

HOUSING NEW YORK: Zoning for Quality and Affordability

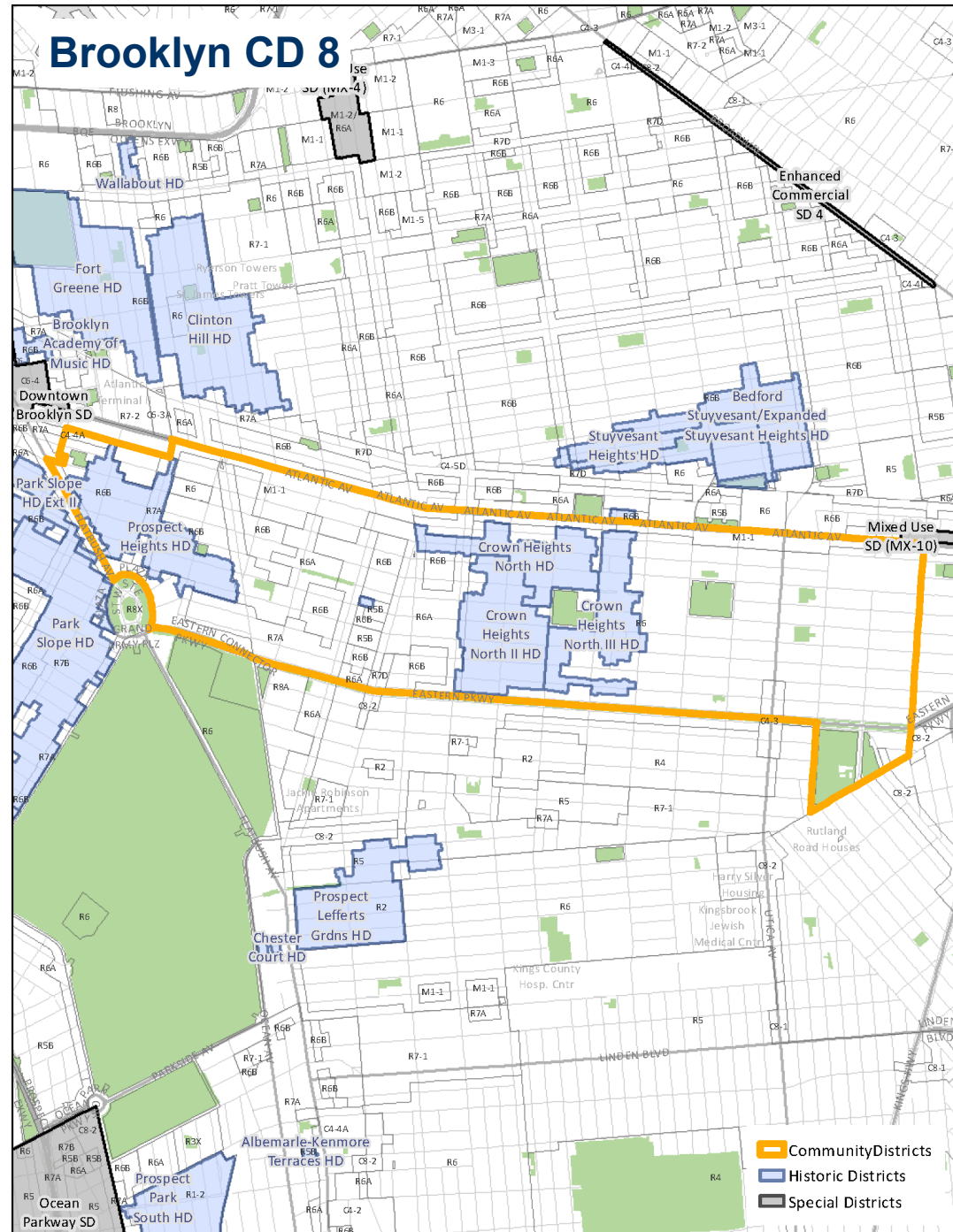
COMMUNITY DISTRICT PROFILE

Brooklyn CD 8

Purpose: To promote affordable housing and foster diverse, livable neighborhoods

Applicability in Brooklyn CD 8

- **Basic Residential Height Changes**
 - Contextual
 - Non-Contextual
- **Inclusionary Housing Height Changes**
- **Senior Housing FAR and Height Changes**
 - Contextual
 - Non-Contextual
- **Parking Changes**
 - Transit Zone
- **Other reference maps**



