

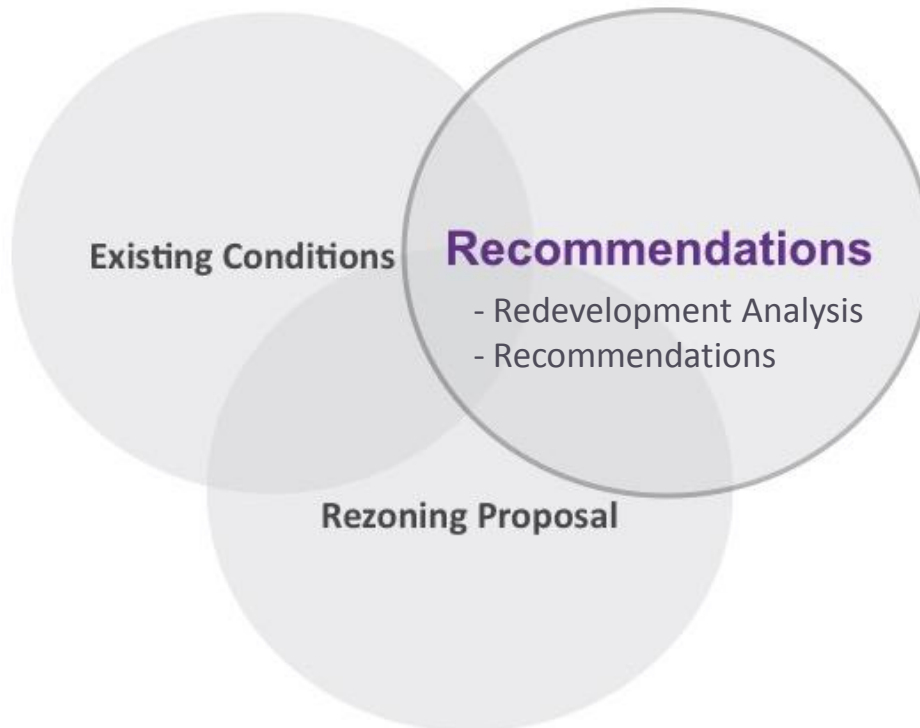
'M-CROWN' Project

A vision for jobs and housing in Brooklyn Community District 8

Recommendations

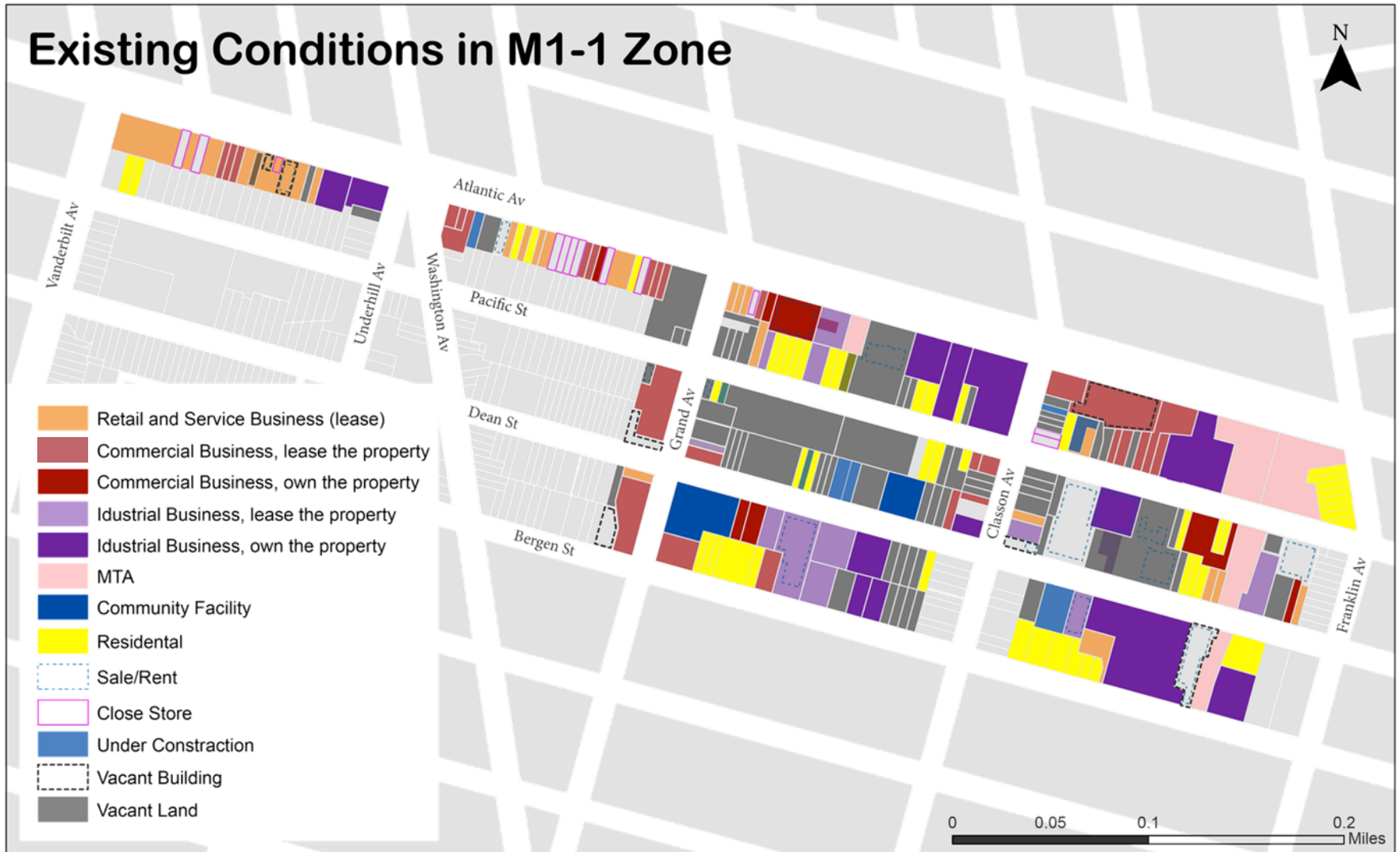
The Goal

Create a development policy within the M1-1 zone that will lead to revitalization of the area while retaining existing industrial businesses, encouraging new ones to locate there, and creating opportunities for affordable housing development.

