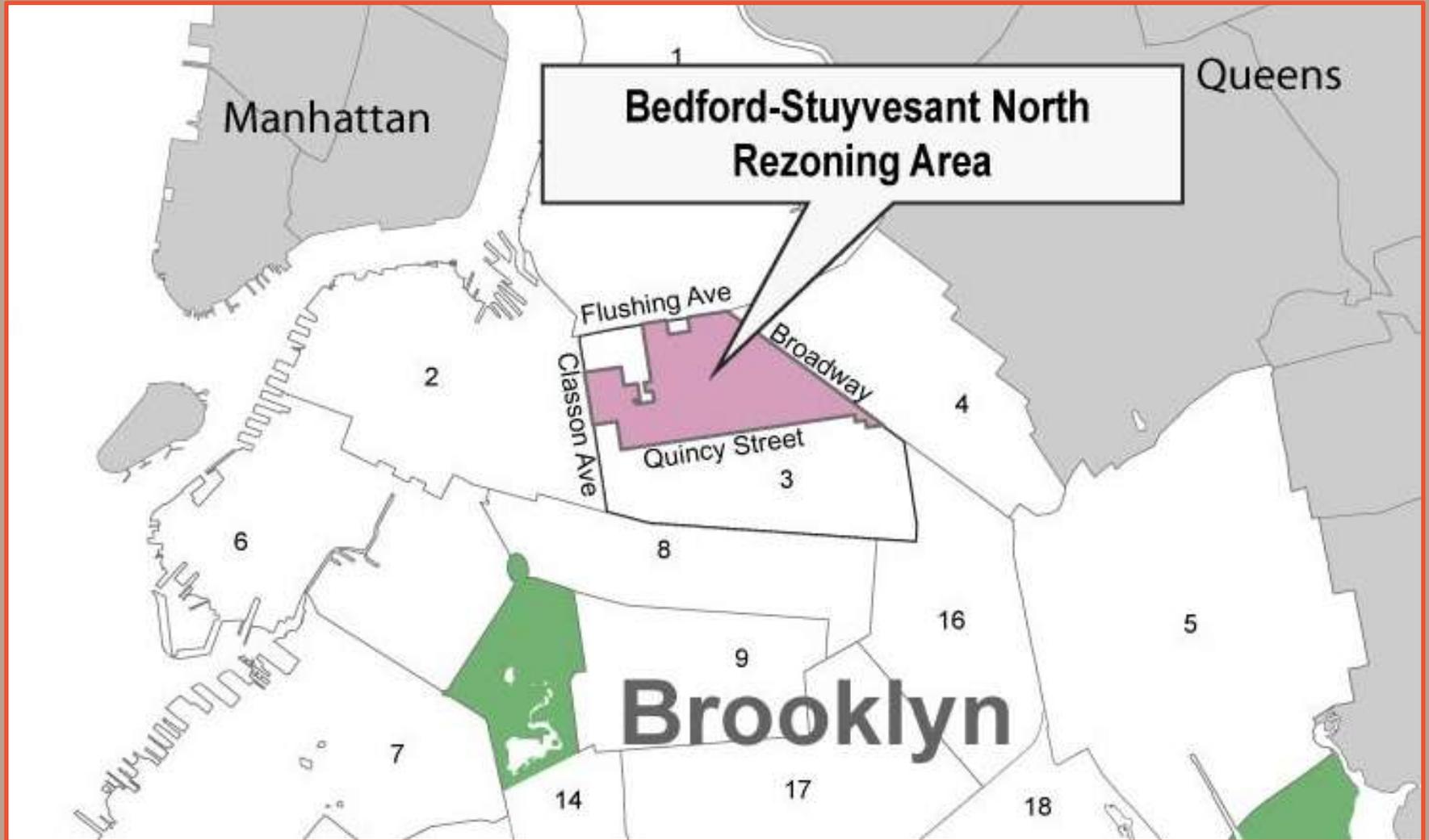


# BEDFORD-STUYVESANT NORTH REZONING

May 7, 2012

# Overview: Rezoning Location



# Overview:



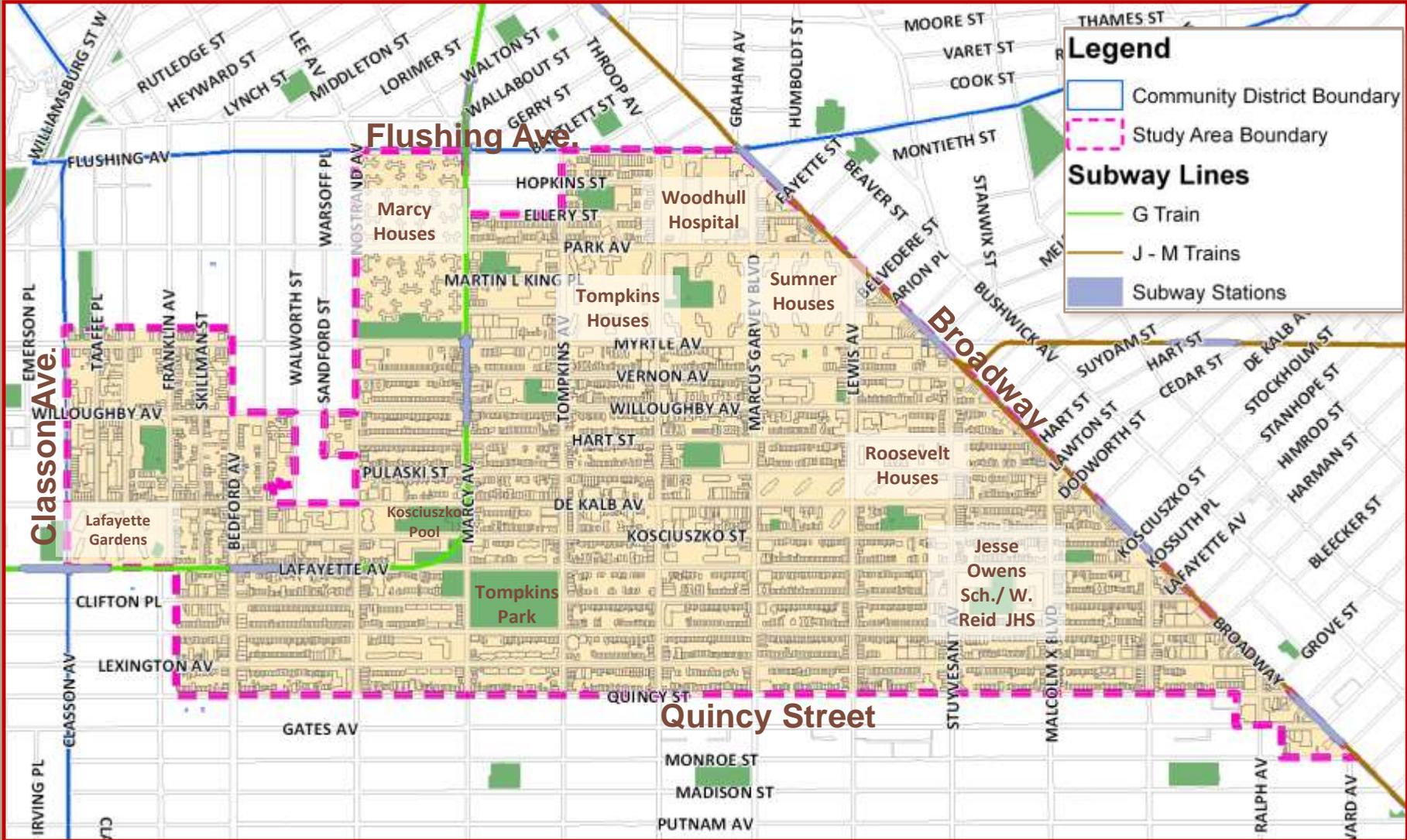
Members of CB 3 discuss zoning

- Study conducted at the request of Community Board 3 and elected officials
- Follows 2007 Bedford-Stuyvesant South Rezoning

