

M-CROWN

Report from DCP discussion February 12, 2018

M-CROWN 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

Spring 2017

DCP spring 2017 framework

| | Option 1 | Option 2 | Option 3 | Option 4 |
|-----------------------|---|---|---|---------------------------------------|
| | Mostly residential Ground floor commercial on avenues | Mostly residential Ground floor commercial on avenues and interior blocks Preservation of loft buildings for commercial and industrial | Residential and commercial only on avenues Industrial and commercial on interior blocks Preservation of loft buildings for commercial and industrial | Industrial and commercial only |
| Mixed income housing | 700-1,775 DU | 650-1,625 DU | 350-850 DU | |
| New non-residential | 50K - 125K SF | 125K - 275K SF | 75K-225K SF | 25K-125K SF |
| Loft preservation | | 350K SF | 350K SF | 350K SF |
| Total non-residential | 50K - 125K SF | 475K - 625K SF | 425K - 575K SF | 375K - 475K SF |

- Option 1 contrary to stated CB8 goal to preserve manufacturing use
- Status quo option 4 would likely result in little new development

“Preservation of loft buildings”



- DCP options 2 and 3 assume preservation of manufacturing use on lots with existing non-residential buildings of two stories or greater
- Preservation applies to use, not existing buildings
- Residential is possible with residual FAR after preservation of use is satisfied
- Development rights may be transferred to adjacent lots

* Buildings shown are inferred based upon DCP stated criteria, which are subject to change