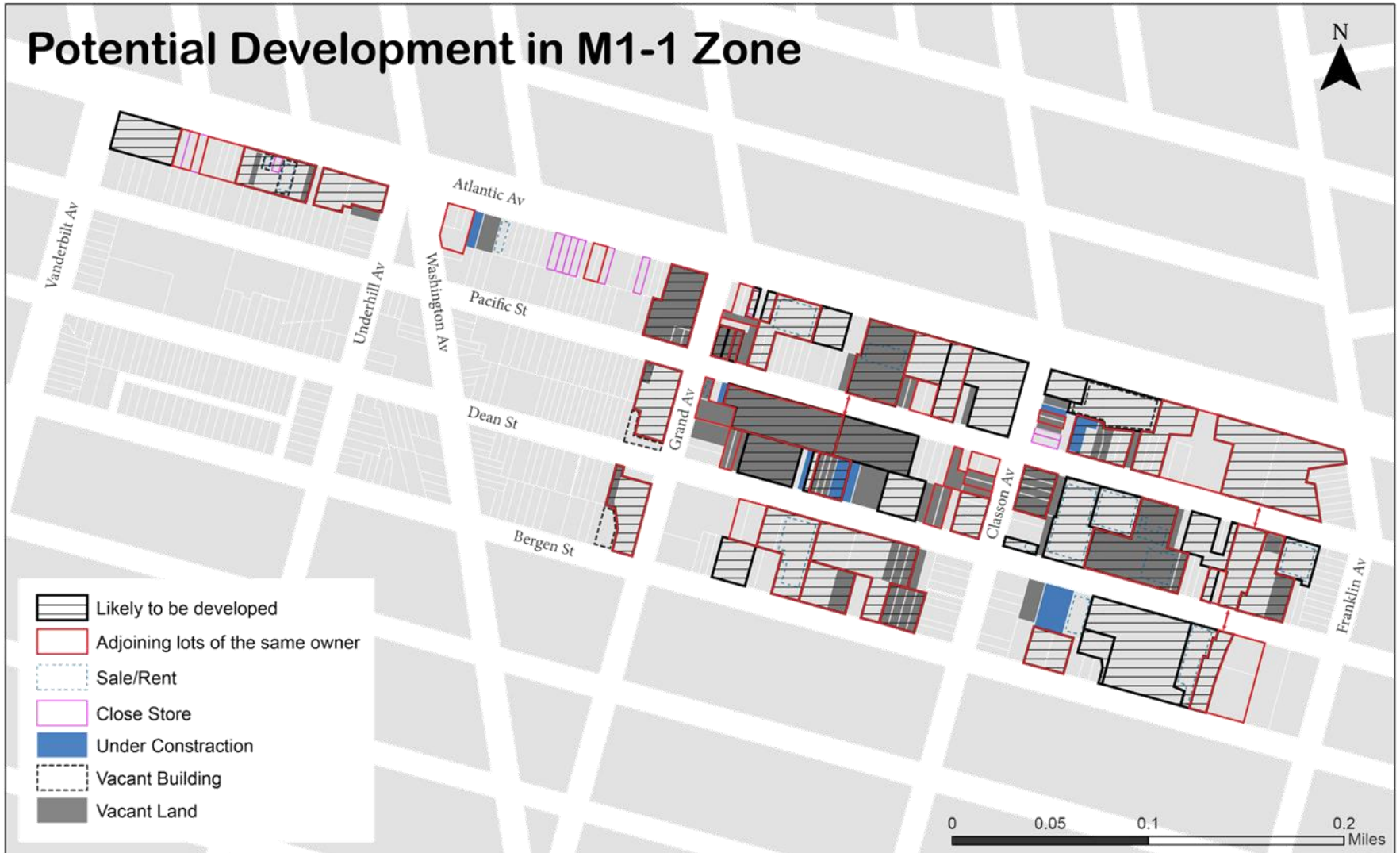


Redevelopment Analysis

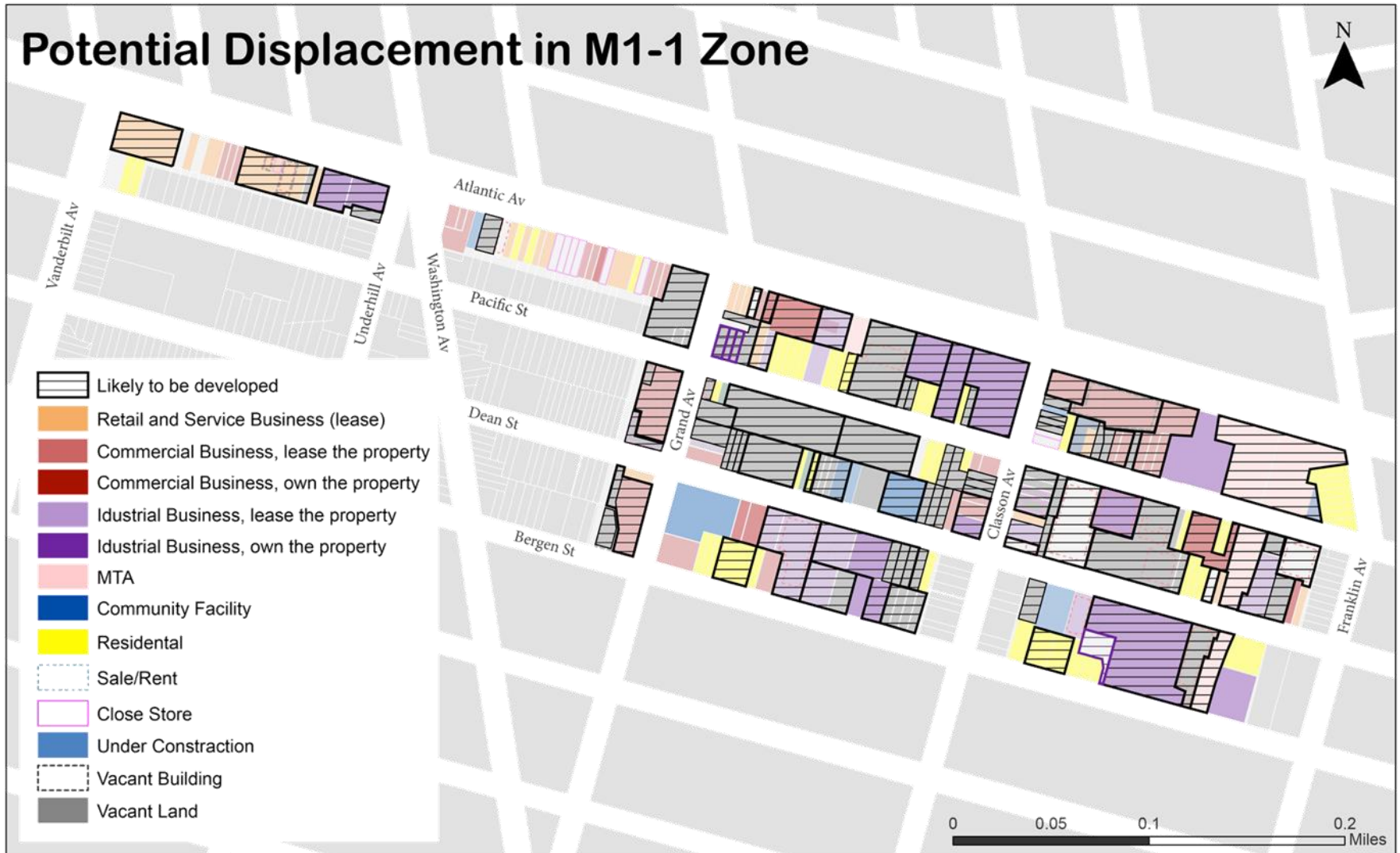
Existing Conditions