Basic Residential height changes

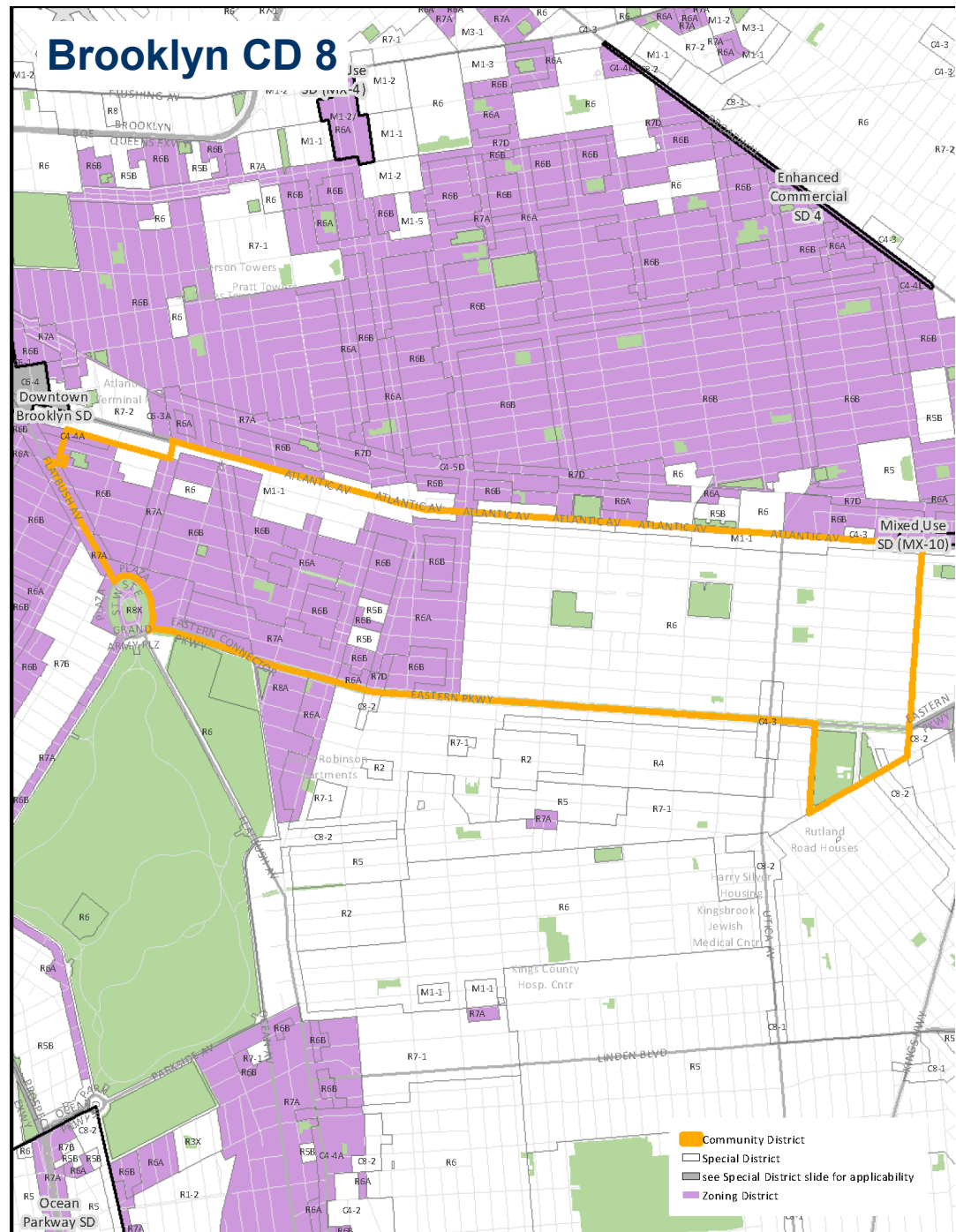
PURPOSE: In many instances, changing regulations and building practices have made it difficult to fit floor area already permitted today within existing building envelopes. Current regulations limit design flexibility and can result in buildings that lack the variation and texture of older apartment buildings. The proposal also provides minor increases in height to encourage housing production and increase design flexibility.

APPLICABILITY: Residential development in moderate and high density zoning districts and their commercial district equivalents.

Contextual Districts: Basic Residential changes

- In order to fit all permitted floor area and allow better design, maximum heights would be updated in the contextual districts shaded on the map.