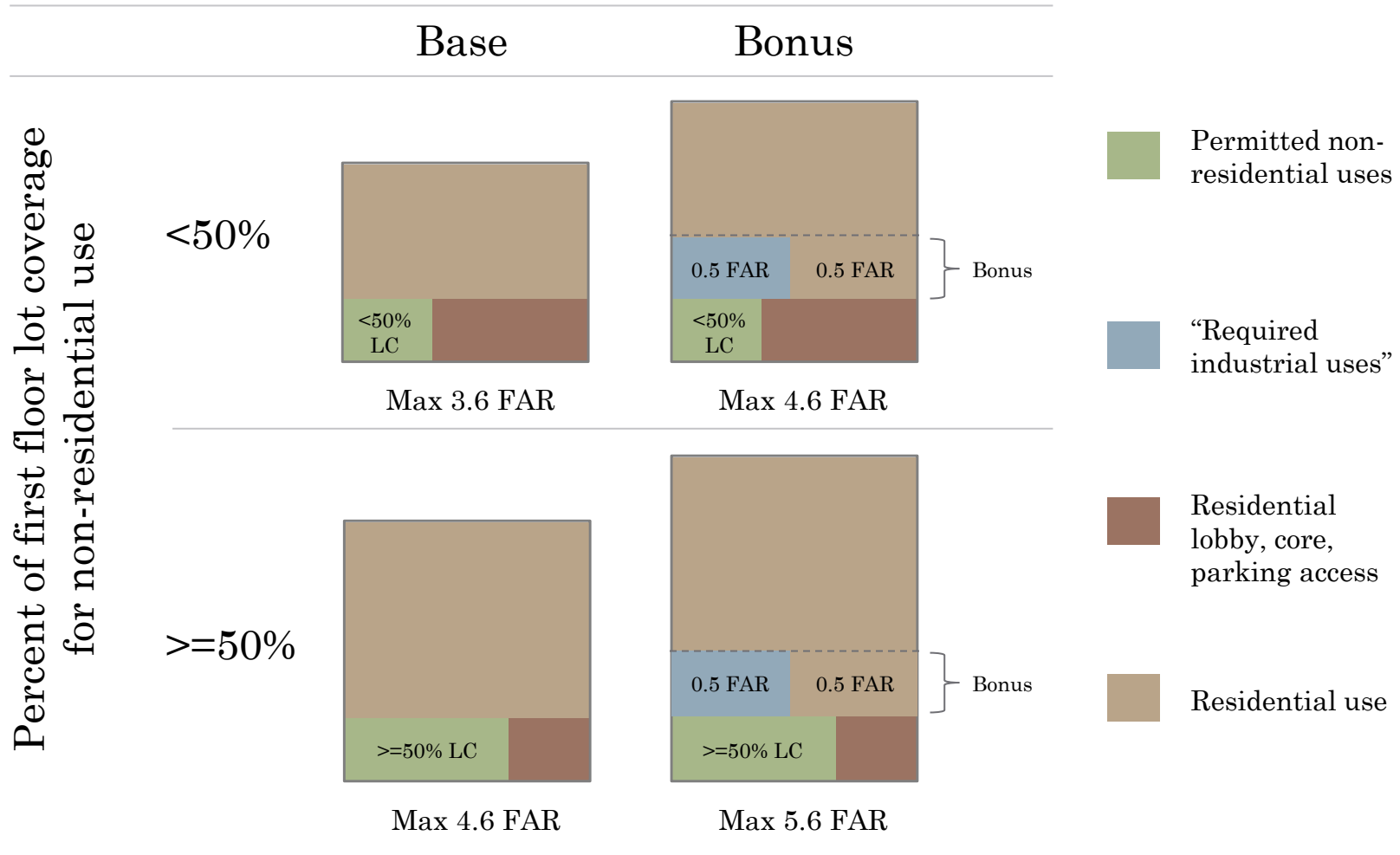
M-CROWN and DCP spring 2017 comparison

| | M-CROWN | Option 2 | Option 3 |
|-----------------------|---|---|---|
| | Mixed use Retail on avenues Commercial and industrial on avenues and interior blocks Residential throughout | Mostly residential Ground floor commercial on avenues and interior blocks Preservation of loft buildings for commercial and industrial | Residential and commercial only on avenues Industrial and commercial on interior blocks Preservation of loft buildings for commercial and industrial |
| Mixed income housing | ~ 1,500 DU | 650-1,625 DU | 350-850 DU |
| New non-residential | ~ 845K SF | 125K - 275K SF | 75K-225K SF |
| Loft preservation | N/A | 350K SF | 350K SF |
| Total non-residential | 845K SF | 475K - 625K SF | 425K - 575K SF |

CB8 response

- Reduce mandated non-residential use from 1.5 FAR to maximum lot coverage on ground floor, less residential lobby, core and parking access
 - All non-residential on first floor, eliminating need for a second core for manufacturing tenants
 - Consistent with building stacking suggested by DCP option 2, which envisions commercial and retail at the ground floor
- Reduce total density from 5.6 FAR to 4.6 FAR; if less than 50% of lot coverage available for manufacturing, reduce density to 3.6 FAR
- Offer density bonus of 1:1 additional residential to mandated “required industrial uses” (i.e. light manufacturing industries) up to 1.0 FAR
- Maintain M-CROWN restrictions on permitted uses on side streets that limit retail to avenues
- Eliminate requirements for loading berths for non-residential uses less than 25,000 sq. ft. (through a zoning map change to an M1-4 district)

Use and density scenarios



Revised M-CROWN and DCP comparison

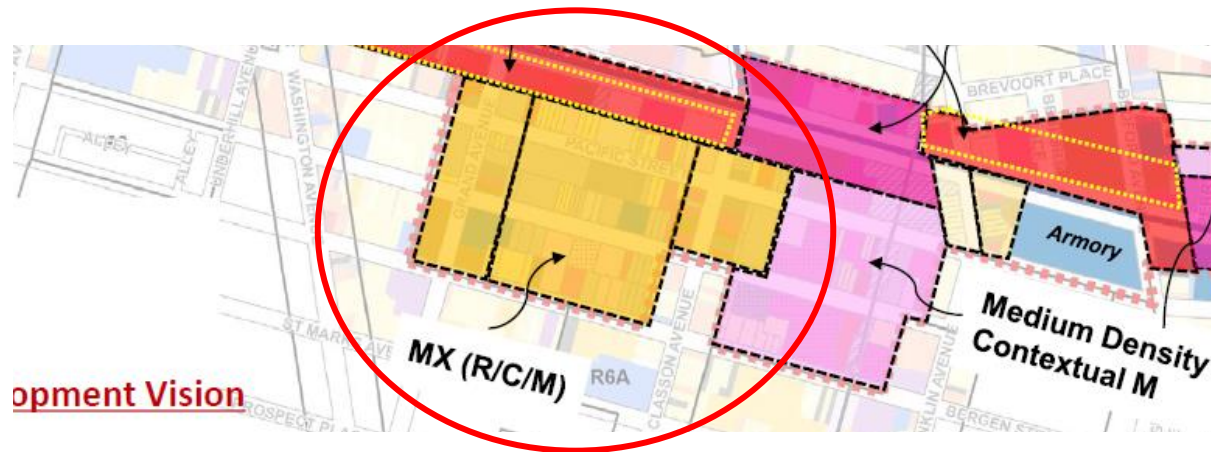
| | Original M-CROWN | DCP Option 2 | DCP Option 3 | Modified M-CROWN |
|-----------------------|---|---|---|---|
| | Mixed use Retail on avenues Commercial and industrial on avenues and interior blocks Residential throughout | Mostly residential Ground floor commercial on avenues and interior blocks Preservation of loft buildings for commercial and industrial | Residential and commercial only on avenues Industrial and commercial on interior blocks Preservation of loft buildings for commercial and industrial | Mixed use Retail on avenues Commercial and industrial on avenues and interior blocks Residential throughout |
| Mixed income housing | ~ 1,500 DU | 650-1,625 DU | 350-850 DU | ~ 1,800 DU |
| New non-residential | ~ 845K SF | 125K - 275K SF | 75K-225K SF | ~ 422K SF |
| Loft preservation | N/A | 350K SF | 350K SF | N/A |
| Total non-residential | 845K SF | 475K - 625K SF | 425K - 575K SF | ~ 422K SF |