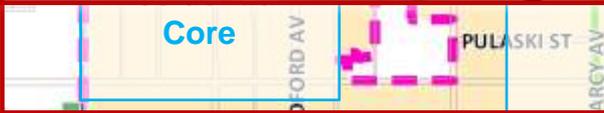
# Rezoning Study Goals:

- Establish **height limits** throughout the study area
- Allow for **modest growth** along commercial corridors
- Provide incentives for construction of **affordable housing**
- Preserve the **special commercial character** of Broadway
- Encourage and increase opportunities for **retail** stores throughout the neighborhood.

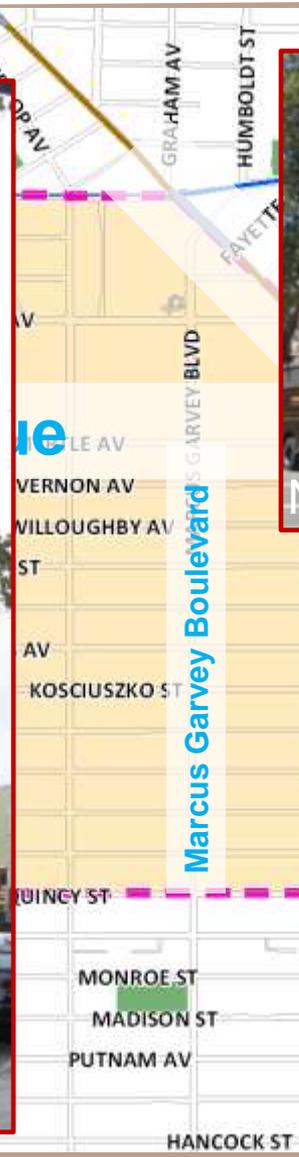