Res. Equiv.	Zoning District	Existing Max Height	Basic Modifications	
			Basic Proposed (Stories)	Basic Height Difference
R6A	R6A	70'	75' (7)	5'
R6B	R6B	50'	55' (5)	5'
R7A	C4-4A	80'	85' (8)	5'
	R7A	80'	85' (8)	5'
R7D	R7D	100'	105' (10)	5'
R8X	R8X	150'	155' (15)	5'



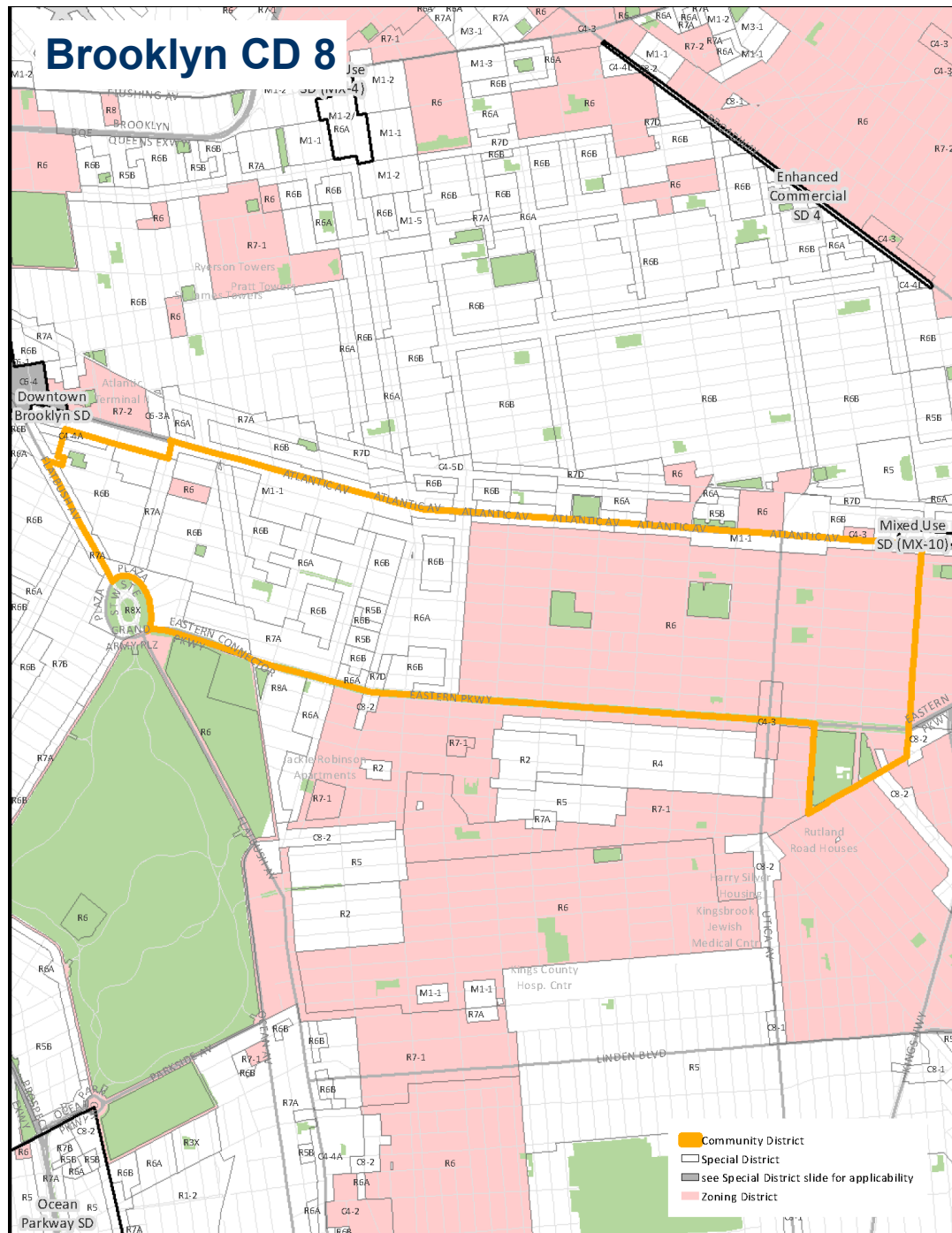
Non-Contextual Districts: Basic Residential changes

- In Non-Contextual Districts, buildings have a “Quality Housing option” similar to the Contextual envelope.
- In order to match the Contextual envelope, the Quality Housing option will be updated in the shaded districts.

Basic Residential Modifications

Res. Equiv.	Zoning District	Existing Max Height	Basic Proposed (Stories)	Basic Height Difference
R6 (narrow)	C4-3	55'	55' (5)	0'
	R6	55'	55' (5)	0'
R6 (wide)	C4-3	70'	75' (7)	5'
	R6	70'	75' (7)	5'

* In addition, developments in R6 through R10 districts could use the applicable Quality Housing option envelope.



