

M CROWN STUDY STAKEHOLDER MEETING

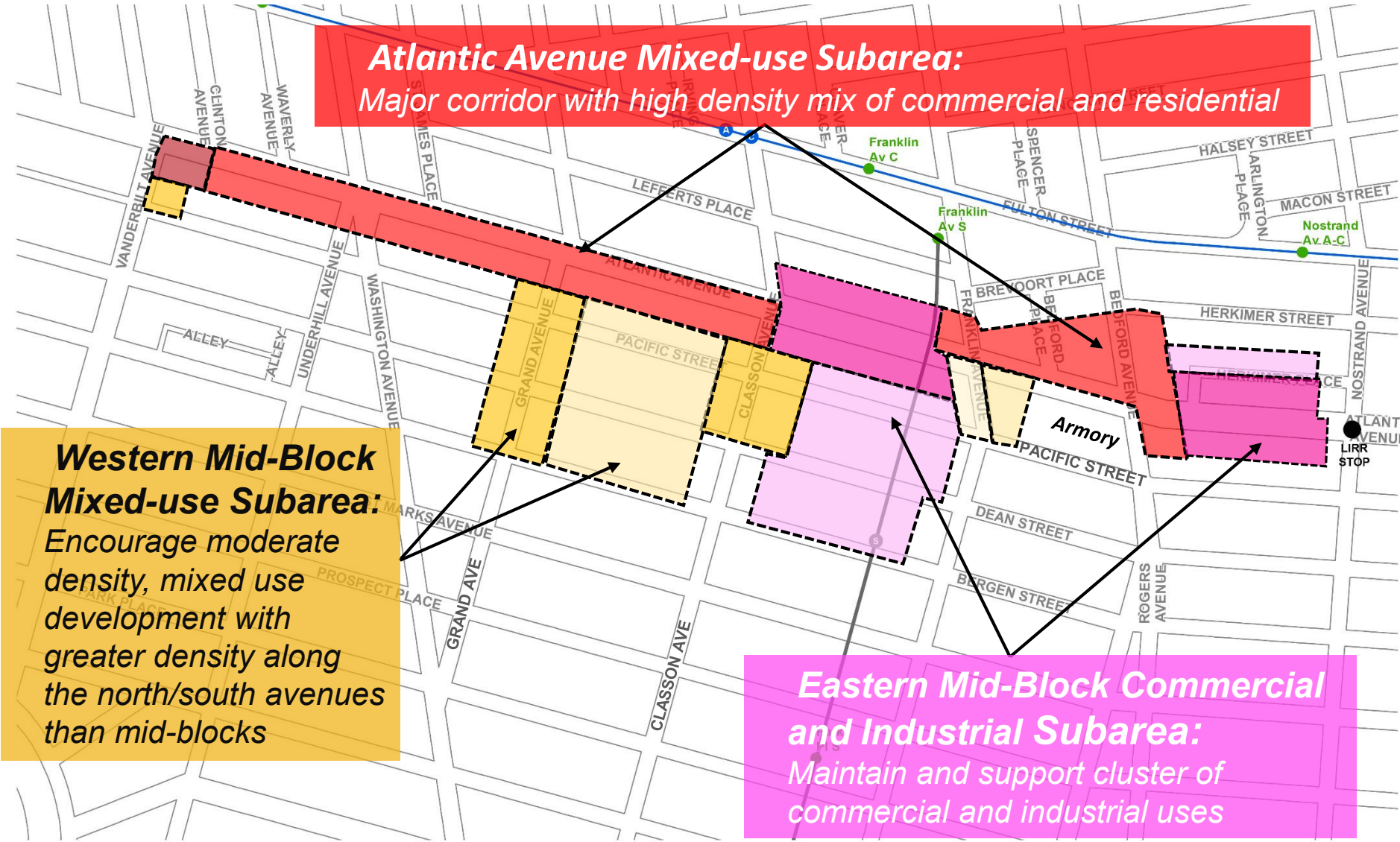
FRIDAY, MAY 31, 2019



- 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

- 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

DCP M-Crown Land Use Framework



Atlantic Avenue Mixed-use Subarea:
Major corridor with high density mix of commercial and residential

