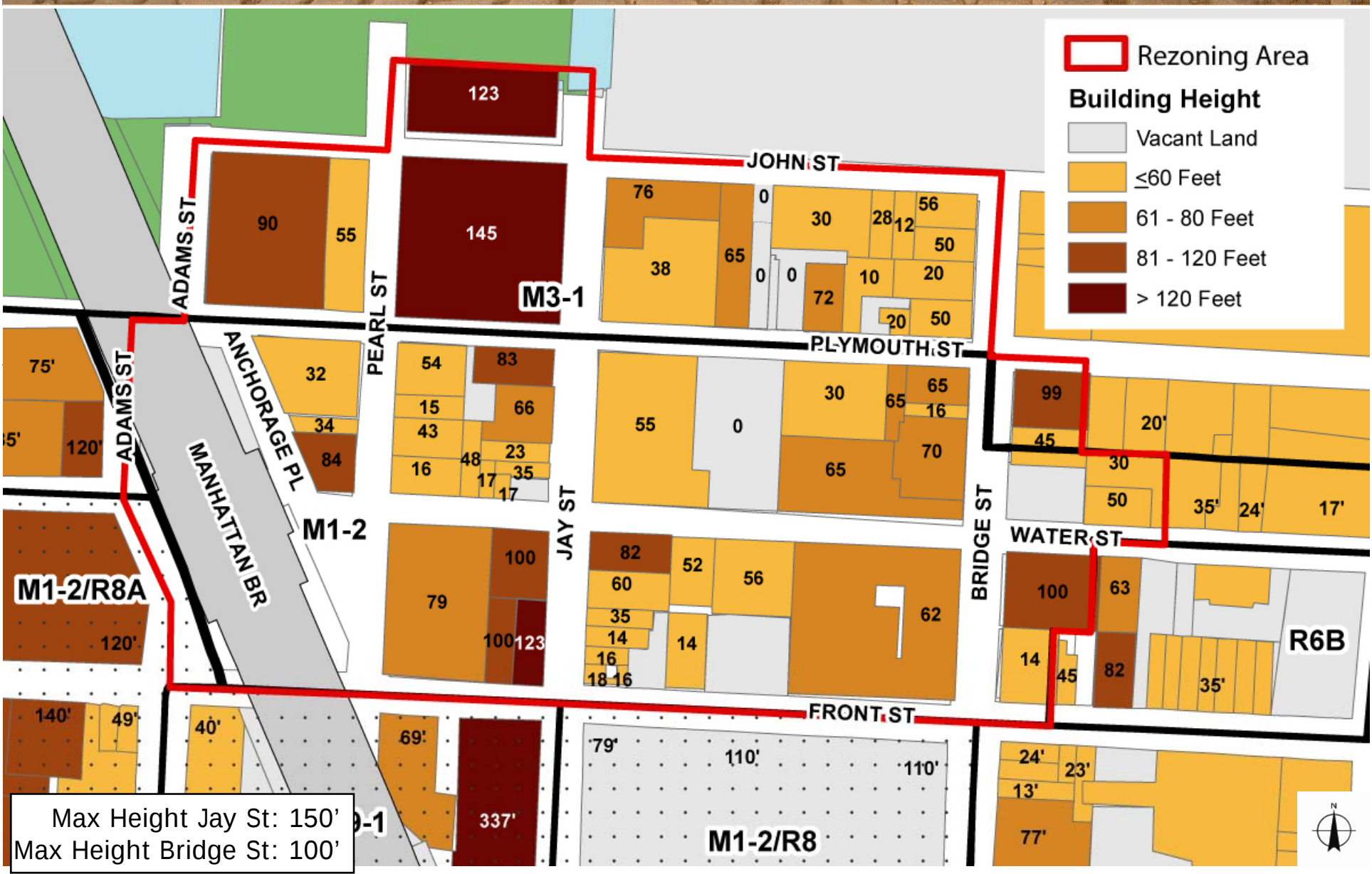
CHARACTER





CHARACTER

BUILDING HEIGHTS



CHARACTER

JAY STREET CORRIDOR

Building Heights



High Density Loft Buildings



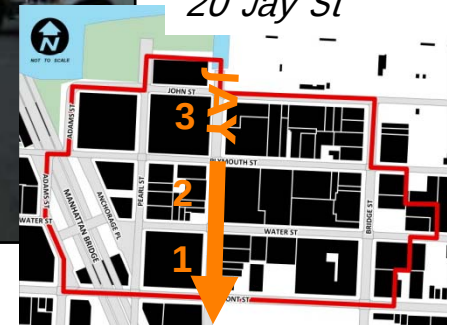
68 Jay St



South on Jay St



20 Jay St



M1-2 and M3-1

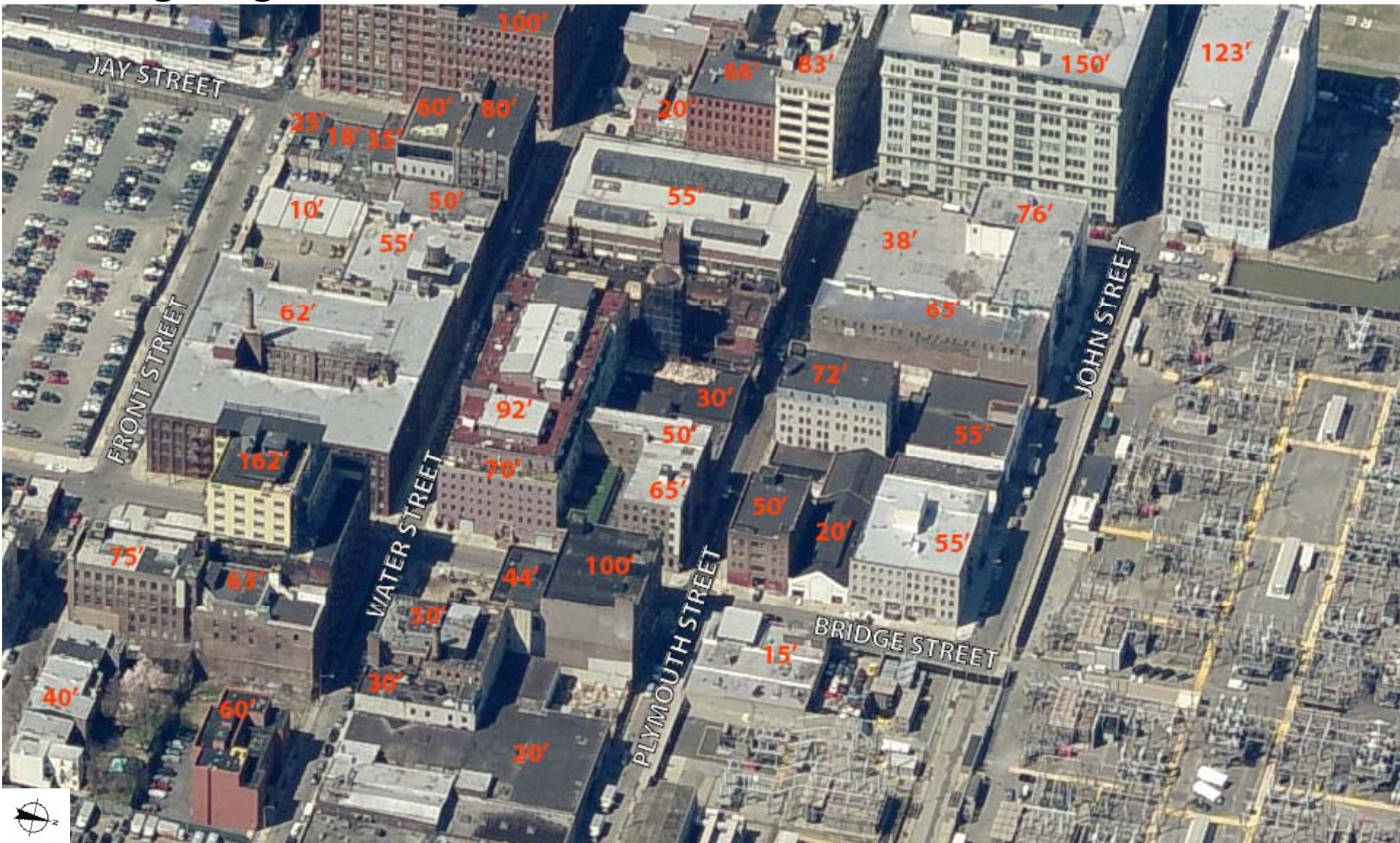
Large Floorplates

2-15 Stories





Building Heights



CHARACTER

BRIDGE STREET CORRIDOR

Moderate Density Loft Buildings