Inclusionary Housing height changes

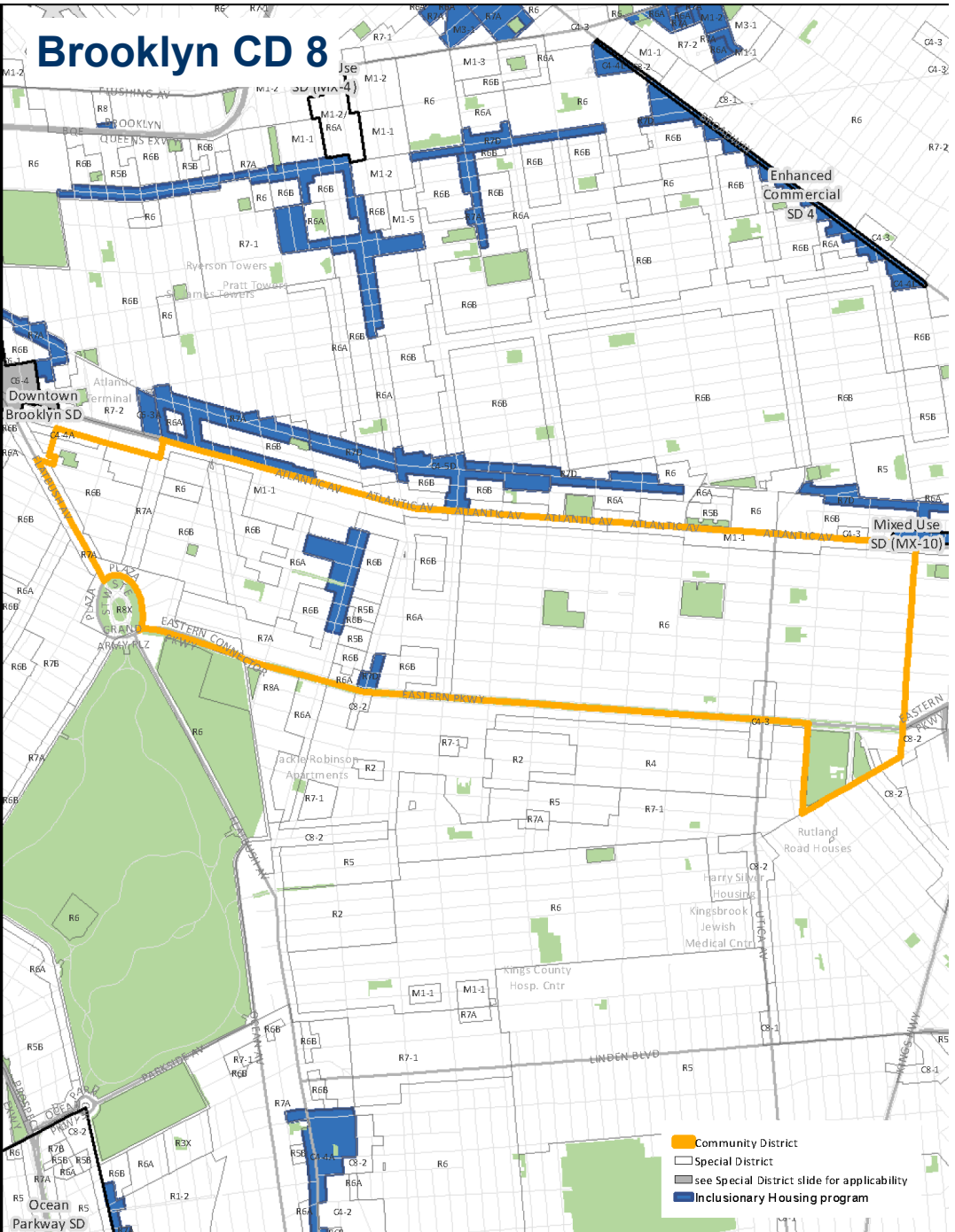
PURPOSE: Affordable and senior housing developments have found it especially difficult to fit permitted floor area in existing envelopes. Where zoning allows additional floor area for affordable or senior housing, the proposal will provide flexibility to fit all permitted floor area without compromising housing quality.

APPLICABILITY: Inclusionary housing development in designated moderate and high density zoning districts and their commercial district equivalents.

Inclusionary Housing Areas: Proposed height changes

- In order to fit permitted floor area without sacrificing quality, maximum heights would be updated in the shaded Inclusionary Housing Areas.

