HOUSING NEW YORK: Zoning for Quality and Affordability

COMMUNITY DISTRICT PROFILE Brooklyn CD 16

HOUSING NEW YORK

May 2015

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

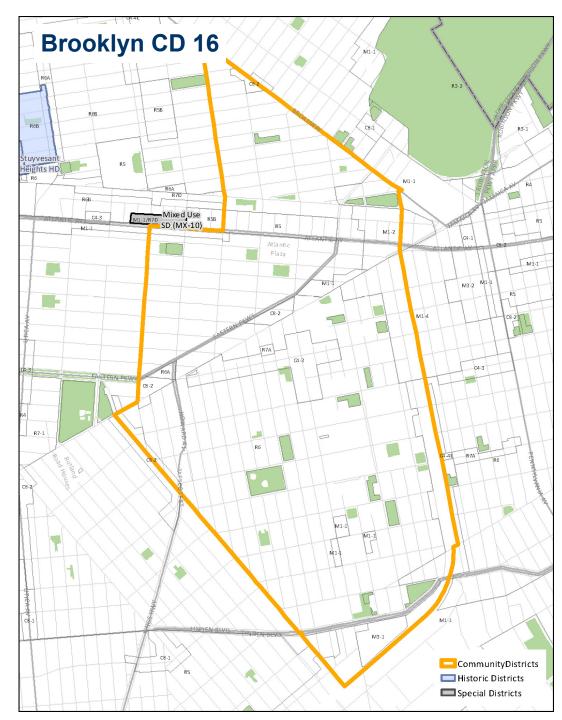
Applicability in Brooklyn CD 16

- Basic Residential Height Changes
 - Contextual
 - Non-Contextual
- Senior Housing FAR and Height Changes
 - Contextual
 - Non-Contextual
- Parking Changes
 - Transit Zone
- Zoning Special Districts

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Other reference maps



Basic Residential height changes

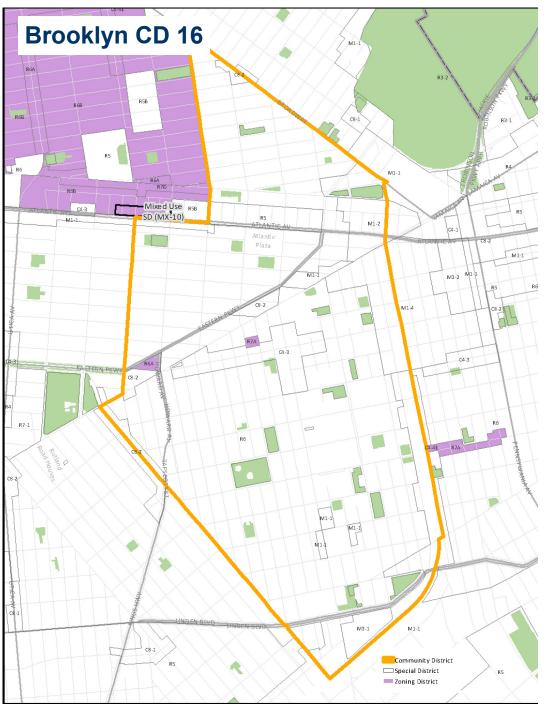
PURPOSE: In many instances, changing regulations and building practices have made it difficult to fit floor area already permitted today within existing building envelopes. Current regulations limit design flexibility and can result in buildings that lack the variation and texture of older apartment 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.

| | | | Basic | | |
|-------------|--------------------|------------------------|--------------------------------|-------------------------------|--|
| | | | Modifications | | |
| Res. Equiv. | Zoning District | Existing Max Height | Basic Proposed (Stories) | Basic Height Difference | |
| R6A | R6A | 70' | 75'(7) | 5′ | |
| R7A | R7A | 80' | 85' (8) | 5' | |





Non-Contextual Districts: Basic Residential changes

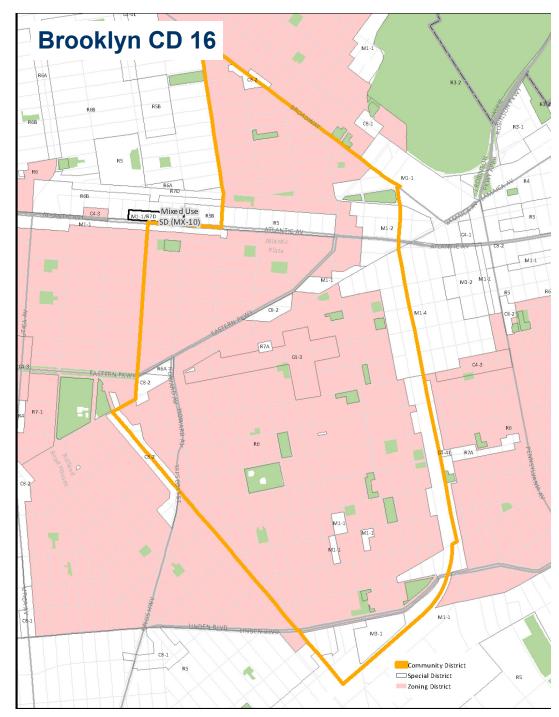
- In Non-Contextual Districts, buildings have a "Quality Housing option" similar to the Contextual envelope.
- In order to match the Contextual envelope, the Quality Housing option will be updated in the shaded districts.

| | | | 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.



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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.