February 2018

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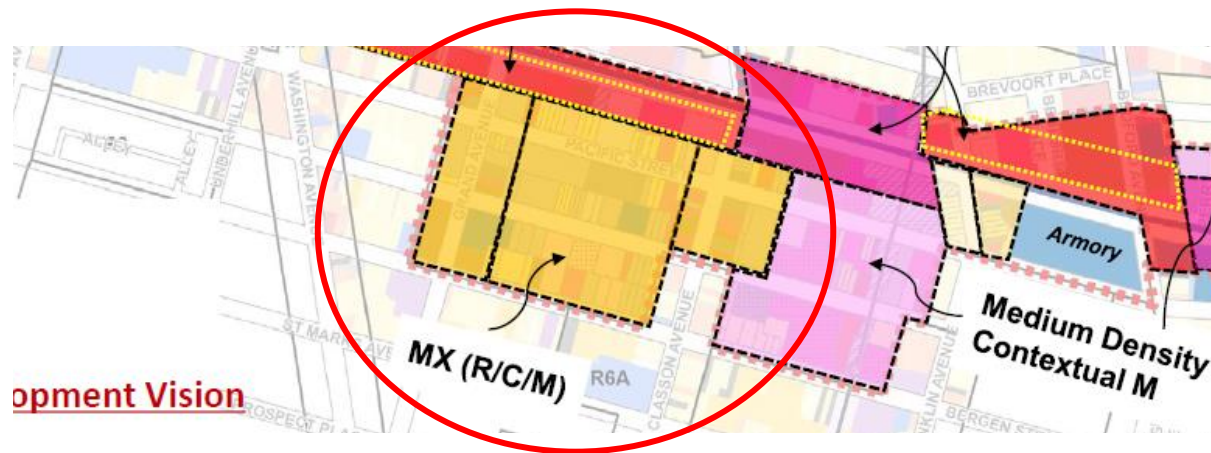
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MX zone concerns



- DCP continues to be reluctant to allow use restrictions or mandates
- Target density for proposed MX zone likely to be 4.6 FAR (vs. M-CROWN's 5.6), limiting possibility for manufacturing cross subsidy
- Result is that proposed MX zone likely to heavily favor residential