# Context: Study Area



# Context : Residential Areas



# Context : Commercial Corridors



# Context: Broadway

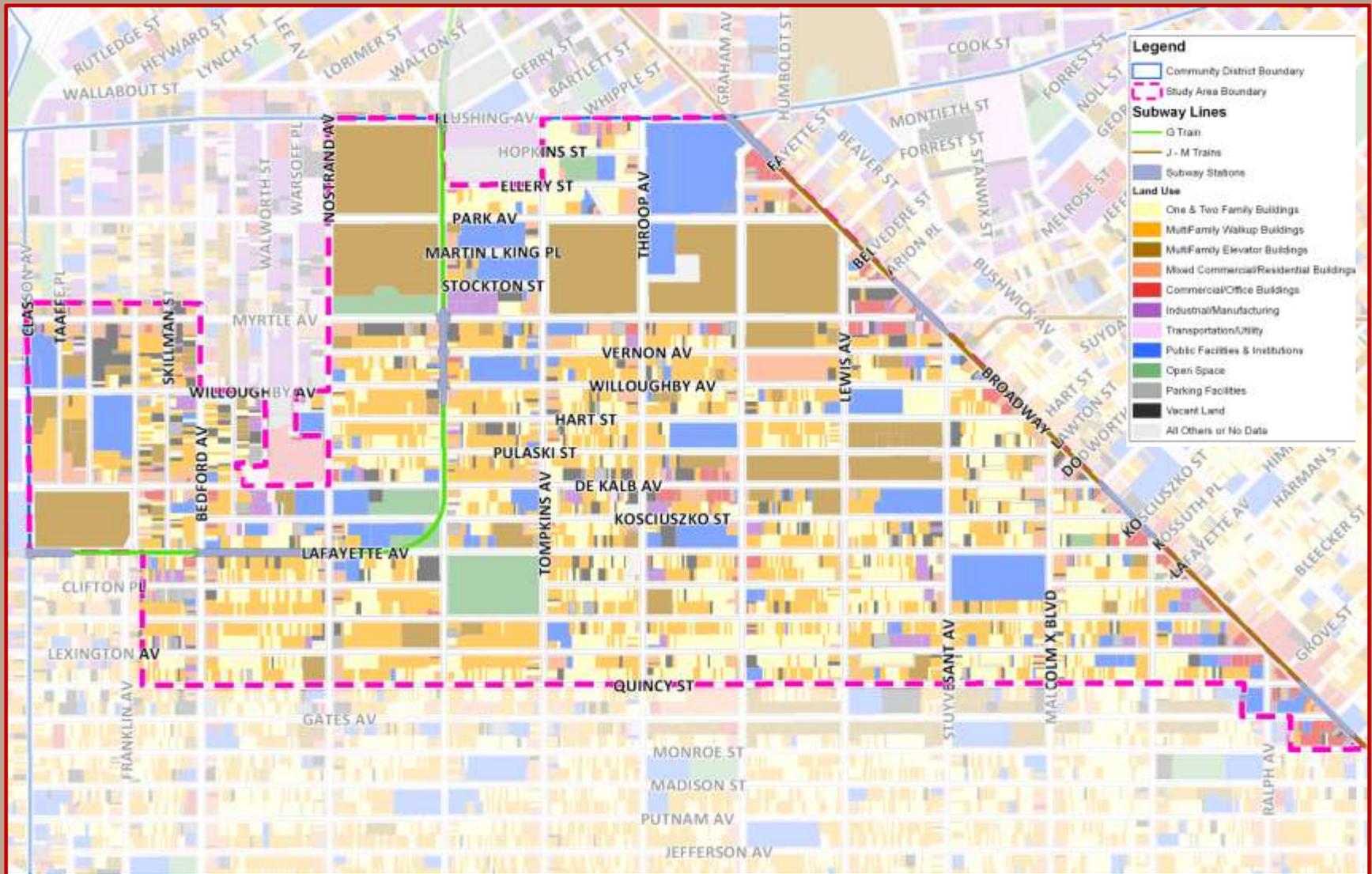


Near Myrtle Avenue