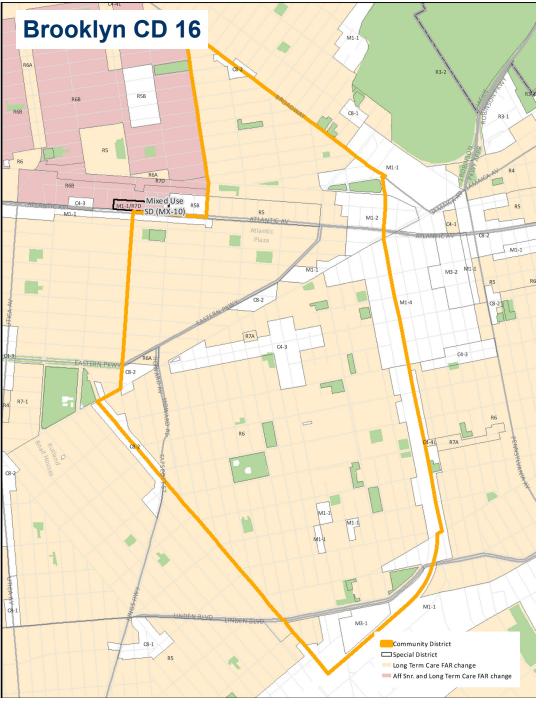
Affordable Senior Housing and Long Term Care Floor Area

 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 |
|--------|----------|----------------|------------------|----------------|
| | | Existing | | Aff. Ind. |
| | | nonprofit | Existing Nursing | Residences for |
| | | residences for | Home and | Seniors and |
| Res. | Zoning | the elderly | Health Related | Long Term Care |
| Equiv. | District | (FAR) | Facilities (FAR) | (FAR) |
| R5 | R5 | 1.95 | 1.27 | 1.95 |
| R6 | C4-3 | 3.9 | 2.43 | 3.9 |
| | R6 | 3.9 | 2.43 | 3.9 |
| R6A | R6A | 3.9 | 3 | 3.9 |
| R7A | R7A | 5.01 | 4 | 5.01 |

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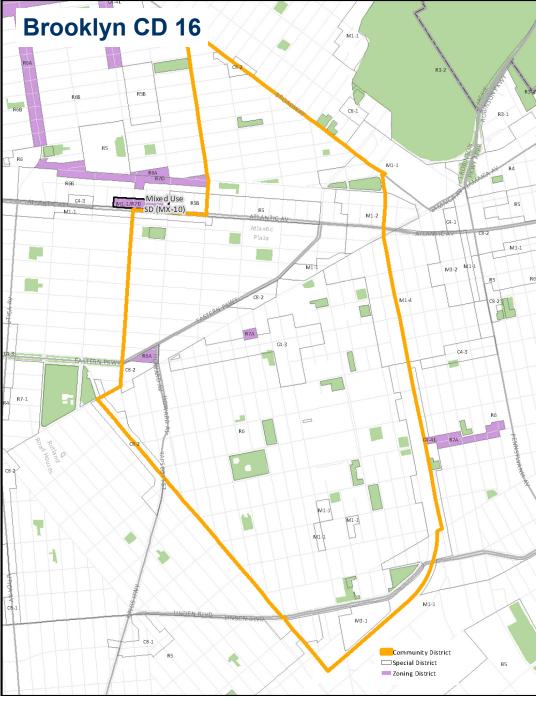
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Affordable Senior Housing and Long Term Care: Contextual districts

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

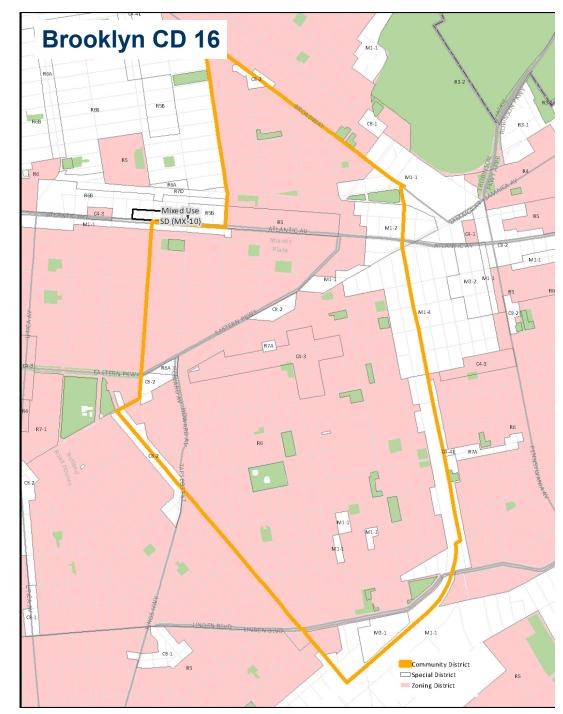
| | | | Senior | | |
|-------------|-----------------|--------------------|---|------------|--|
| | | | Modifications | | |
| | | Existing Height | AIRS and AIRS and LTCF LTCF Proposed Height | | |
| Res. Equiv. | Zoning District | (stories) | - | Difference | |
| R6A | R6A | 75'(7) | 85' (8) | 10' (1) | |
| R7A | R7A | 85' (8) | 105' (10) | 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.

Transit Zone: Off-street parking requirements

- All of Brooklyn CD16 is located in the proposed Transit Zone.
- To encourage senior and affordable housing, unnecessary and costly parking requirements would be eliminated for new affordable and senior units in the Transit Zone shaded on the map.
- Outside the Transit Zone, parking requirements for new senior and affordable housing will be simplified and in some cases reduced.

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Other Reference Maps

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

Special Areas

FRESH Zoning Incentive Program

• The proposal will harmonize groundfloor 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.