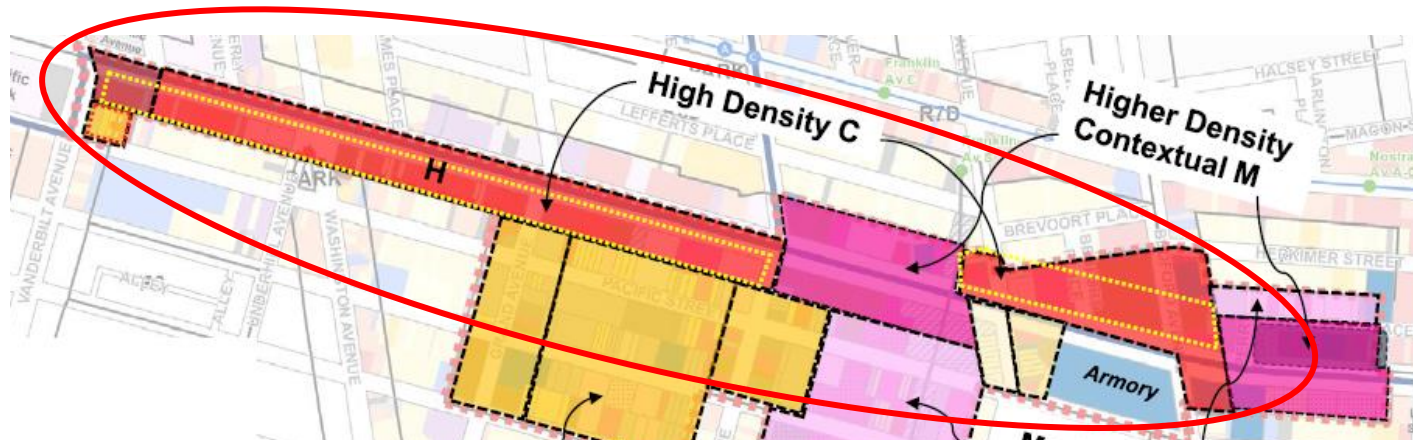
MX zone concerns



- Lots that DCP identified for “loft preservation” to retain manufacturing use in spring 2017 would now be slated for residential conversion

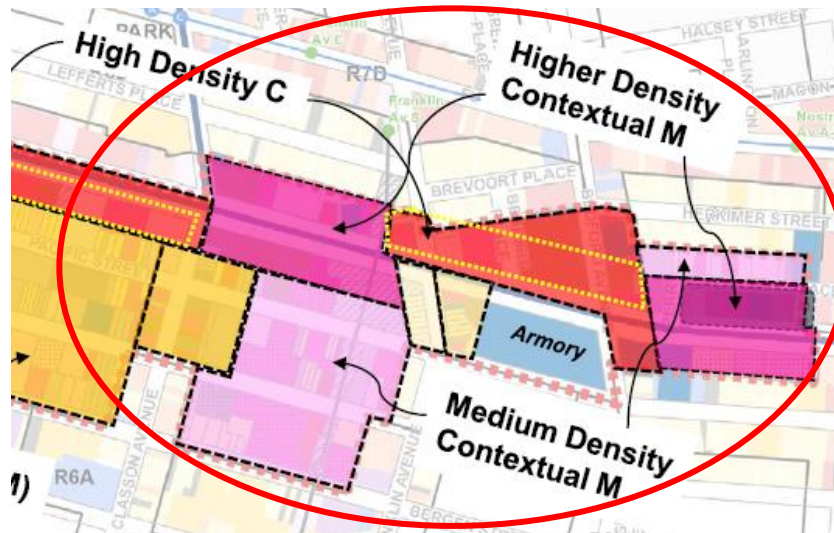
| | Building area (sq. ft.) |
|---------------------|-------------------------|
| 567 Grand Avenue | 9,500 |
| 813 Bergen Street | 30,800 |
| 819 Bergen Street | 8,816 |
| 892 Dean Street | 35,556 |
| 904 Dean Street | 25,480 |
| 1010 Pacific Street | 23,188 |
| | 133,340 |

C zone concerns



- No opportunity for industrial use
- Very high density planned for the Vanderbilt Avenue corner, citing Atlantic Yards as context
- Not clear why church at the corner of Atlantic and Bedford is being rezoned

M zone concerns



- Area includes large existing uses unlikely to change (e.g., 1000 Dean, GMDC, Big Sue)
- Largest parcel of vacant land is owned by the MTA
- Other large vacant parcel (1072 Atlantic Avenue) unlikely to be developed for industrial use

M-CROWN goals in context



- 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

How do we
move forward?

Potential changes to DCP “vision”

Intent is to prioritize job-creating uses, retain existing manufacturing buildings, add back some use control

- Rezone interior side streets of MX zone as C4-3A: 4.8 FAR maximum overall with community facility use, 3 FAR maximum commercial, 3.6 MIH residential, height up to 85 feet
- Rezone north-south MX blocks as C4-4A: 4.8 FAR maximum overall with community facility use, 4 FAR maximum commercial, 4.6 MIH residential, height up to 95 feet
- Rezone C zone along Atlantic as C6-1; 6.5 FAR maximum with community facility, 6 FAR maximum commercial, 4.6 MIH residential, height up to 145 feet
- Apply Special Enhanced Commercial District to all of the above