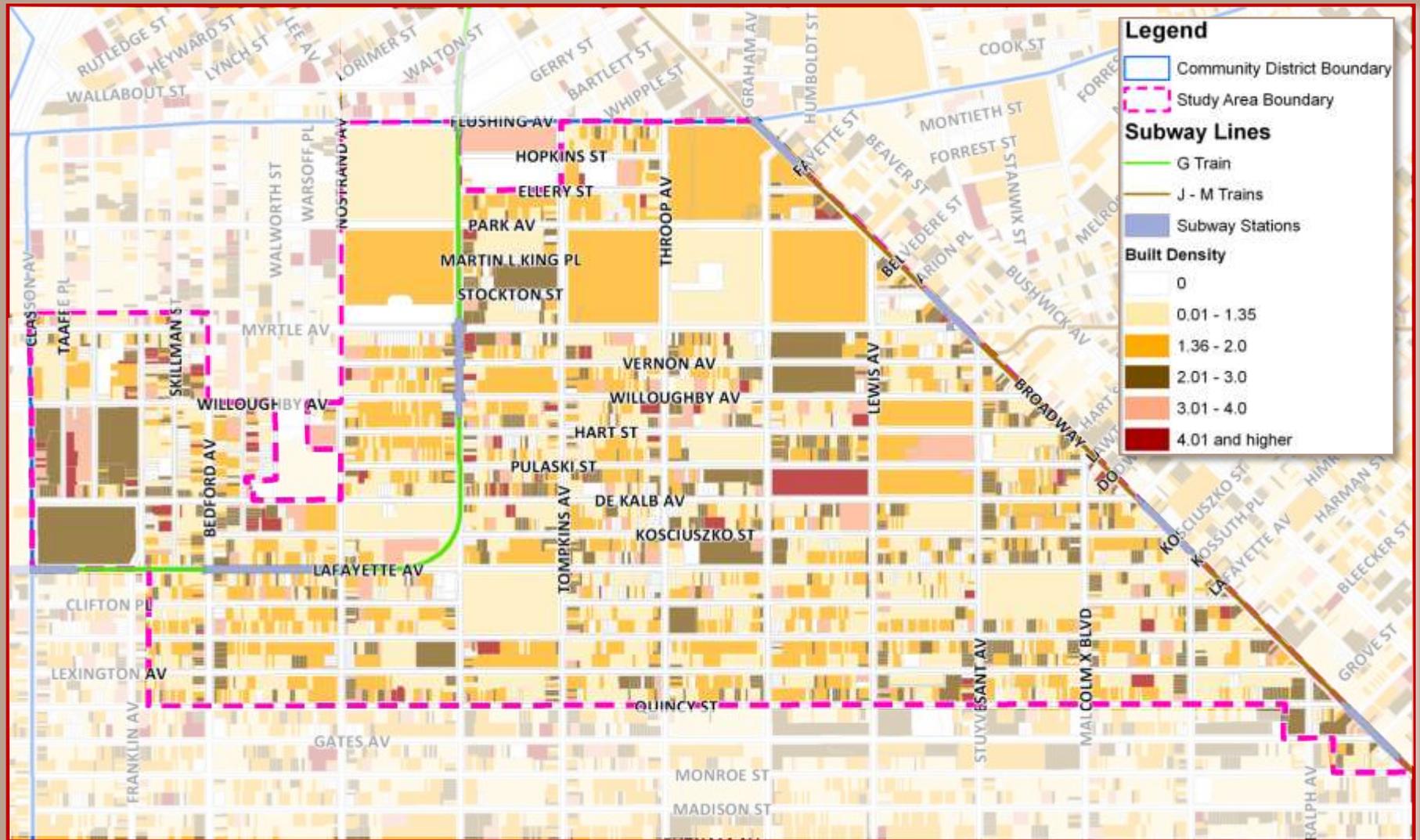
Broadway near Park Avenue

HANCOCK ST

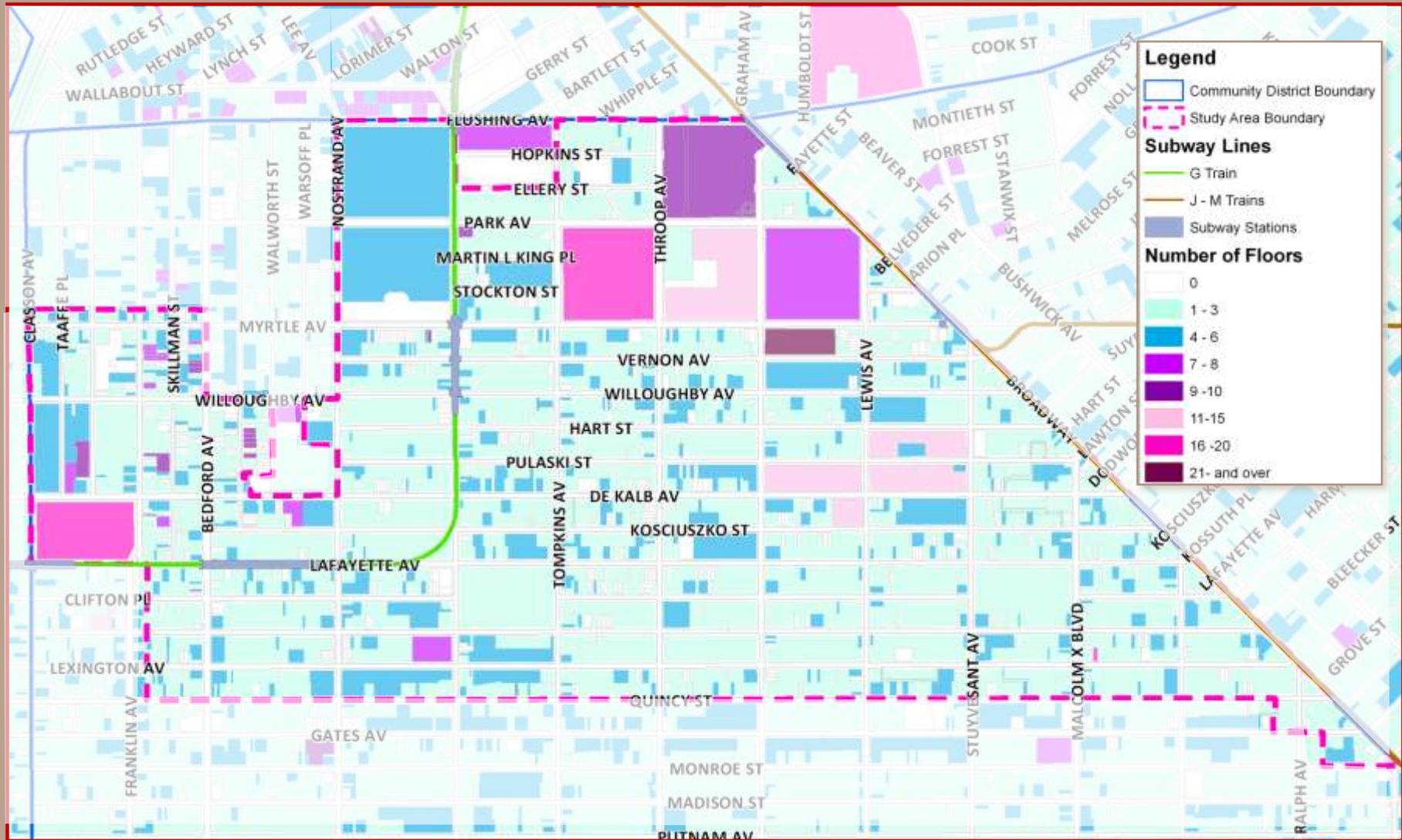
# Context: Land Use



# Context: Density



# Context: Building Heights



# Out of Context Development



Tompkins Avenue