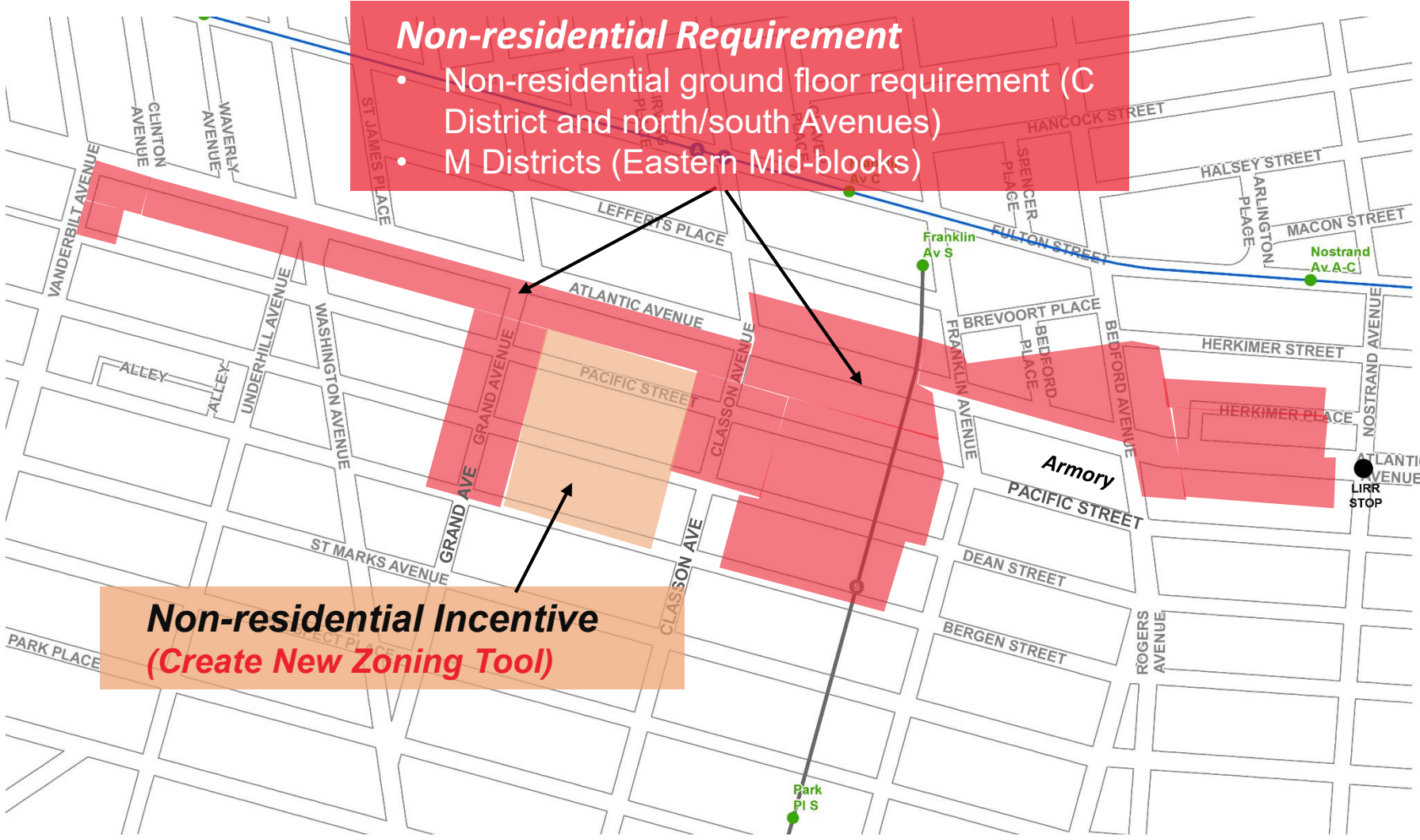
Western Mid-Block Mixed-use Subarea:
Encourage moderate density, mixed use development with greater density along the north/south avenues than mid-blocks