Res. Equiv.	Zoning District	Existing Base Height (stories)	Inclusionary Modifications	
			IH Proposed (Stories)	IH Height Difference
R7A	R7A	85' (8)	105' (10)	20' (2)
R7D	R7D	105' (10)	125' (12)	20' (2)



Affordable Senior Housing height and floor area changes

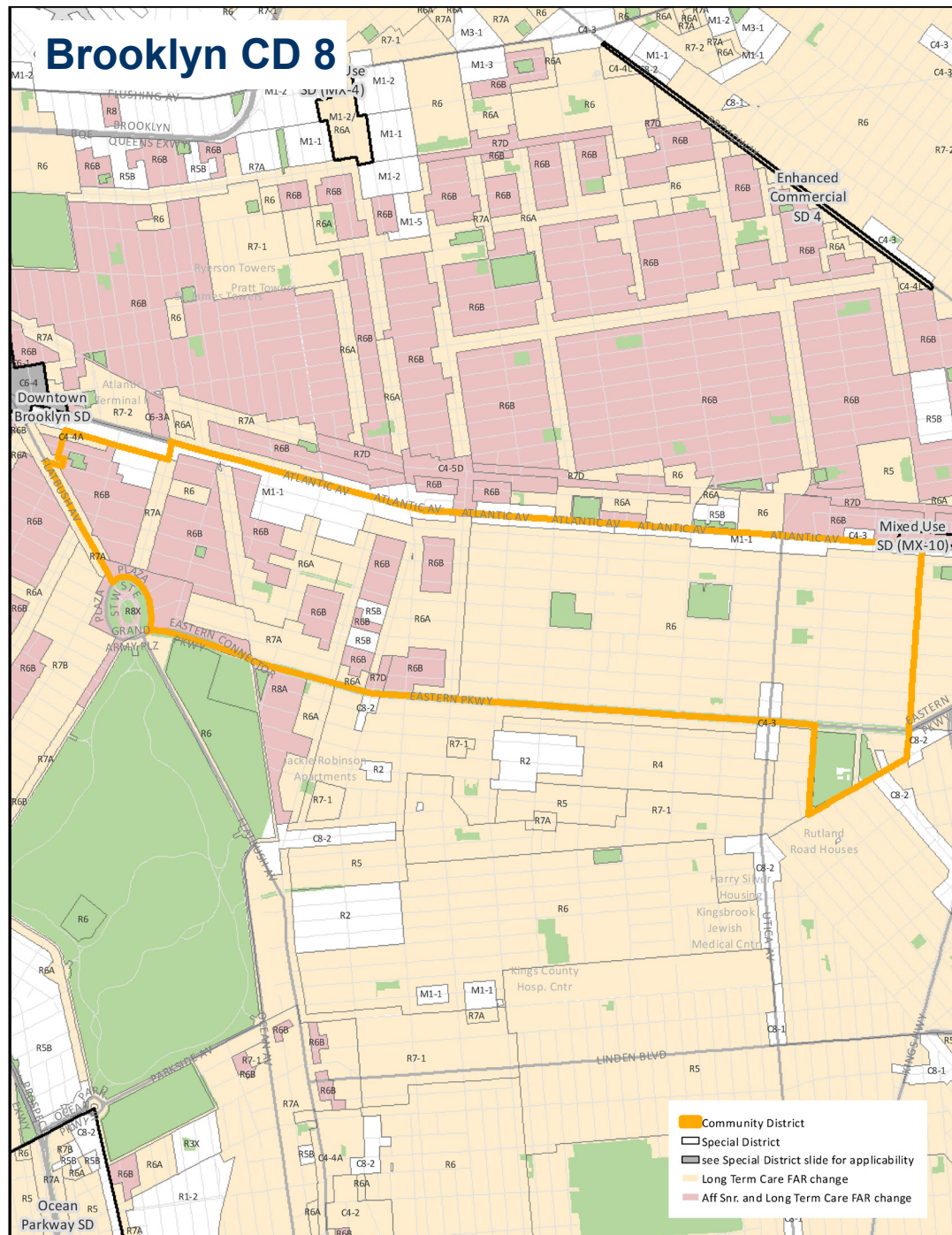
PURPOSE: Older New Yorkers are a diverse and rapidly growing segment of the city's population. There is an increasing need for a range of housing and long-term care options for our seniors. The proposal encourages greater housing production and a greater variety of residential options for older New Yorkers.

APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

Affordable Senior Housing and Long Term Care Floor Area

- Floor area ratio maximums would be updated for certain types of affordable senior housing and long term care facilities in the districts shaded on the map.