Property Development Analysis

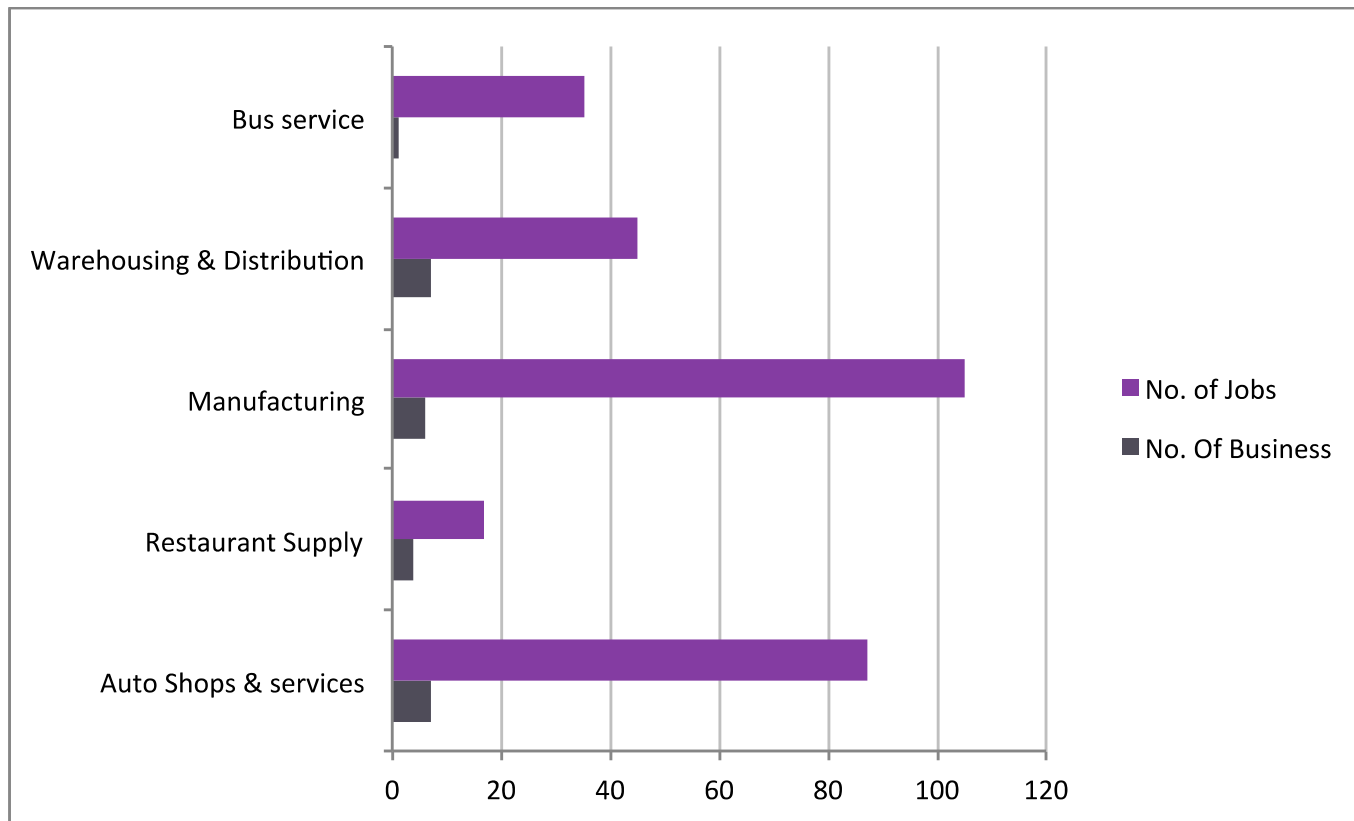


Property Development Analysis



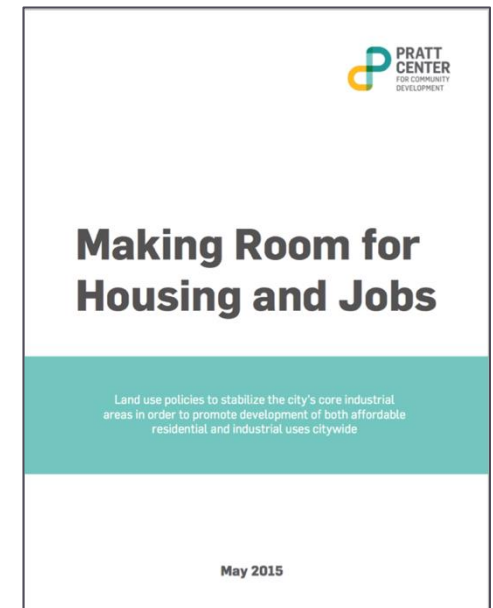
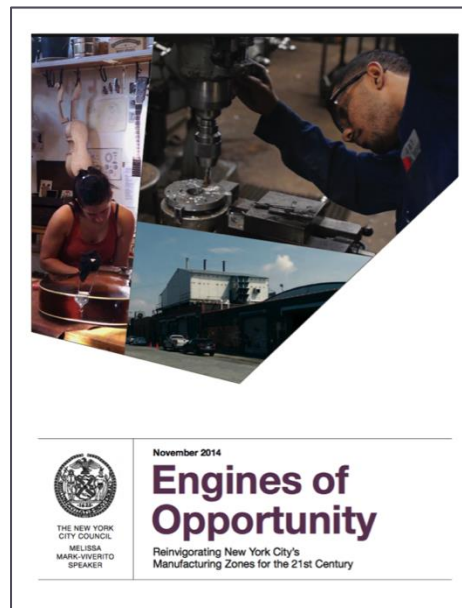
Potential Displacement

Industrial/Commercial Business and Jobs



Total of 25 businesses, and 289 jobs.