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

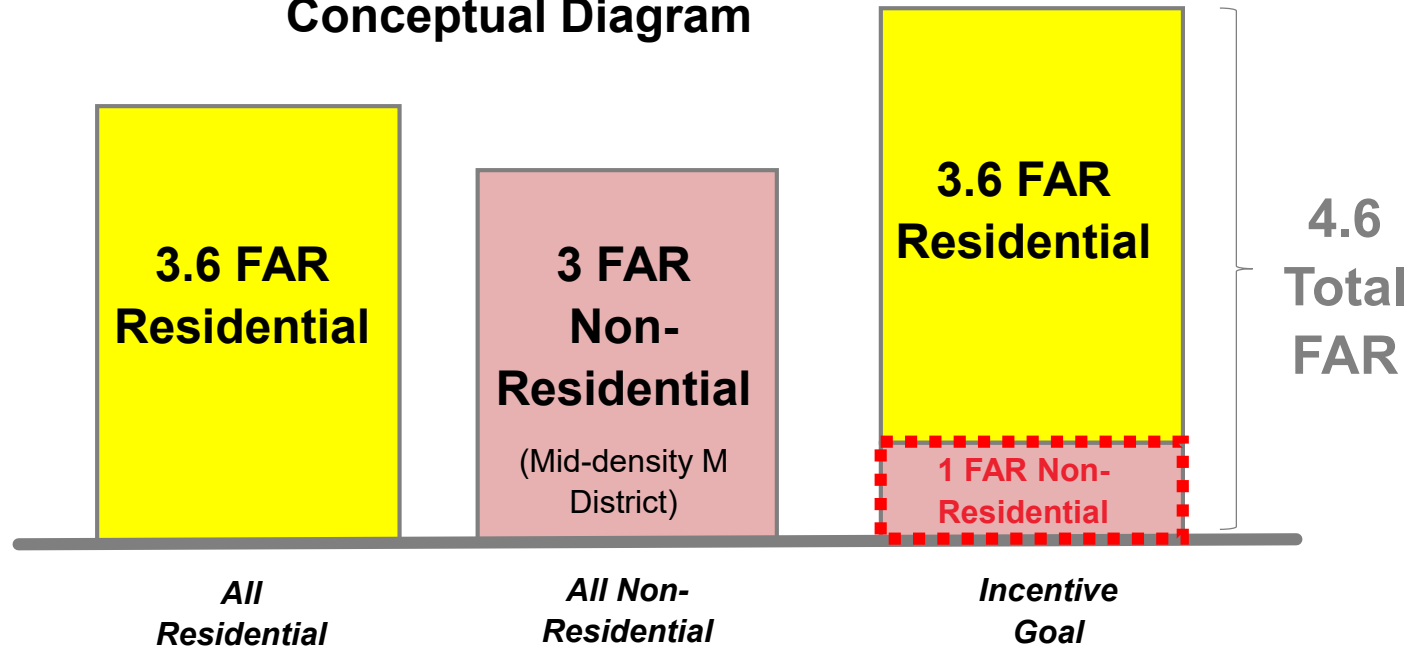
DCP Proposed Mixed Use Approach

- 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



Zoning Approach	Example
Mixed Use (MX) District <ul style="list-style-type: none">• Create competitive commercial/industrial FAR• Exempt non-residential 1st/2nd floor up to a ~1 FAR	Mixed use building with 3.6 FAR residential and 1 FAR for commercial or industrial uses