South on Bridge St



West on Water St



M1-2 and M3-1

Continuous Streetwall

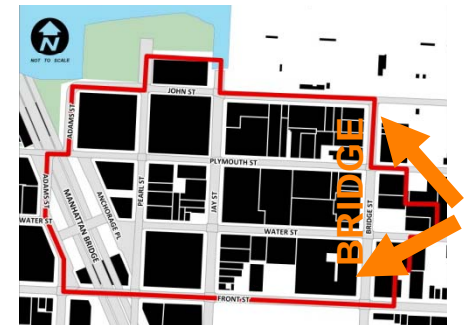
5-7 stories



Water and Front St



Bridge and John St



CHARACTER

Low-rise and warehouse buildings



Bridge and Front Streets



39 Jay Street



Jay and Front Streets





Metal Welding on Plymouth St



*Restaurant Furniture on Bridge
St*



Custom Cabinetry on Plymouth St



135 Plymouth paper recycling/hauling



CHARACTER

RETAIL AND SERVICE USES



Record Store on Pearl St



Boutique on Front St



Gallery on Pearl St



Bookshop, Café and Bar, Cleaners on Front St

CHARACTER

RESIDENTIAL USES



Manufacturing & Light Industrial **Commercial & Artistic Design**

Paper Recycling/Hauling

Web and Graphic Design

Metal Welding

Music & Film Production

Woodworking

Architecture

Furniture Production