Lexington Avenue

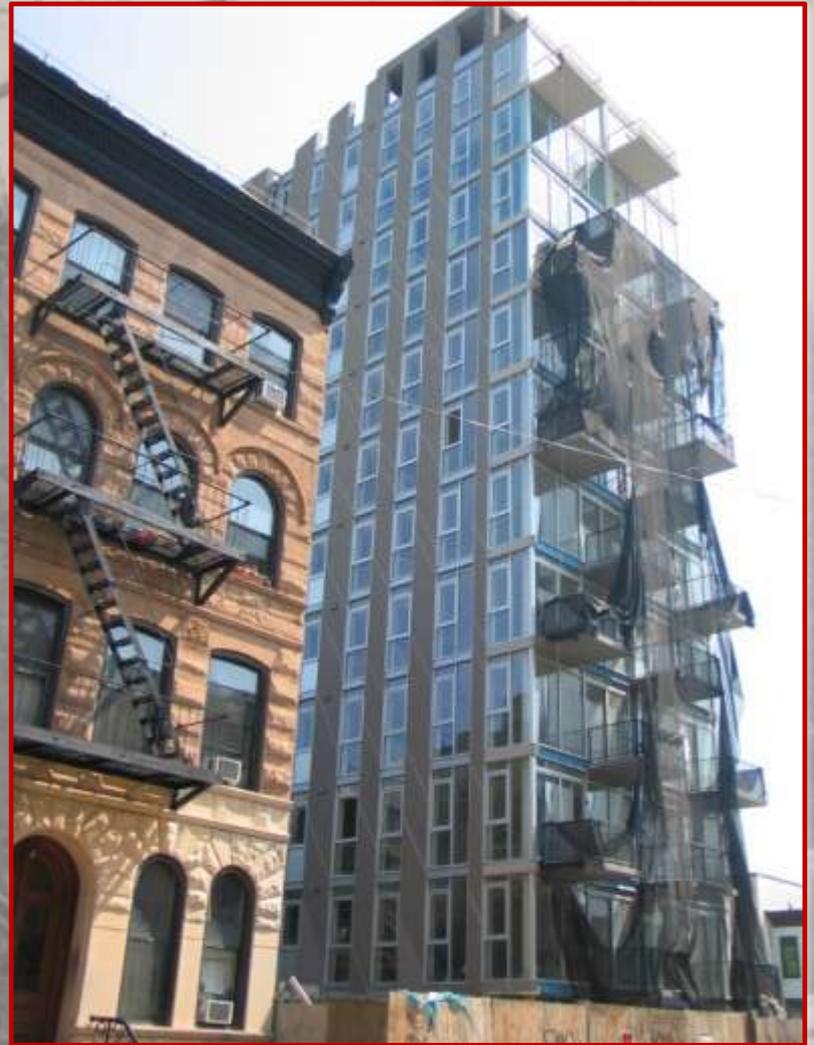


Hart Street and Marcy Avenue

# Out of Context Development

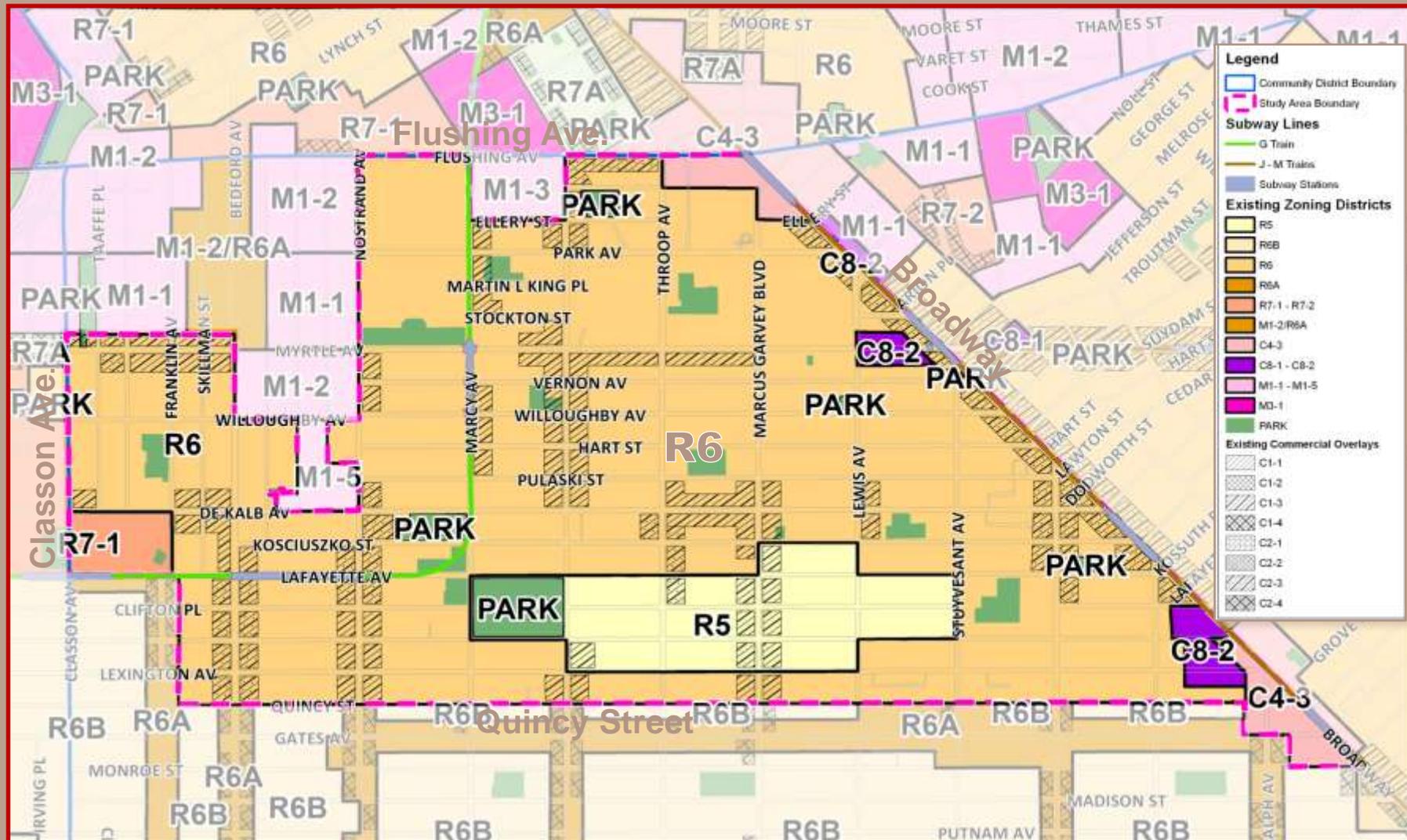


Throop Avenue and Lafayette Ave