Recommendations



Rezoning Objectives

- Maintain exist industrial/Commercial uses.
- Provide incentives for new industrial development and affordable housing.
- Funding opportunities.
- Maintenance of the new zone.

The Challenges

- Affordable housing and industrial properties development require residential density and some subsidy.
- Potential for complaints by residential and/or commercial office users.
- Designated space for manufacturing may be illegally converted.

CB 8 Rezoning Proposal

- **Increase the FAR to 5.6** to allow new development.
- **Allow residential** development and **require 1.5 FAR to set aside** for industrial/commercial use.
- At least **20% of the new residential units will be affordable** to tenants earning the median income for Community Board 8 or less.

CB 8 Rezoning Proposal

Permitted Uses

- Industrial.
- Commercial.
- Multifamily residences.
- Retail uses, only on the first floor (except food stores).

Prohibited Uses

- Hotels
- Infrastructure uses, such as parking lots and pumping stations.
- Self-storage warehouses.

Special permits

- Non-industrial commercial uses, such as large-scale retail and office use, restaurants, bars, nightclubs, entertainment venues.
- Non-accessory uses, such as offices, schools, and social service space only by special permit.
- Eliminate unnecessary parking requirements.

Height and lot coverage requirements

- Maximum height of 100 feet.
- Minimum setback at 60 feet and maximum of 85 feet, and
- Allow two ground industrial floors to occupy the entire lot footprint.

Preserving the Industrial/Commercial Uses

RECOMMENDATION

- Identify the square footage that had industrial/commercial use in the past five years as an “**Industrial Preservation Area**” (IPA).
- Preserve the same amount of square footage on site - **1.5 FAR or 25% of the lot area** for the allowed uses (the greater of the two):
 - Industrial or commercial use base on the IPA use that would provide the same type of jobs.
- The remaining FAR allowed for residential uses, without affordability component.

Other property owners that have industrial/commercial uses less than 5 years could also develop residential without affordability component under the same conditions.

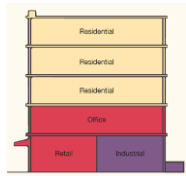
Development Options

RECOMMENDATION

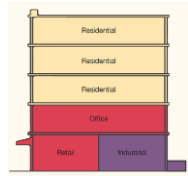
Vertical Mixed-Use Building

Mixture of residential with commercial and/or industrial as-of-right development

Other Adjoining Lots



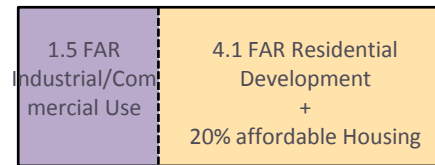
Existing Industrial Properties (Industrial Preservation Area)



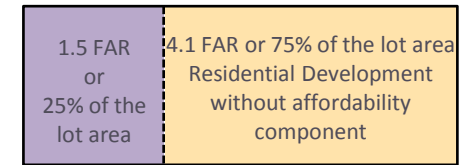
Large Site Development

Residential and industrial use on adjoining lots.

Other Adjoining Lots



Existing Industrial Properties (Industrial Preservation Area)