Conceptual Diagram



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

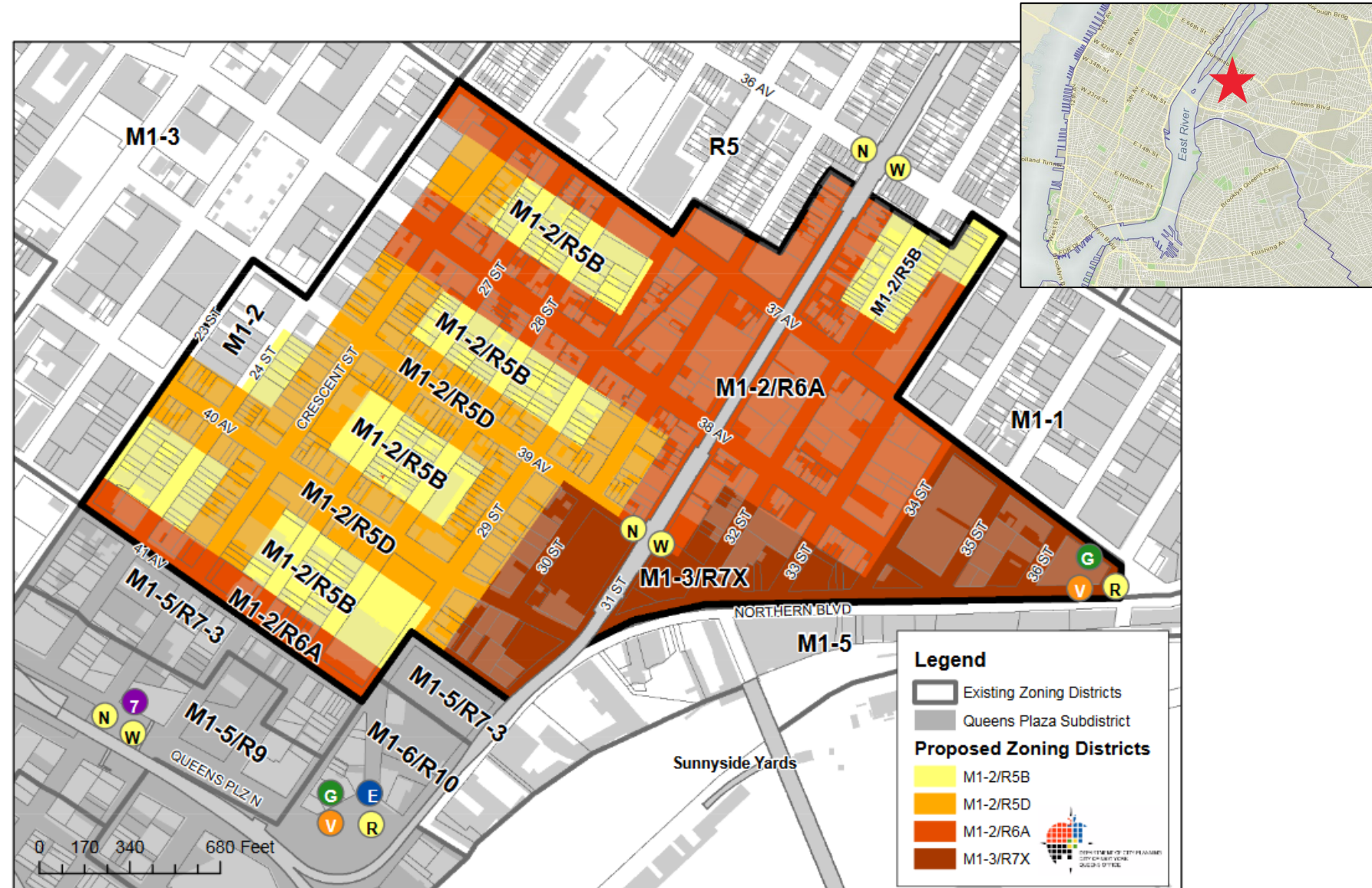


4102 13th Avenue (Borough Park, Brooklyn)

- 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

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



Dutch Kills Sub-District of the Long Island City Special District



Pros

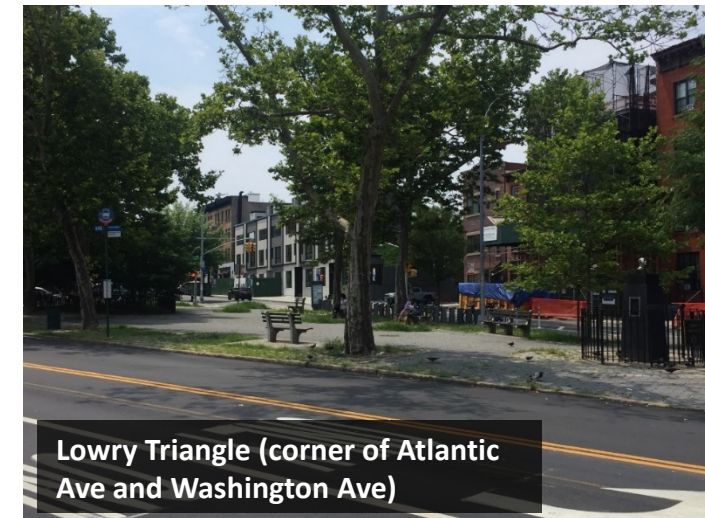
- Demonstrates developers are taking advantage of incentive