Example of Special Enhanced Commercial District EC-1

- Mapped for Fourth Avenue in Brooklyn south of Atlantic Avenue
- Intended “to enhance the vitality of emerging commercial districts ensuring that a majority of the ground floor space within buildings is occupied by commercial establishments that enliven the pedestrian experience along the street.”
- Requires 50% of street frontage to be occupied by specified commercial uses, limits lobbies to 25 feet, and requires balance of street level use to be non-residential
- Specified commercial uses include hotels, retail service establishments, and amusements, but exclude offices and banks
- Limits curb cuts and parking

Potential changes to DCP “vision”

- Zone northern “high density” M zone as M1-2 (2.0 FAR, 4.8 with community facility) and southern “medium density” M zone as M1-1 (1 FAR, 2.4 with community facility)
- Allow additional FAR in the rezoned M areas for specified light industrial uses, either through the special permit established for 25 Kent Avenue, or through preferential FAR zoning being developed for north Brooklyn
- Restore concept of “loft preservation” to retain viable existing manufacturing buildings on interior blocks; allows additional density for residential after current manufacturing use is preserved

Two approaches to encourage light industrial uses in M zones

- 25 Kent Avenue special permit
 - Provides an additional 0.8 FAR for specified light industrial uses
 - After satisfying light industrial requirement, allows a further 2.0 FAR for permitted incentive uses (including commercial/office, but excluding hotels, storage and certain other uses)
 - Requires special permit for each project (via ULURP)
 - Passed as a zoning text amendment in 2016
- “Preferential FAR”
 - Provides additional FAR for specified industrial uses
 - No additional FAR for incentive uses
 - Would be available to all projects as of right
 - Currently under consideration by DCP as part of its North Brooklyn Industry study

Appendix: Required Industrial Uses

What's a manufacturing use?

- Text amendment for 25 Kent Avenue defines “Required Industrial Use” as
 - Manufacturing establishments (11A)
 - Custom manufacturing activities that:
 - benefit from a central location and are appropriate in the central business district;
 - generally do not create any significant objectionable influences; and
 - involve products characterized by a high ratio of value to bulk, so that truck traffic is kept to a minimum.
 - Examples:
 - Art needlework, hand weaving or tapestries
 - Books, handbinding or tooling
 - Ceramic products, custom manufacturing
 - Clothing, custom manufacturing or altering for retail
 - Jewelry manufacturing from precious metals
 - Medical, dental, drafting instruments, optical goods, or similar precision instruments
 - Musical instruments, except pianos and organs
 - Printing, custom (limited to 2,500 square feet of floor area)
 - Watchmaking

What's a manufacturing use?

- Retail or service establishments; automotive service establishments (16A and 16B)
 - Automotive and other necessary semi-industrial uses which:
 - are required widely throughout the city; and
 - involve offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable influences, making such uses incompatible with residential uses and other commercial uses.
 - Examples
 - Automotive service establishments
 - Carpentry, custom woodworking or custom furniture making
 - Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments, open or enclosed
 - Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units
 - Machinery rental or sales establishments
 - Poultry or rabbit killing establishments, for retail sale on the same zoning lot only
 - Sign painting shops
 - Soldering or welding shops
 - Tool, die or pattern making establishments, or similar small machine shops
 - Trade schools for adults

What's a manufacturing use?

- Manufacturing establishments and miscellaneous uses (17B and 17C)
 - Manufacturing uses that
 - can conform to high performance standards by controlling objectionable influences; and in so doing, can limit their impact on adjacent residential areas; and
 - normally generate a great deal of traffic, both pedestrian and freight.
 - Examples
 - Adhesives, excluding manufacture of basic components
 - Apparel or other textile products from textiles or other materials
 - Beverages, non-alcoholic
 - Bottling work, for all beverages
 - Carpets
 - Ceramic products, including pottery, small glazed tile, or similar products
 - Chemicals, compounding or packaging
 - Cosmetics or toiletries
 - Electrical appliances, including lighting fixtures, irons, fans, toasters, electric toys, or similar appliances
 - Food products, except slaughtering of meat or preparation of fish for packing
 - Musical instruments, including pianos or organs
 - Optical equipment, clocks or similar precision instruments

What's a manufacturing use?

- Industrial uses (18A)
 - Uses that
 - either involve considerable danger of fire, explosion or other hazards to public health or safety, or cannot be designed without appreciable expense to conform to high performance standards with respect to the emission of objectionable influences; and
 - normally generate a great deal of traffic, both pedestrian and freight.
 - Only allowed use
 - Beverages, alcoholic or breweries