Adding more than 20% Affordable Housing | Adding 20% Affordable Housing

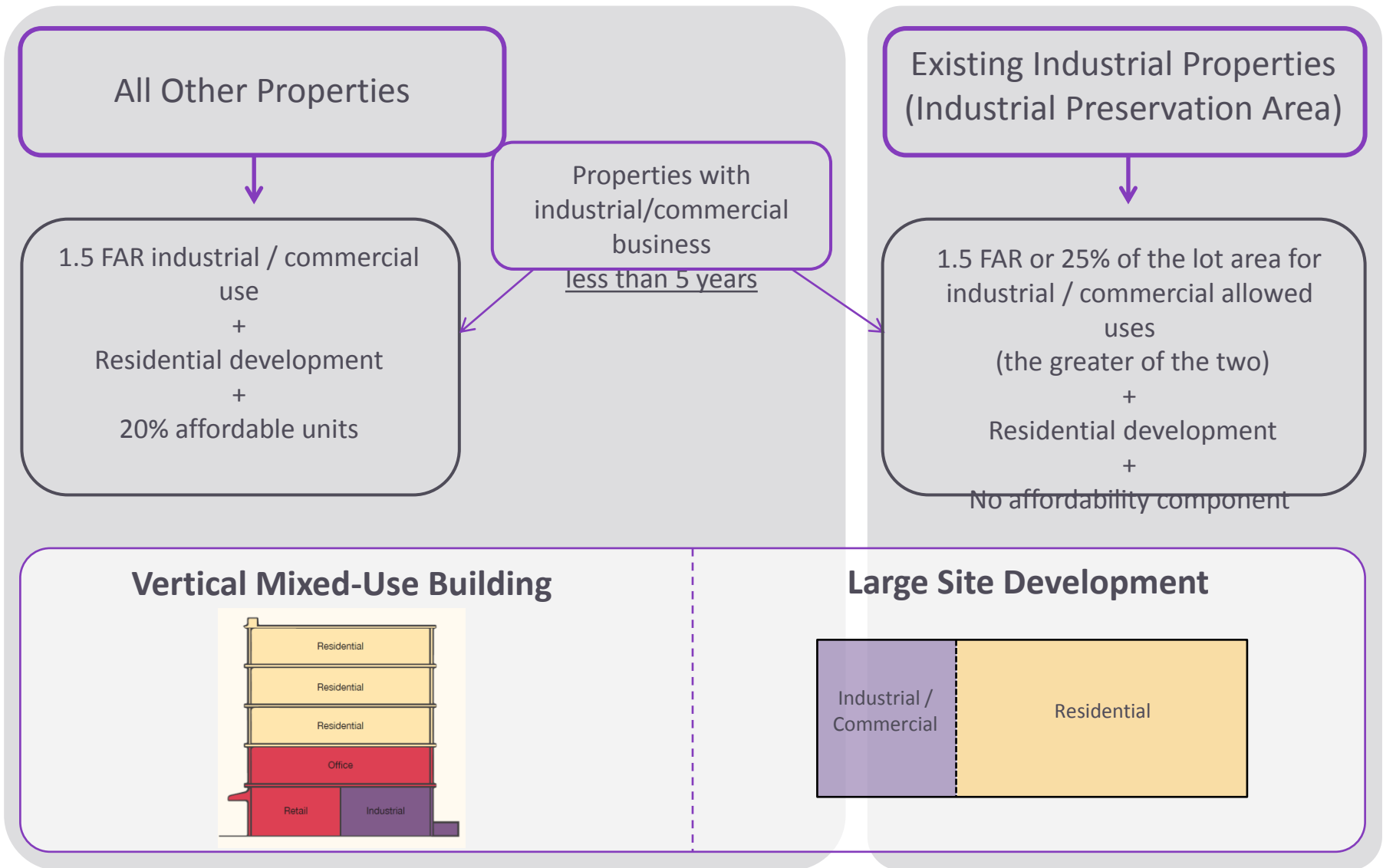
- Additional FAR (not part of the total allowed FAR)
- Development Easements (must comply with the zoning standards for the district) :
 - No minimum front, street side or interior side yard setbacks.
 - No building coverage limit.
 - No minimum site area requirements
 - Reducing or eliminate parking requirements.

