Meeting Agenda

• CB 8 Goals and Shared Vision/Goals

• DCP Study
  • Framework
  • Mixed Use and Mid-Block Approach
  • Preliminary Capacity Analysis
  • Potential Neighborhood Improvements

• CB 8 Mid-block Proposal
Community Board 8 Goals

- Rezone the current M1-1 district to increase available density for commercial/manufacturing uses mixed with residential
- Use market rate residential development to cross-subsidize affordable housing and manufacturing
- Set affordability levels based on median income for community district 8
- Tailor allowable manufacturing uses in the new zone to maximize potential for living wage jobs
Atlantic Avenue Mixed-use Subarea:
Major corridor with high density mix of commercial and residential

Western Mid-Block Mixed-use Subarea:
Encourage moderate density, mixed use development with greater density along the north/south avenues than mid-blocks

Eastern Mid-Block Commercial and Industrial Subarea:
Maintain and support cluster of commercial and industrial uses

- Facilitate mixed development and greater density in an area with strong public transit access and well-connected to other employment nodes
- Support new housing with affordable housing opportunities (pursuant to MIH)
- Promote job-generating uses and clusters of non-residential uses
DCP Proposed Mixed Use Approach

- Non-residential use would either be required or incentivized in essentially all of the study area
- New M districts
- Enhanced Commercial District
- Non-residential incentive for western mid-blocks

Non-residential Requirement
- Non-residential ground floor requirement (C District and north/south Avenues)
- M Districts (Eastern Mid-blocks)

Non-residential Incentive
(Create New Zoning Tool)
**Mid-Block Approach**

### Zoning Approach

**Mixed Use (MX) District**
- Create competitive commercial/industrial FAR
- Exempt non-residential 1\(^{st}/2^{nd}\) floor up to a ~1 FAR

### Example

Mixed use building with 3.6 FAR residential and 1 FAR for commercial or industrial uses

### Conceptual Diagram

- **3.6 FAR Residential**
- **3 FAR Non-Residential** (Mid-density M District)
- **3.6 FAR Residential**
- **1 FAR Non-Residential**

### Existing precedents

- Higher community facility FAR in height factor districts (e.g. R6)
- Dutch Kills Sub-District of the Long Island City Special District
Preferential FAR under Height Factor Zoning Districts

- Recently constructed building under R6/C2-3 zoning, which allows up to 2.43 FAR for residential and 4.8 FAR for community facility uses
- Provides incentive for building two floors of non-residential use

4102 13th Avenue (Borough Park, Brooklyn)
Dutch Kills Sub-District (within Long Island City Special District)

- Area zoned M1-2/R6A
- 3.0 FAR for residential (no Inclusionary Housing)
- 4.0 FAR for certain uses listed in Use Groups 16A, 16D, 17A and 17B and photographic or motion picture production studios or radio and television stations listed in Use Group 10A
Pros
• Demonstrates developers are taking advantage of incentive

Cons
• Narrow range of permitted uses can leave space vacant and falls short of meeting sub-district goals
• Housing is all market rate; no Inclusionary Housing incentive or requirement
Targeted neighborhood capital investments to support growth

**Potential Capital Projects**

- Atlantic Ave public realm improvements
- Bike and pedestrian improvements
- New or improved parks
- Facilities improvements
Example Capital Projects

**East Harlem**

Harlem River Park Comfort Station

**Jerome**

“Under the El” and commercial corridor improvements
Proposal Summary

Land Use

• Significant potential for new housing with affordable housing
  • 20% to 30% affordable depending on the Mandatory Inclusionary Housing (MIH) option
  • Stimulate growth of new non-residential space to create jobs across study area
• Apply new zoning tools
  • Mid-density light industrial districts
  • Mid-block incentive for commercial and industrial uses

Non-Land Use

• Potential for neighborhood capital improvements to support current and future residents
  • Open space and public realm improvements
• Interagency coordination
Mid-block Mixed Use Area (between Grand Ave and Classon Ave)

CB 8 Mid-block proposal:

1. Require ground floor non-residential uses
2. Restrict retail and entertainment uses
3. Set-aside a portion of space for light industrial or artisan-based uses
Ground floor requirements are designed to support the continuity of retail and active uses along corridors

125 Court Street
(at Atlantic Ave),
Downtown Brooklyn

126 4th Ave
(at Baltic St),
Gowanus/Park Slope
Requirements for non-residential ground-floor space do not ensure that such space will be occupied

Hotel Trades Council Building
620 Fulton Street, Fort Greene

- Zoning requires ground floor non-residential use
- Ground floor vacant since building opened Summer 2017
CB 8 Mid-block proposal:

1. Require ground floor non-residential uses

2. Restrict retail and entertainment uses

3. Set-aside a portion of space for light industrial or artisan-based uses
Retail use is compatible with residential and office uses, adds vibrancy and activity, and helps finance buildings.

100 North 3rd St (Williamsburg)
Recent development constructed in 2008 on a mid-block (within the M1-2/R6A), which is occupied by a ground floor architecture/urban design firm and bookshop

Berg’n (M Crown):
Popular mid-block bar/food hall/event space, which helps finance upper floor office space and provides an amenity to both residents and workers
An evolving economy requires flexibility in zoning.

• Overly prescriptive regulations can block evolution of individual businesses, raise barriers to entry for small firms, and constrain evolution of a neighborhood’s local economy.

