

M1-1 rezoning

A vision for jobs and housing in Brooklyn Community District 8

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Crown Heights M1-1 zone



The challenge

- Many properties in the Crown Heights M1-1 zone are vacant or underutilized
- The current zoning provides no incentive for new development
- Adjoining neighborhoods are experiencing strong demand for residential and commercial development
- At the same time, there is a need for new affordable housing and more living wage jobs in Brooklyn Community District 8.

The opportunity

- 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

Recommended density: R7D



CB8 R7D example (rendering)



Neighboring R7A comparison

Building proposed for 608 Franklin Avenue (corner of Dean)



Example model project

- 32,000 sq. ft. lot
- 62,000 sq. ft. manufacturing, rents \$18-\$20/sq. ft.
- 133 residential units

106 market rentals

Studio:	\$2,301
1 BR:	2,476
2 BR:	3,093
3 BR:	3,456

27 affordable rentals

Studio:	\$641-\$788
1 BR:	\$690-\$847
2 BR:	\$836-\$1,025
3 BR:	\$963-\$1,182

Potential impact

- M1-1 zone currently contains 24 lots 10,000 sq. ft. or greater with built FAR of 2.5 or less
- Rezoning to R7D density of 5.6 FAR would allow for
 - 845,000 sq. ft. of commercial/manufacturing space
 - Approximately 1,220 market rate apartments
 - Approximately 300 affordable apartments

Maximize potential job creation

- Permit uses currently allowed in M1 zones, with following exceptions:
 - Retail and services permitted only on Atlantic Avenue, Grand Avenue, and Classon Avenue, as well as on lots within 100 feet of those streets located on Pacific Street, Dean Street and Bergen Street
 - Hotels, infrastructure (e.g., parking lots, pumping stations, etc.) not permitted in the new zone
 - Nightclub and entertainment uses require a special permit from the City Planning Commission, with input from Community Board 8

Equity for all property owners

- Allow for the transfer of available FAR above 1.5 between properties in the new zone, subject to height and setback requirements