Art Studios

Commercial Printing

Textile Design

Residential

Interim Multiple Dwellings

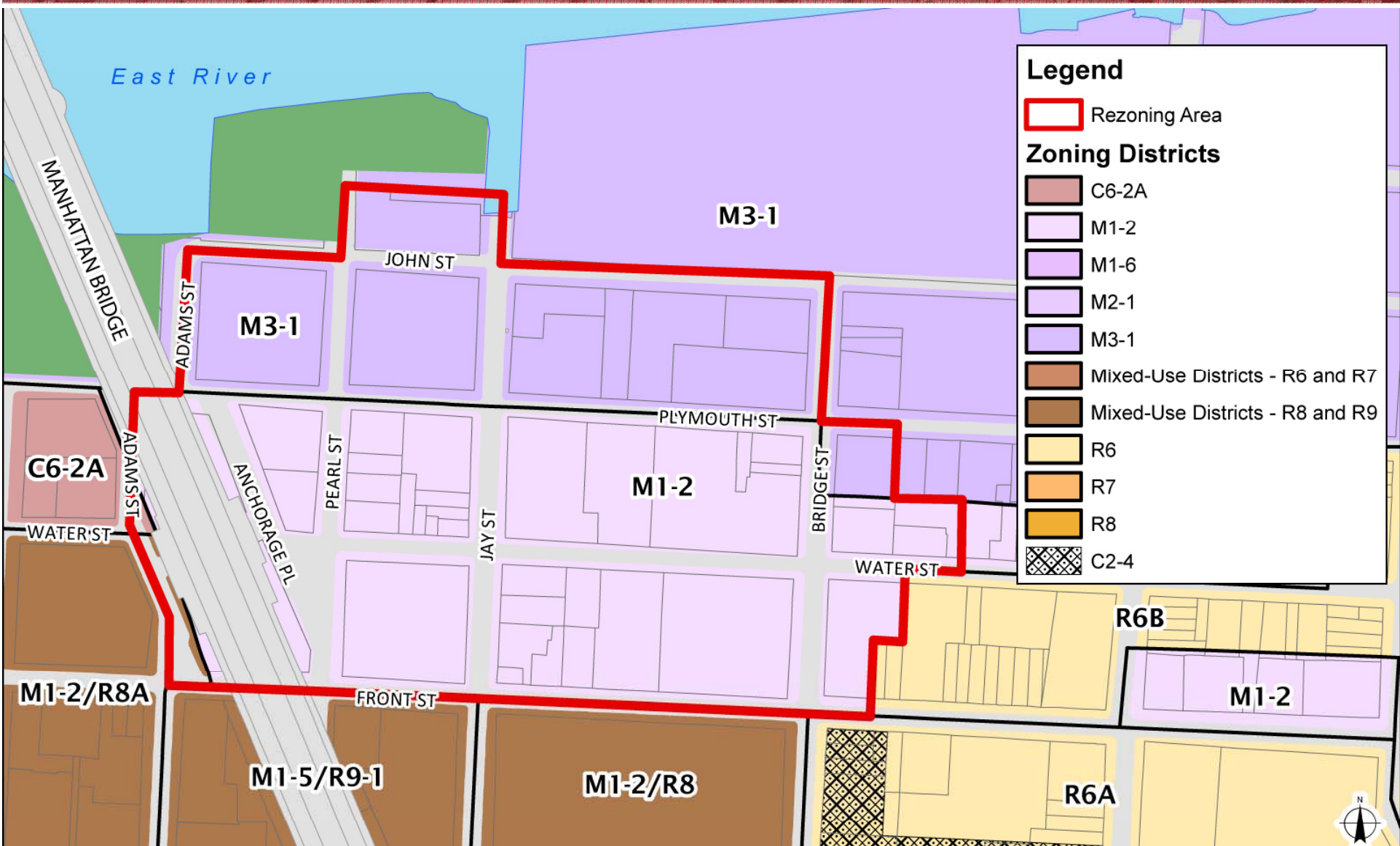
Retail & Restaurants

Live/Work Studios

Neighborhood Services

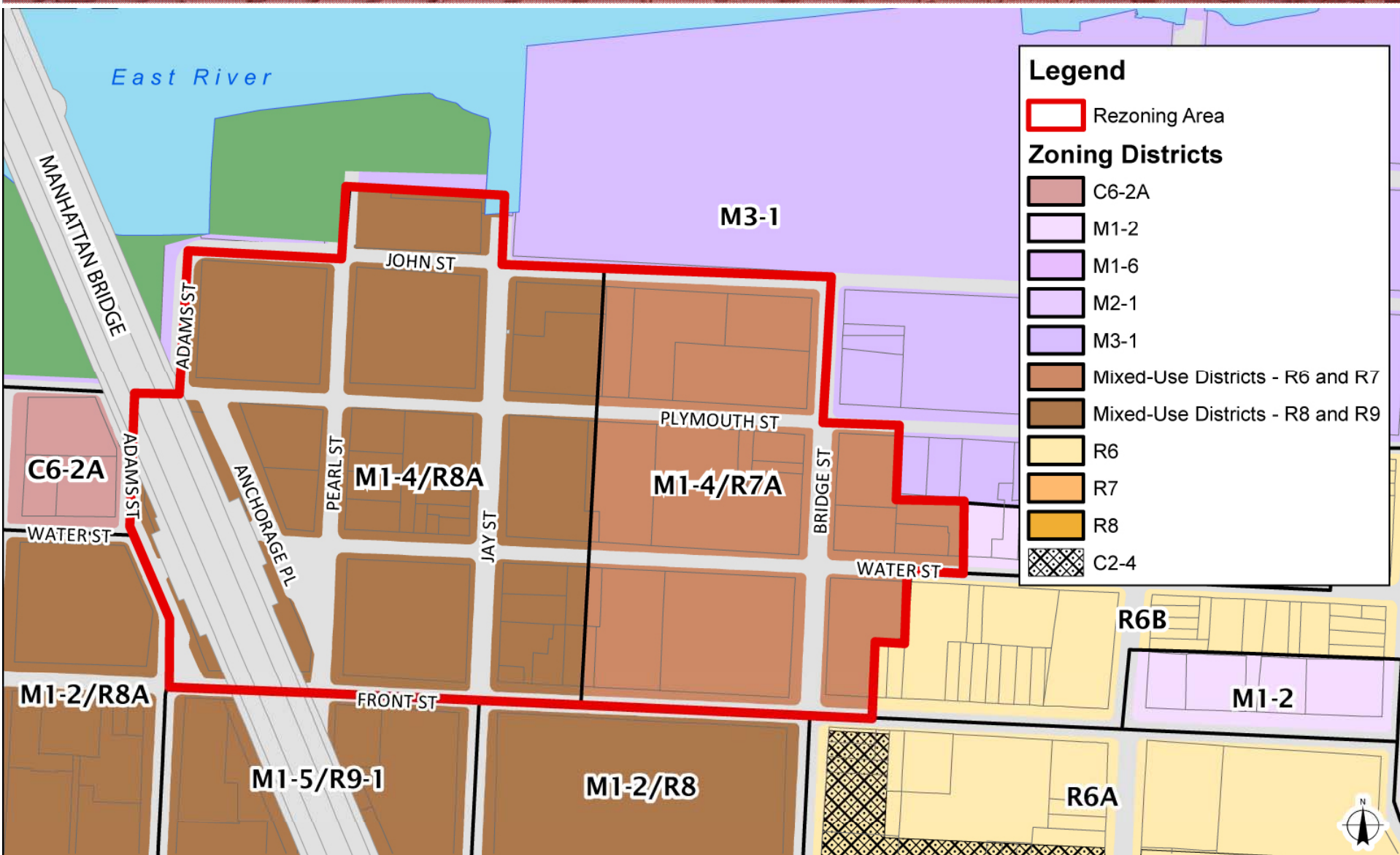
Non-conforming units

EXISTING ZONING

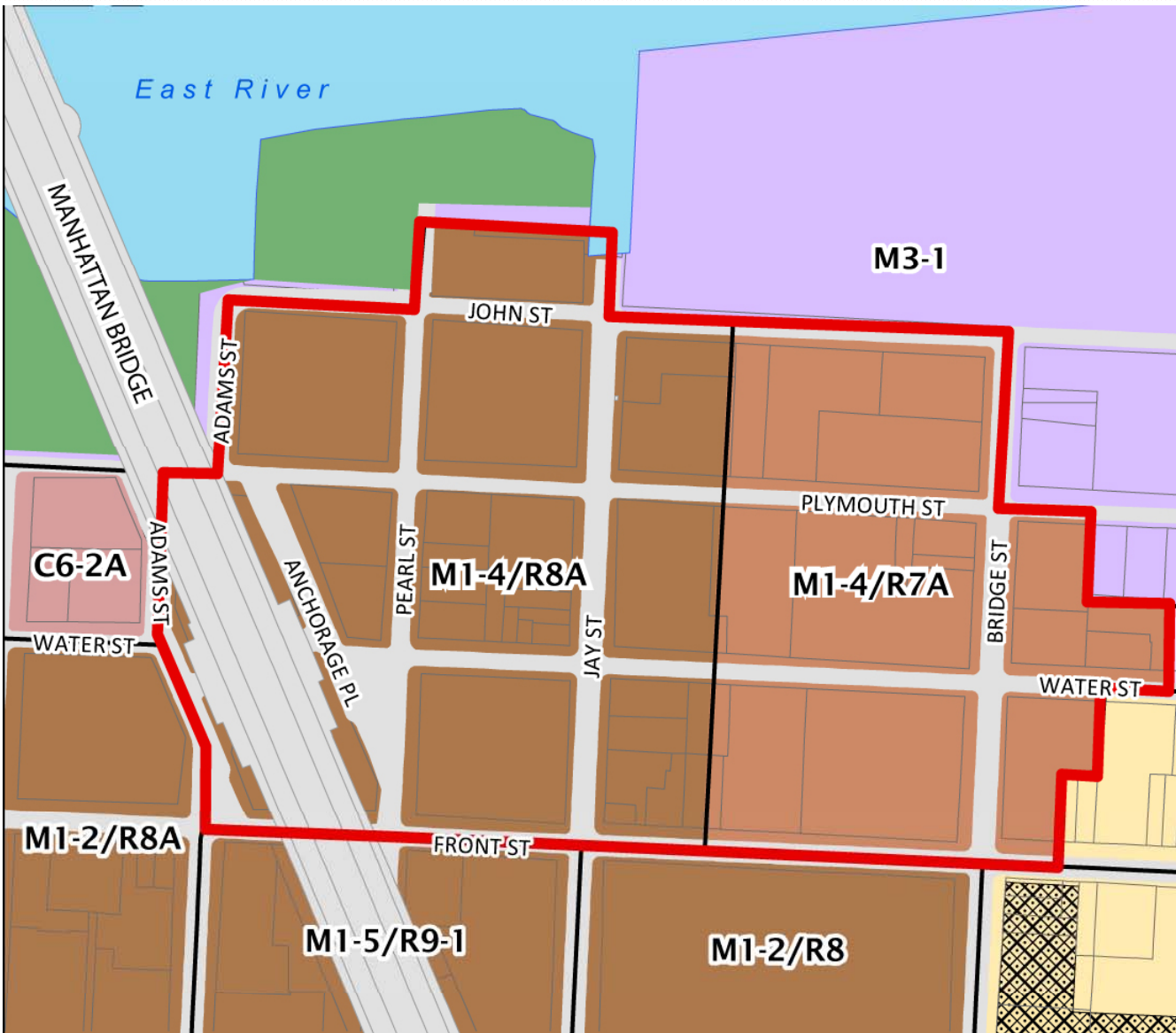


M1-2&M3-1: Local and Regional Retail, Light and Heavy Industrial, Repair Services

PROPOSED ZONING



PROPOSED ZONING



MX-2:

Provides controls and flexibility specifically created for mixed-use neighborhoods.

M1-4:

Max. Commercial and Manufacturing FAR: 2.0

R8A Inclusionary Zoning:

*Base Residential FAR: 5.4
Max Residential FAR: 7.2
Base Height limit: 60-85'
Max. Height limit: 120'*

R7A Inclusionary Zoning:

*Base Residential FAR: 3.45
Max Residential FAR: 4.6
Base Height limit: 40-65'
Max. Height limit: 80'*