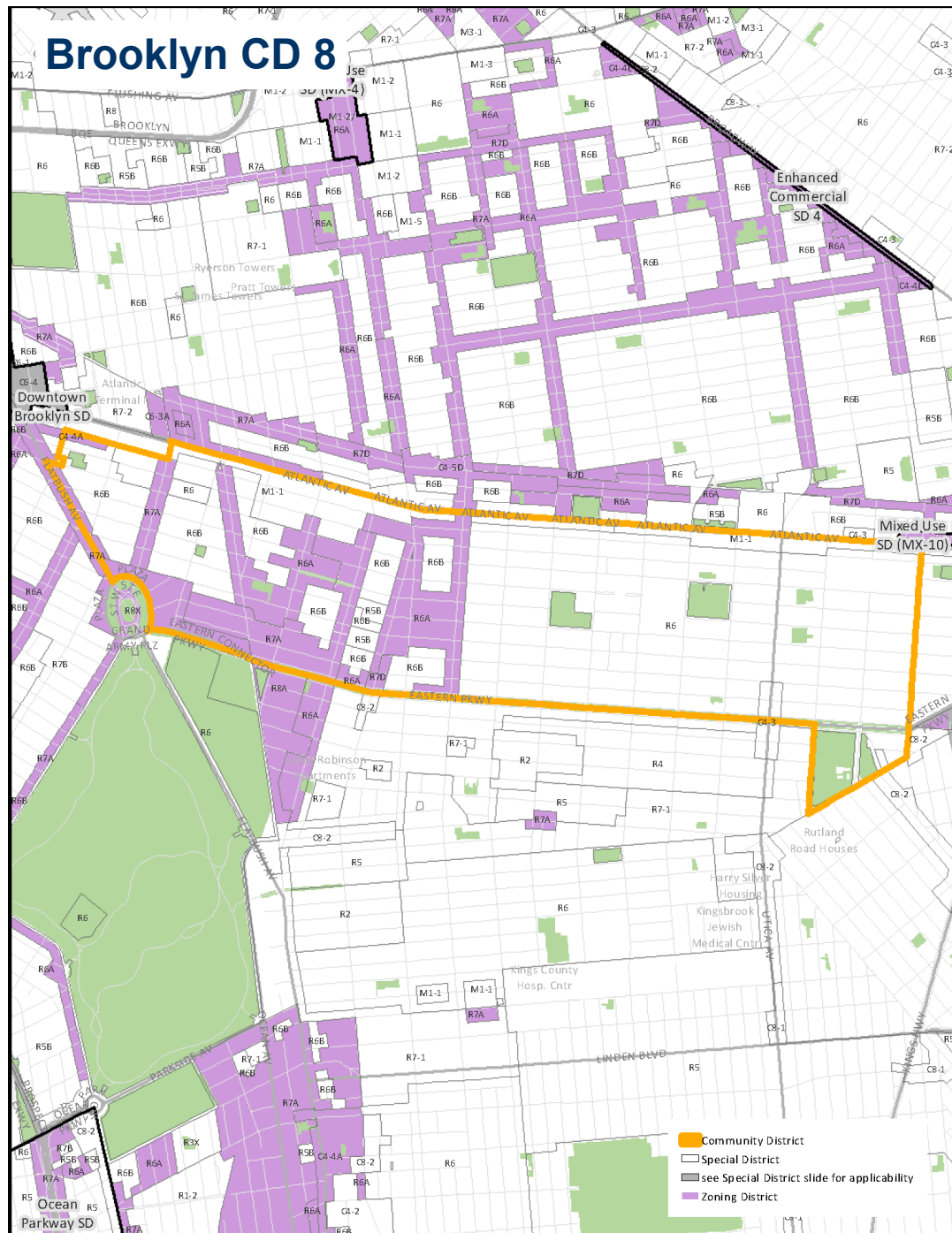
				PROPOSED
Res. Equiv.	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	Aff. Ind. Residences for Seniors and Long Term Care (FAR)
R6	C4-3	3.9	2.43	3.9
	R6	3.9	2.43	3.9
R6A	R6A	3.9	3	3.9
R6B	R6B	2	2	2.2
R7A	C4-4A	5.01	4	5.01
	R7A	5.01	4	5.01
R7D	R7D	5.01	4.2	5.6
R8X	R8X	6.02	6.02	7.2