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

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





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



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

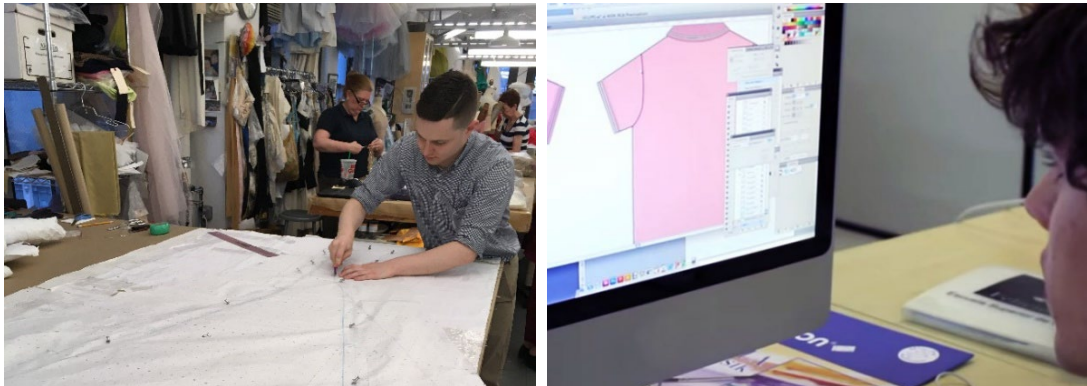
An evolving economy requires flexibility in zoning.

- 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

Brewery: Production and Sales



Pattern Making by Hand and by CAD



Bike Repair and Sales





CB 8 Mid-block proposal:

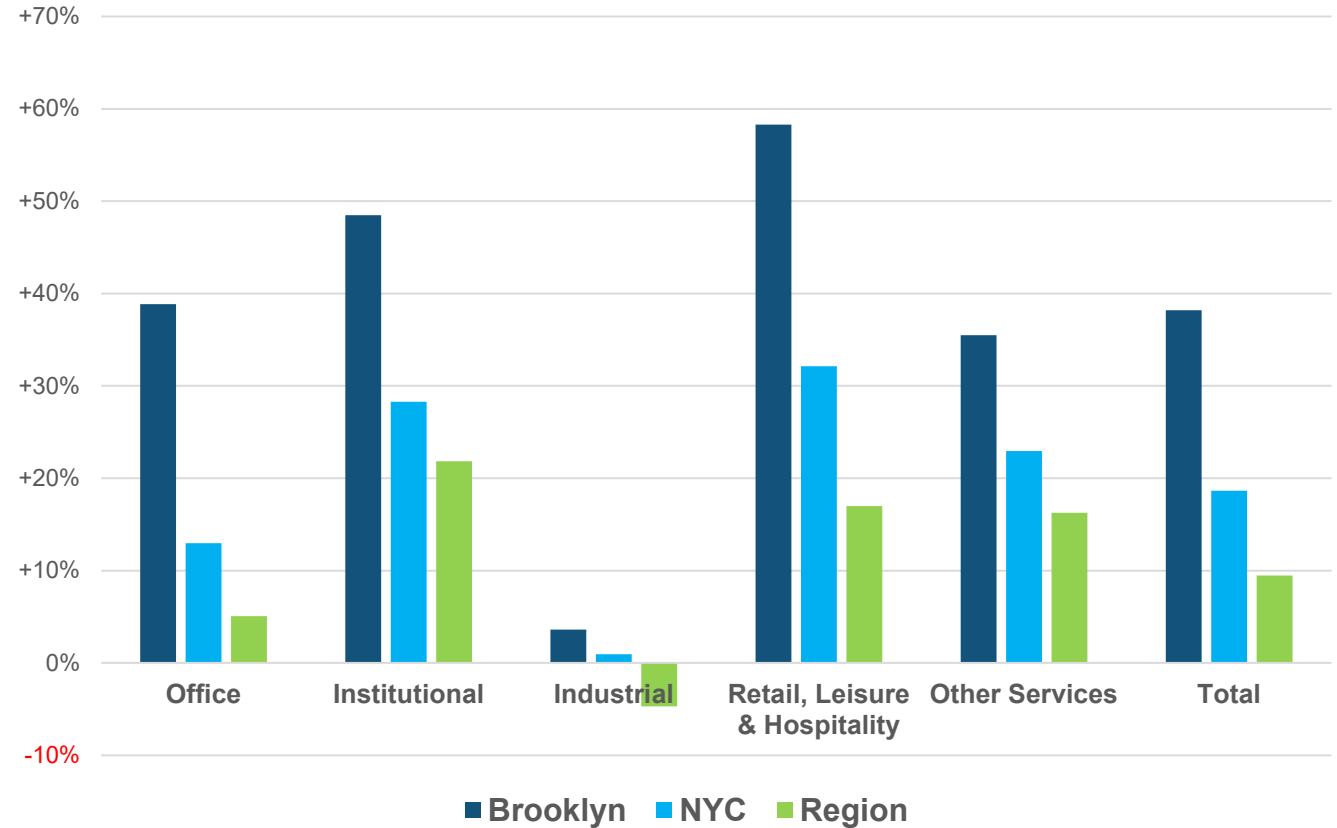
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Regional, Citywide & Brooklyn Employment Trends by Macro Sector