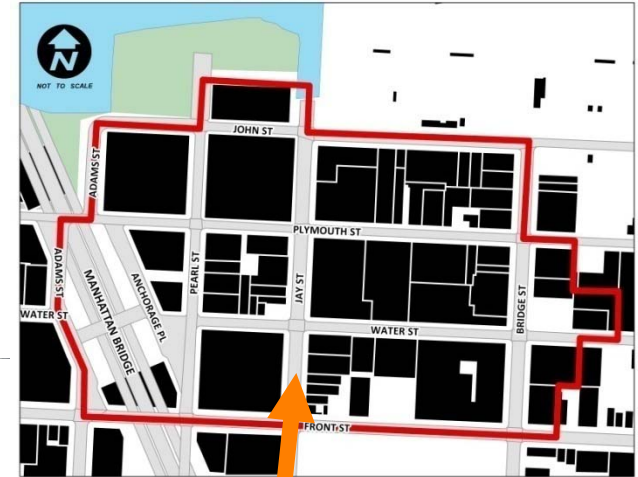
PROPOSED ZONING



Current M1-
2

CURRENT CONDITIONS

Jay Street looking North



PROPOSED ZONING

ILLUSTRATIVE MASSING



Current M1-2



M1-4/R8A IZ

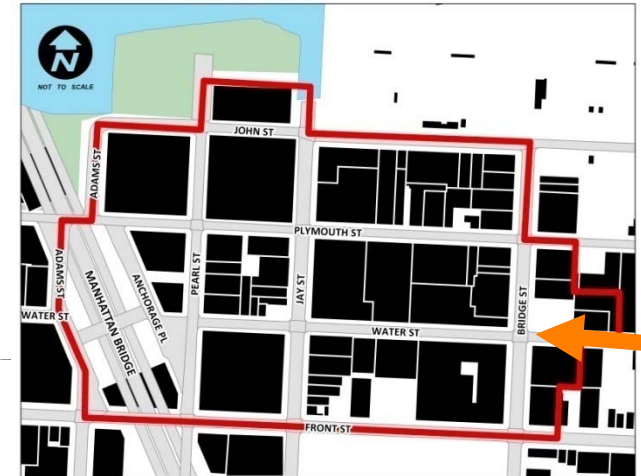
PROPOSED ZONING

CURRENT CONDITIONS

Water Street looking West