Affordable Senior Housing and Long Term Care: Contextual districts

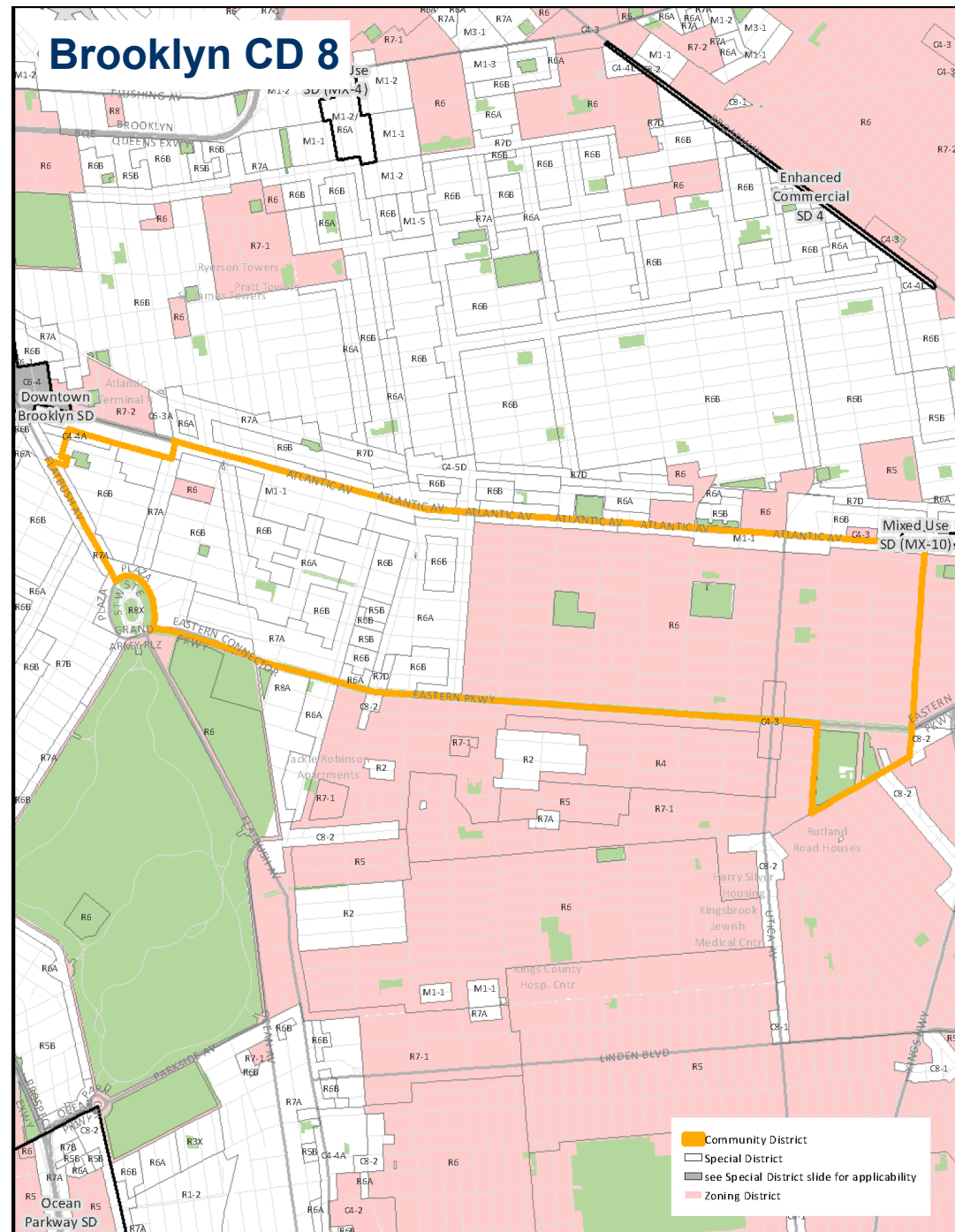
- To fit permitted floor area, maximum heights would be updated in the contextual districts shaded on the map.

Senior Modifications				
Res. Equiv.	Zoning District	Existing Height (stories)	AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R6A	R6A	75' (7)	85' (8)	10' (1)
R7A	C4-4A	85' (8)	105' (10)	20' (2)
	R7A	85' (8)	105' (10)	20' (2)
R7D	R7D	105' (10)	125' (12)	20' (2)
R8X	R8X	155' (15)	175' (17)	20' (2)



Affordable Senior Housing and Long Term Care: Non-Contextual districts

- Currently affordable senior housing developments in non-contextual districts may choose between a height factor building, without fixed height maximums, or a Quality Housing option, which creates a contextual envelope.
- Buildings providing affordable senior housing or long-term care facilities would be able to utilize the enhanced Quality Housing envelope applicable for that zoning district.