Number of Jobs (2017)

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

% Change in Jobs (2008-2017)



Employment Trends within M-Crown Study Area

Year	2000	2008	2010	2017
Industrial	346	277	341	250
Construction*	110	58	109	126
Manufacturing	132	x	63	x
Transportation and Warehousing	42	x	90	x
Wholesale Trade	62	80	79	63
Institutional	x	x	x	x
Educational Services	x	x	x	x
Health Care and Social Assistance	x	x	x	x
Office-based**	21	20	17	152
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	73	57	63	109
Other Services (except Public Administration)	73	57	63	109
Retail, Leisure, and Hospitality	69	80	49	338
Accommodation and Food Services	9	22	39	189
Arts, Entertainment, and Recreation				119
Retail Trade	60	58	10	30
Unclassified	x	x	x	x
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

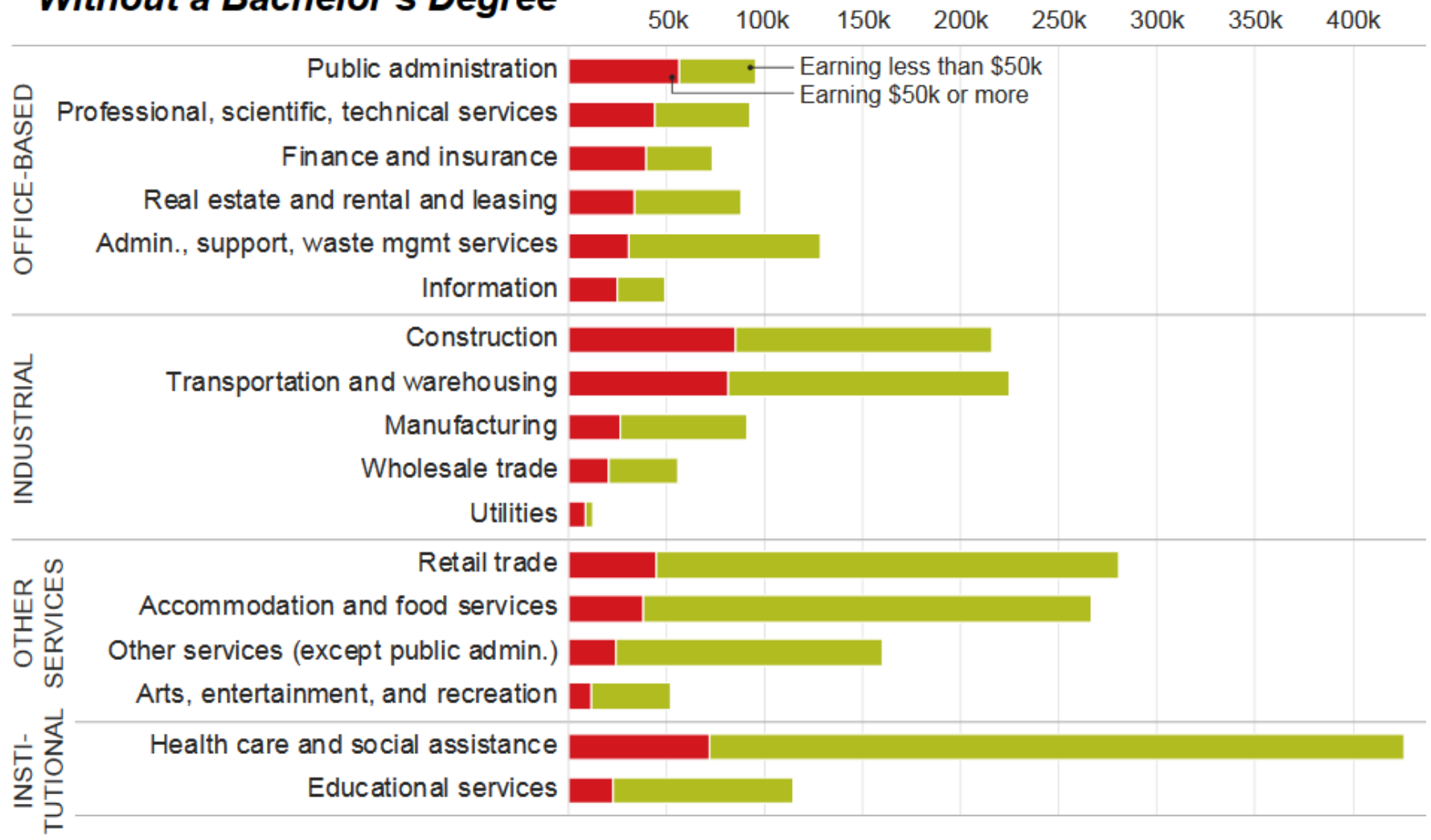
35%

33%

18%

14%

Industries of NYC Workers Without a Bachelor's Degree



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



37-14 32nd Street

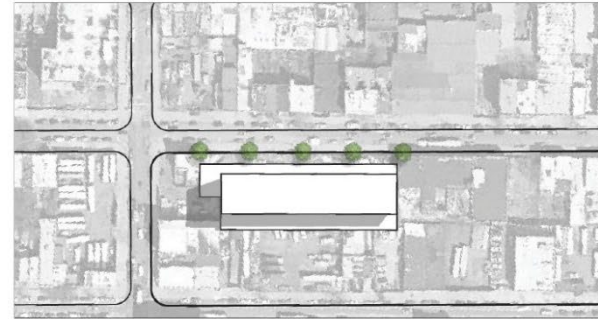


20-22 Steinway Street

- 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.