Current M1-2

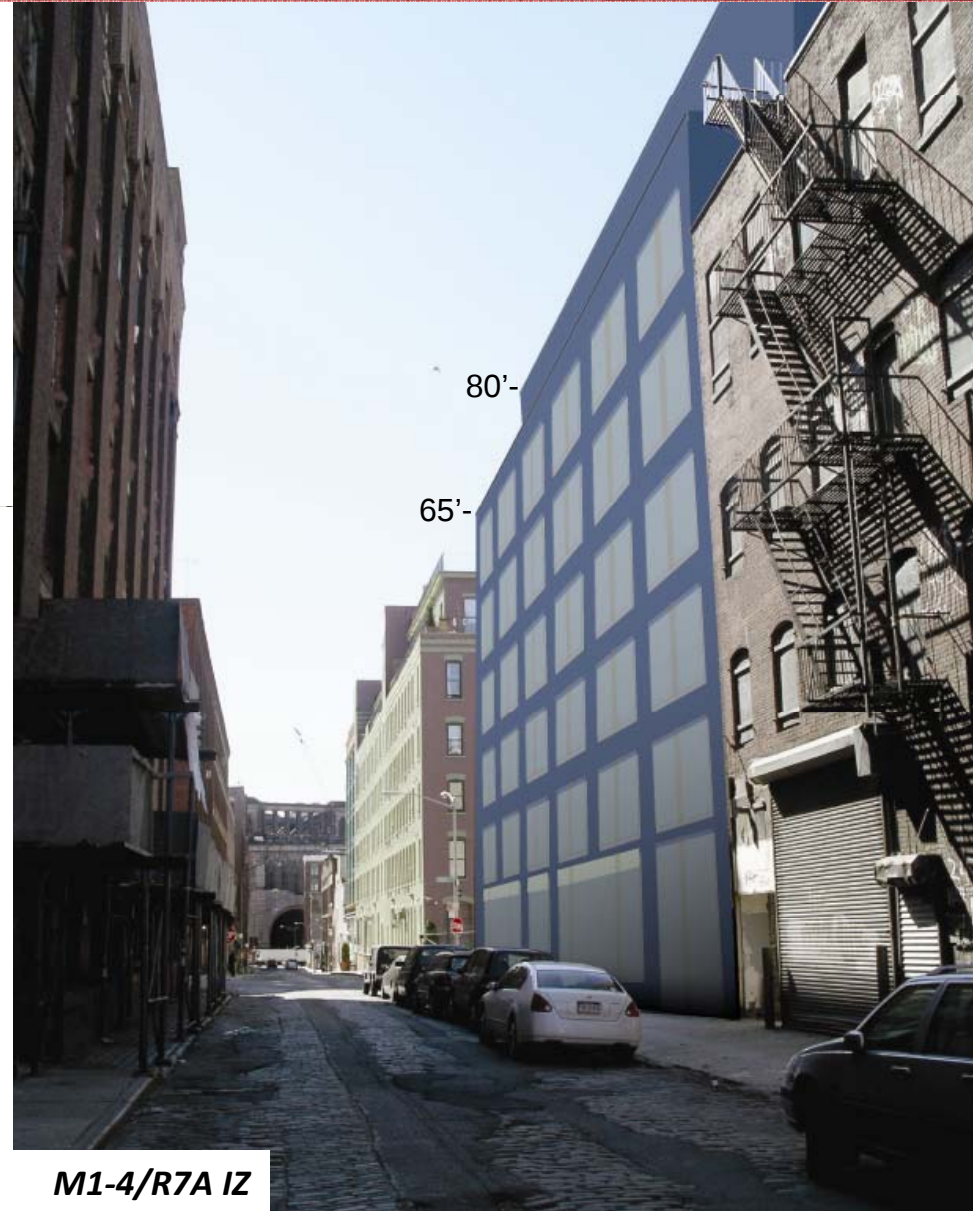


PROPOSED ZONING

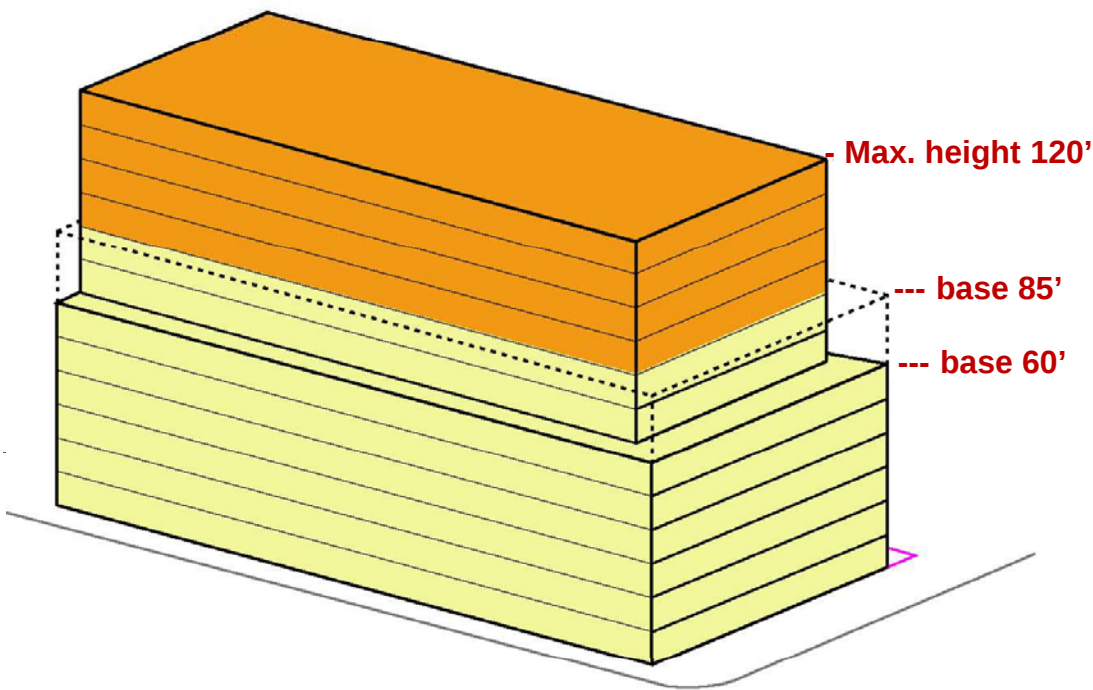
ILLUSTRATIVE MASSING



Current M1-2



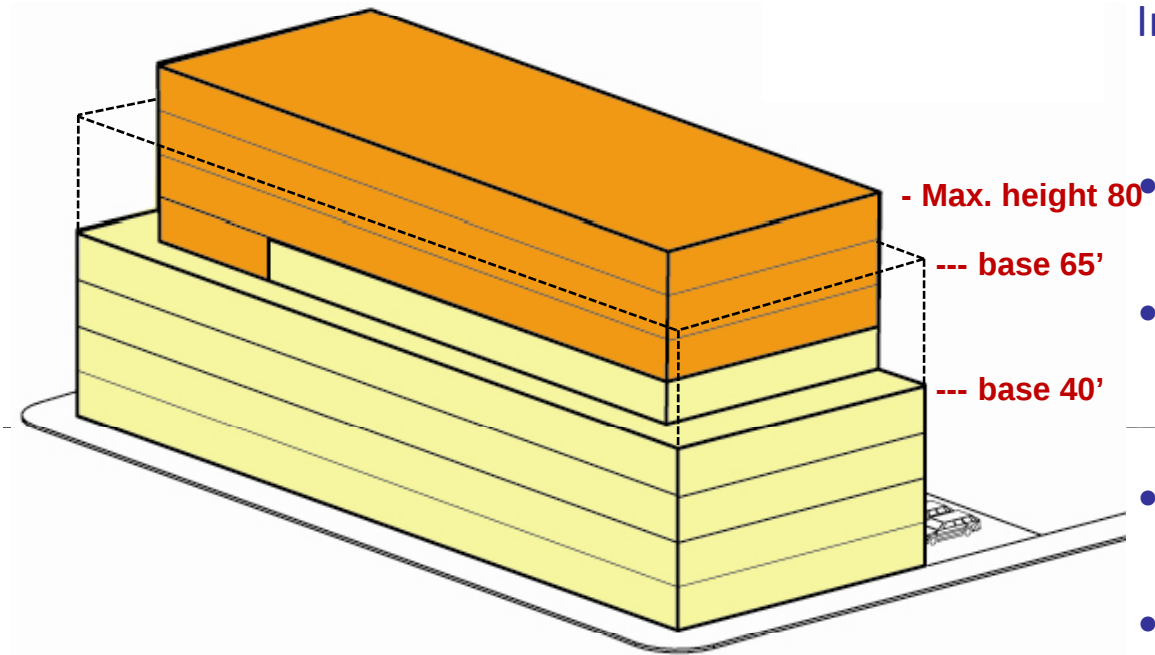
M1-4/R7A IZ



Base FAR:	5.40
+ Bonus FAR:	1.80
Max. FAR:	7.20
<i>Affordable (20%):</i>	<i>1.44</i>