Transit Zone parking changes

PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range of affordable and senior housing units.

APPLICABILITY: Affordable and affordable senior housing in moderate and high density zoning districts where car-ownership is low.

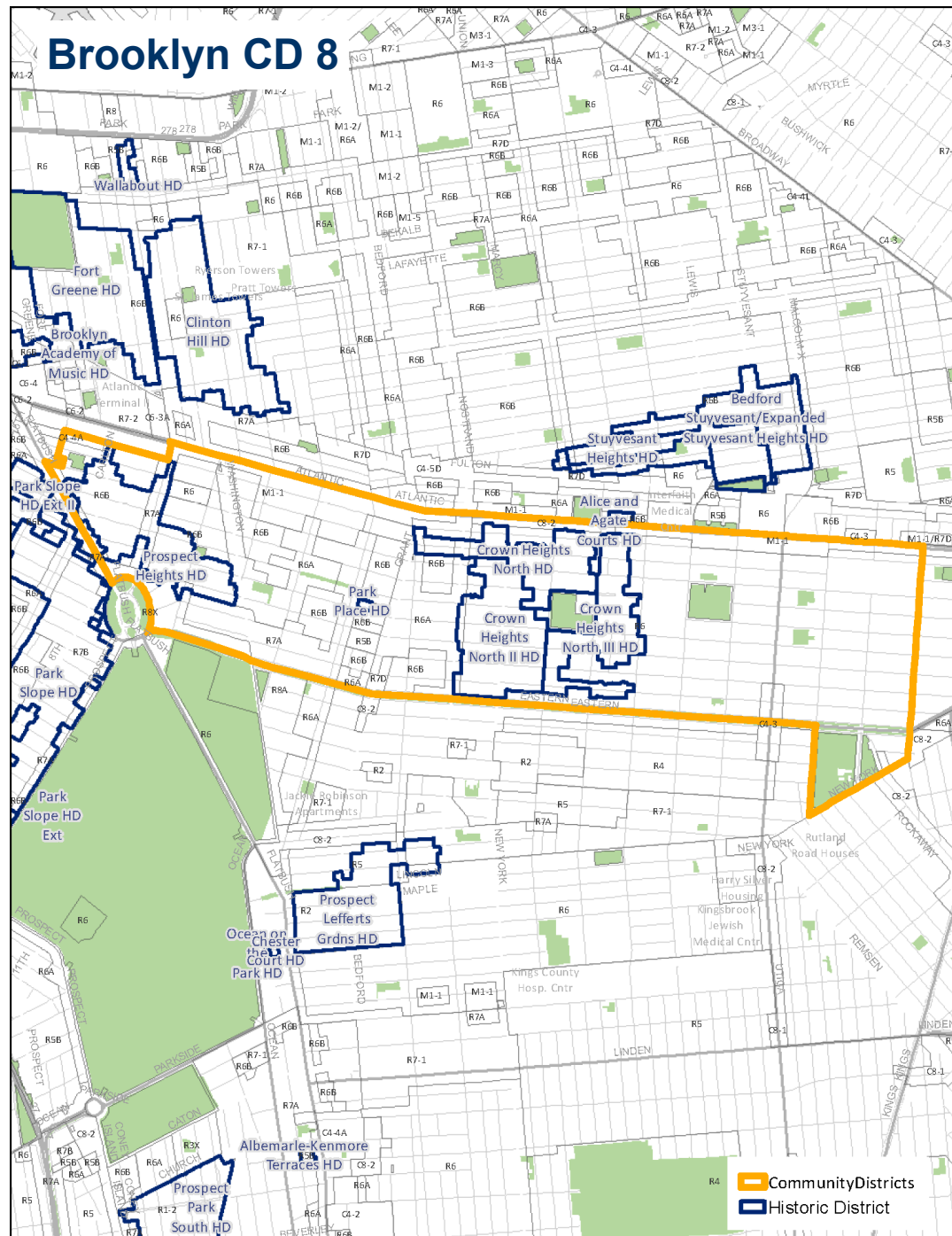
Other Reference Maps

For informational purposes we are providing reference maps for other areas in this Community District.

Special Areas

Historic Districts

- The proposal will not alter Landmark Preservation Commission (LPC) review of all modifications and new buildings in historic districts. No additional height would be permitted without public input and LPC approval.



Special Areas

FRESH Zoning Incentive Program

- The proposal will harmonize ground-floor transparency requirements with citywide rules. As is the case today, the CPC authorization for additional height for FRESH developments will be added to underlying district maximums.