• Using zoning to pick and choose uses within the same Use Group undermines citywide standards and raises enforcement challenges.
Mid-block Mixed Use Area (between Grand Ave and Classon Ave)

CB 8 Mid-block proposal:

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### Number of Jobs (2017)

<table>
<thead>
<tr>
<th>Sector</th>
<th>Brooklyn</th>
<th>NYC</th>
<th>Region</th>
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<tbody>
<tr>
<td>Office</td>
<td>100,523</td>
<td>1,351,589</td>
<td>2,726,434</td>
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<tr>
<td>Institutional</td>
<td>241,495</td>
<td>884,427</td>
<td>2,021,965</td>
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<tr>
<td>Industrial</td>
<td>101,173</td>
<td>490,272</td>
<td>1,695,440</td>
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<tr>
<td>Retail, Leisure &amp; Hospitality</td>
<td>135,656</td>
<td>796,208</td>
<td>2,099,953</td>
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<tr>
<td>Other Services</td>
<td>34,624</td>
<td>191,107</td>
<td>457,374</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>613,471</td>
<td>3,713,603</td>
<td>9,001,166</td>
</tr>
</tbody>
</table>

### % Change in Jobs (2008-2017)

- **Office**: +40% (Brooklyn), +60% (NYC), +50% (Region)
- **Institutional**: +30% (Brooklyn), +20% (NYC), +10% (Region)
- **Industrial**: +10% (Brooklyn), +5% (NYC), +0% (Region)
- **Retail, Leisure & Hospitality**: +70% (Brooklyn), +60% (NYC), +50% (Region)
- **Other Services**: +20% (Brooklyn), +30% (NYC), +40% (Region)
- **Total**: +10% (Brooklyn), +20% (NYC), +30% (Region)

Source: QCEW NAICS-Based Data Files, Annual Average 2008 and 2017, compiled by NYCDCP Regional Planning Division
### Employment Trends within M-Crown Study Area

**Year** | 2000 | 2008 | 2010 | 2017
--- | --- | --- | --- | ---
**Industrial**
Construction* | 110 | 58 | 109 | 126
Manufacturing | 132 | x | 63 | x
Transportation and Warehousing | 42 | x | 90 | x
Wholesale Trade | 62 | 80 | 79 | 63
**Institutional**
Educational Services | x | x | x | x
Health Care and Social Assistance | x | x | x | x
**Office-based**
Administrative and Support and Waste Management and Remediation Services | x | x | x | x
Finance and Insurance | x | x | x | x
Information | x | x | x | 73
Management of Companies and Enterprises | x | x | x | x
Real Estate and Rental and Leasing | x | 8 | 5 | 18
**Other Services**
Other Services (except Public Administration) | 73 | 57 | 63 | 109
Retail, Leisure, and Hospitality
Accommodation and Food Services | 9 | 22 | 39 | 189
Arts, Entertainment, and Recreation | 119
Retail Trade | 60 | 58 | 10 | 30
**Unclassified**
Unclassified | x | x | x | x
**Total Number of Jobs** | 518 | 440 | 482 | 881

- In parallel with citywide and Brooklyn trends, professional services and accommodation/food services are driving local job growth
- Industrial employment has declined, primarily due to manufacturing

**Note:** "x" = the data cannot be disclosed or the sector does not exist in the geography
*Recent construction growth is likely associated with a firm registered in Crown Heights, but with off-site employees.**Self-employed, contractors, coworking space workers, and businesses with a business address listed elsewhere may not be counted in available data.

Source: NYS Department of Labor, Quarterly Census of Employment and Wages (QCEW), 2017 3rd Quarter. NYC Department of City Planning, HEIP Division (May 2019)
Middle-Wage Jobs for NYC Workers Without a Bachelor’s Degree

Share of NYC Workers w/o a Bachelor’s Degree Earning ≥$50K

- **35%**
  - Office-based Industries
    - Public administration
    - Professional, scientific, technical services
    - Finance and insurance
    - Real estate and rental and leasing
    - Admin., support, waste mgmt services
    - Information

- **33%**
  - Industrial Industries
    - Construction
    - Transportation and warehousing
    - Manufacturing
    - Wholesale trade
    - Utilities

- **18%**
  - Other Services
    - Retail trade
    - Accommodation and food services
    - Other services (except public admin.)
    - Arts, entertainment, and recreation

- **14%**
  - Institutional Services
    - Health care and social assistance
    - Educational services

Source: IPUMS USA: 2015-2017 ACS samples, 3-year annual average. 2-digit NAICS sectors, further classified into groups correlated with land-use. Industries with fewer than 5,000 workers without a bachelor’s degree are not shown (i.e., management of companies and enterprises, mining, agriculture.)
Industrial vs. Commercial Job Density

Metal Fabricator (East Williamsburg)  Office (East Williamsburg)
Compatibility: Mixing industrial and residential uses within the same building can create conflicts and increase building inefficiencies and costs.

Mixed construction supply/residential buildings, LIC

- Building-level conflicts: noise, odors, vibration.
- Street-level conflicts: trucks vs. pedestrians and cyclists, and lack of active streetscape.
- Increased inefficiencies and costs associated with separation of uses within a building.
- **Financially infeasible** as local residential rents (with or without MIH) cannot make up for low industrial rents, high costs of construction and land.

- **Residential/industrial proximity within building creates conflicts.**
  - Only a limited set of small-scale light industrial uses can occupy such space.

- **Small lot (33,000 SF) with a single frontage:**
  - Constrained, inefficient ground floor.
  - Proximity of loading and residential entryway.

- To avoid need for multiple building cores, **manufacturing can only be provided on ground floor.**

- To provide ground floor space, **few loading berths and no parking** can be provided.
SSBD was created in 1973 to promote waterfront related uses and encourage the creation of new public open space.

- Zoning sought to closely tailor uses but has been largely unsuccessful in preserving and promoting waterfront uses, resulting in constraints on businesses and growth.
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