In exchange for 33% Floor Area bonus,

- 20% of the floor area must be set aside as affordable units
- For those earning **UP TO** \$56,700 for a family of four (80% of the Area Median Income)
- Units are **permanently** affordable
- The units can be provided:
 - On-site (In building)
 - Off-site
 - Within the community district
 - Within a half-mile radius
- Off-site option provides opportunity for the creation and preservation of existing affordable housing



Base FAR:	3.45
+ Bonus FAR:	1.15
Max. FAR:	4.60
<i>Affordable (20%):</i>	<i>0.92</i>

In exchange for 33% Floor Area bonus,

- 20% of the floor area must be set aside as affordable units
- For those earning **UP TO** \$56,700 for a family of four (80% of the Area Median Income)
- Units are **permanently** affordable
- The units can be provided:
 - On-site (In building)
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Community Board 2:

Public Hearing and Recommendations

Brooklyn Borough President:

Public Hearing and Recommendations

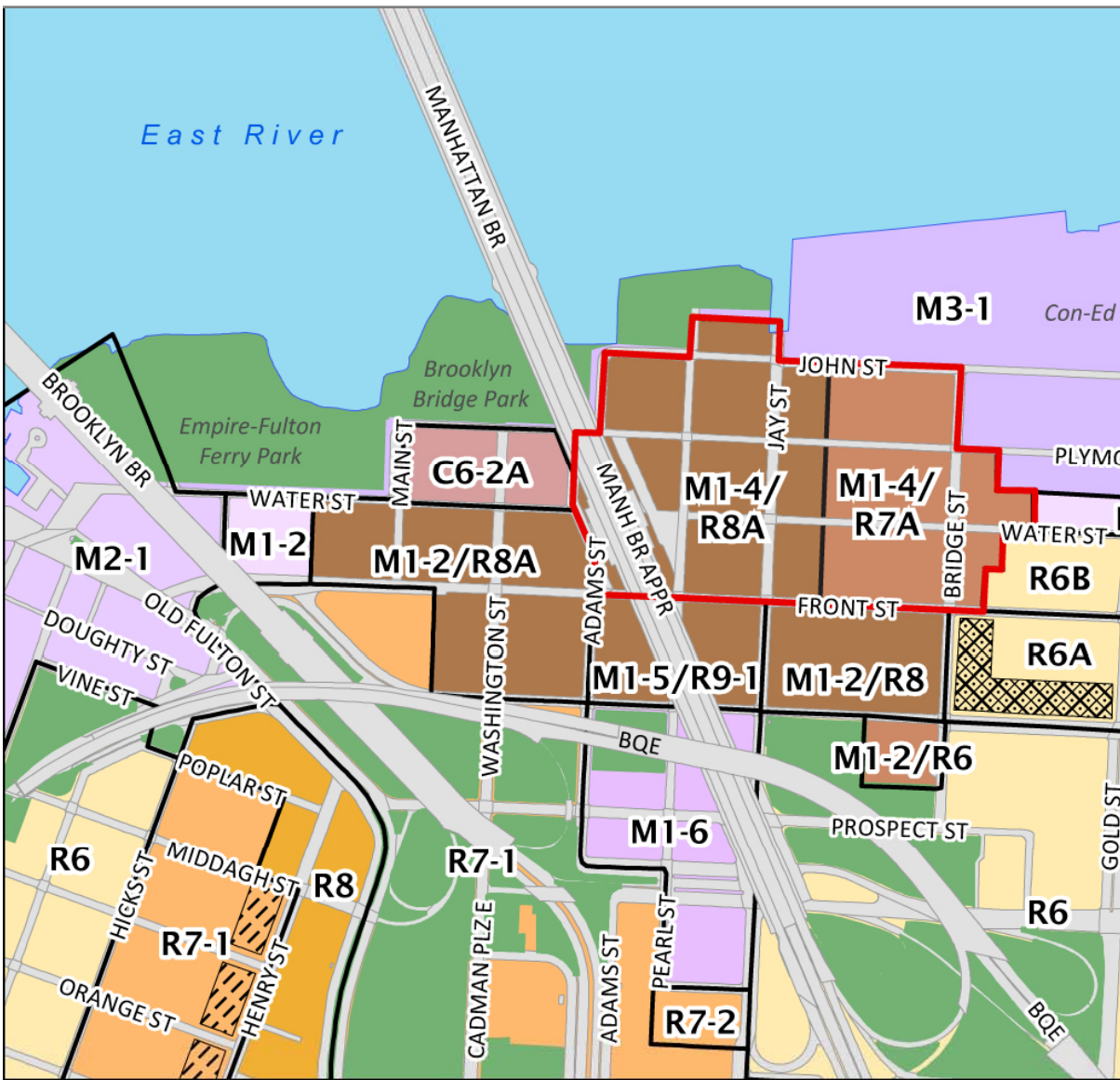
City Planning Commission:

Public Hearing and Decision

City Council:

Public Hearing and Decision

PROPOSED ZONING



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