DCP Design Prototype: Residential/Industrial/Retail in Crown Heights

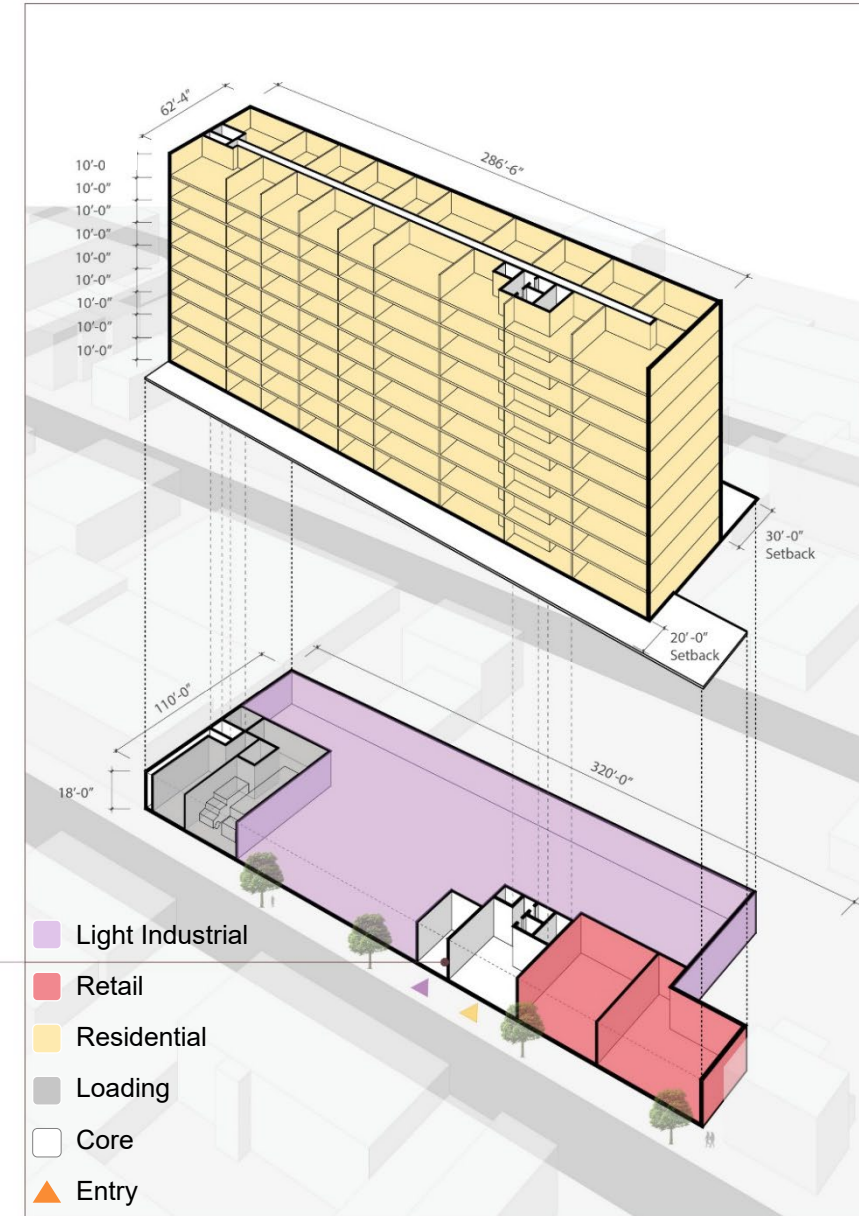
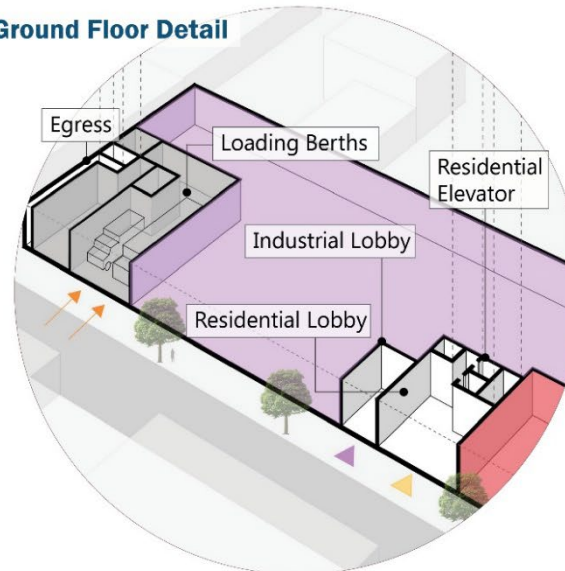
- **Financially infeasible** as local residential rents (with or without MIH) cannot make up for low industrial rents, high costs of construction and land.
- **Residential/industrial proximity within building creates conflicts.**
 - Only a limited set of small-scale light industrial uses can occupy such 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.



Lot Type: Long Interior Block (1 Frontage)
Lot Area: 33,415 SF
No Parking
Program (GFA): 185,820 SF (4.9 FAR)

- Industrial: 26,500 SF
- Retail: 5,040 SF
- Residential: 154,280 SF
- Loading: 4,740 SF (2 Berths)

Ground Floor Detail



Sheepshead Bay Special District



Restaurants and cafes on western end of Emmons



Public plaza



Seven-story apartment building on eastern end

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

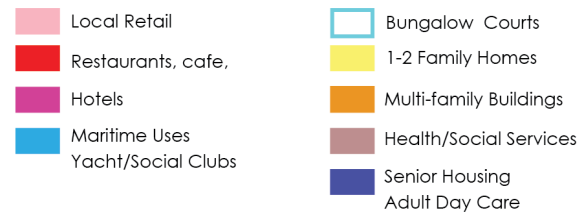


Below grade retail space in cellar



Attached buildings

Current Uses in Special Sheepshead Bay District by Subarea





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