Funding and Maintenance

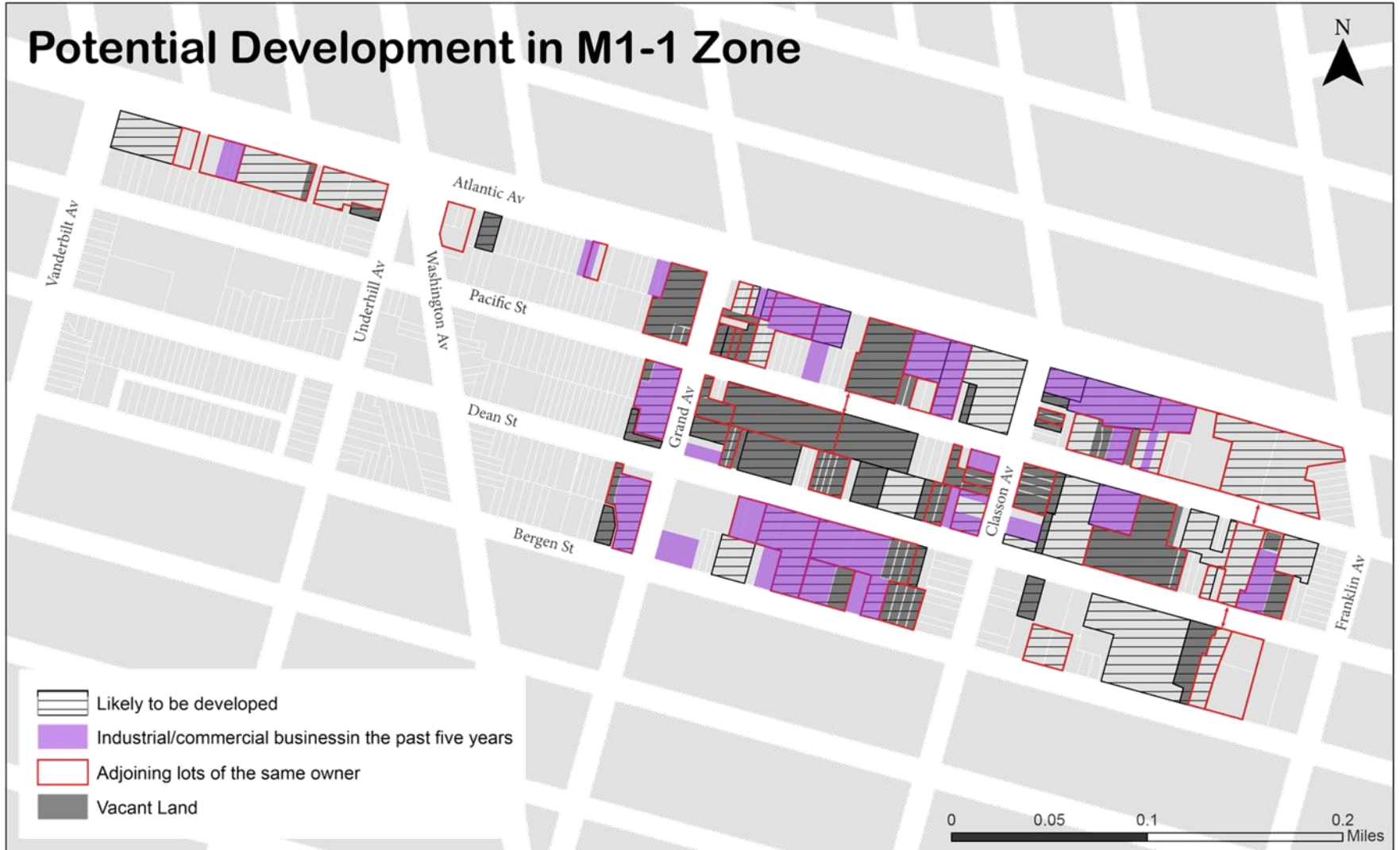
RECOMMENDATION

- Create an **Industrial Development Fund (IDF)** for grants and low-interest loans for industrial/commercial businesses.
 - New residential development fees.
 - City Fund.
- Establish **“Stewardship ownership”**
 - Manage the Fund (subject to City approval and legislation).
 - Monitor compliance with district provisions (subject to City approval and legislation).
 - Manage affordable industrial space.
 - Promote co-existence among the residential and industrial users to minimize potential conflict (‘open house’ activities, create business operations guidelines, signage, etc.).
 - Tax industrial/commercial business to fund the Stewardship operation and projects.
- **Allow to transfer the development and obligation rights (TDR, TDO) to fund construction and preserve industrial/commercial space** (subject to height and setback requirements).

Property Development Options

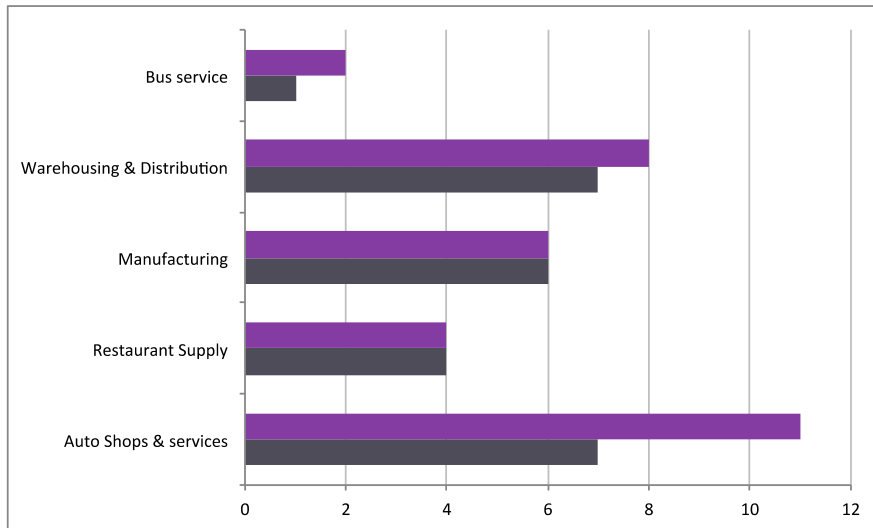


Preserving the Industrial/Commercial Uses



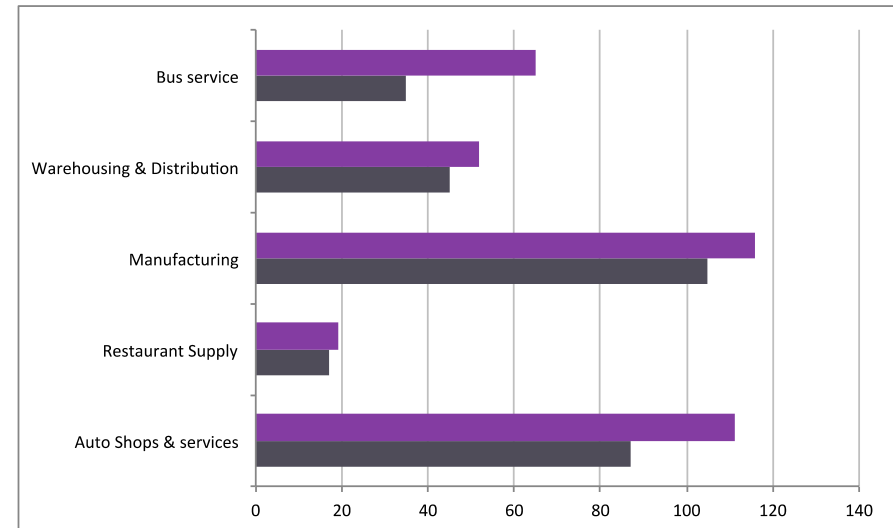
Preserving the Industrial/Commercial Businesses

Industrial/Commercial Business



- Preserved Business
- Potential Displaced Business

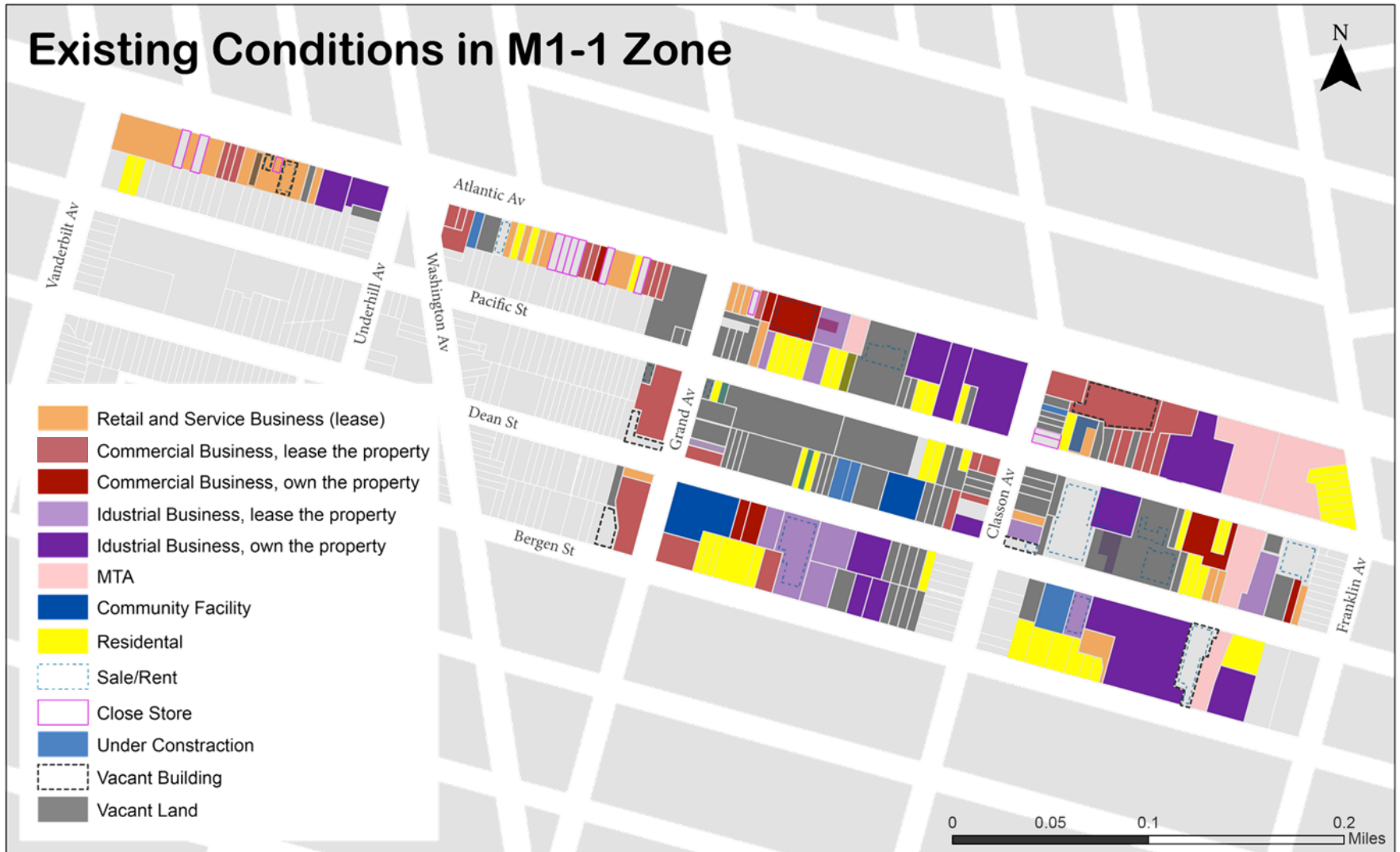
Industrial/Commercial Jobs



- Preserved Jobs
- Potential Jobs Loss

Total of 31 businesses and 363 jobs.

Existing Conditions



Potential Property Development