Kosciuszko Street and Spencer Street

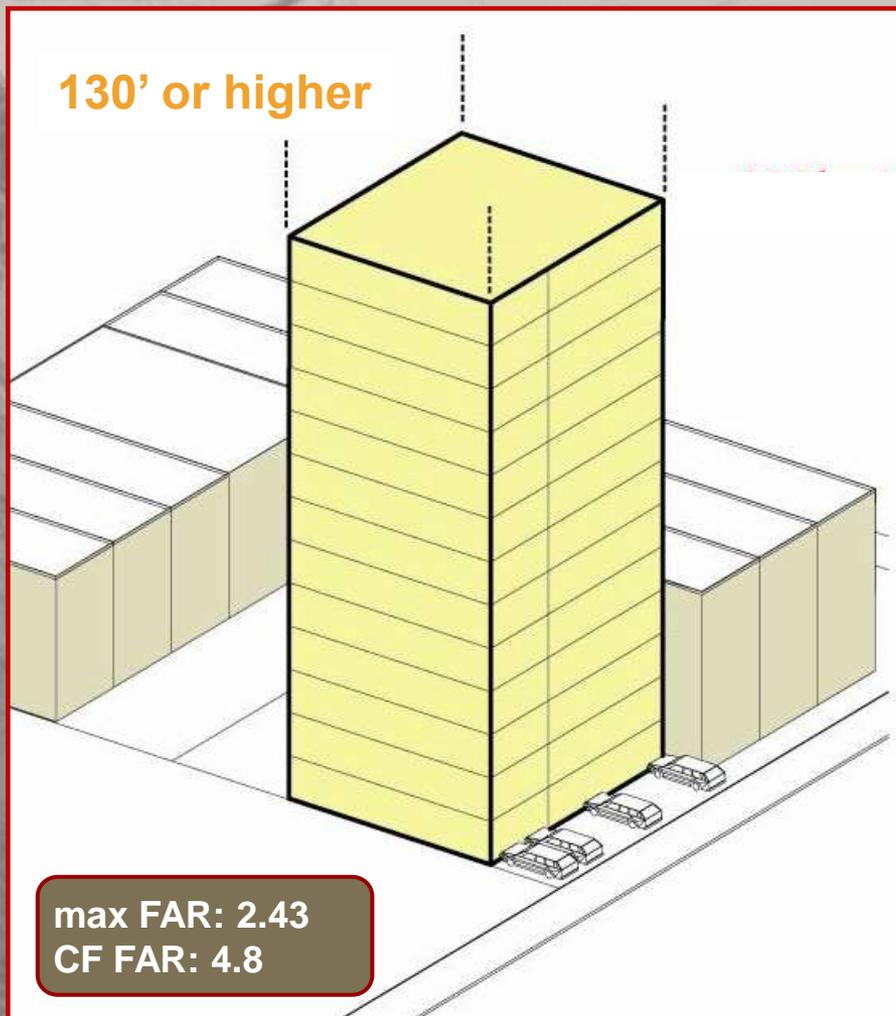
# Existing Zoning



# Existing Zoning: R6 and C4-3 Height Factor



R6 Height Factor building on Kosciuszko Street

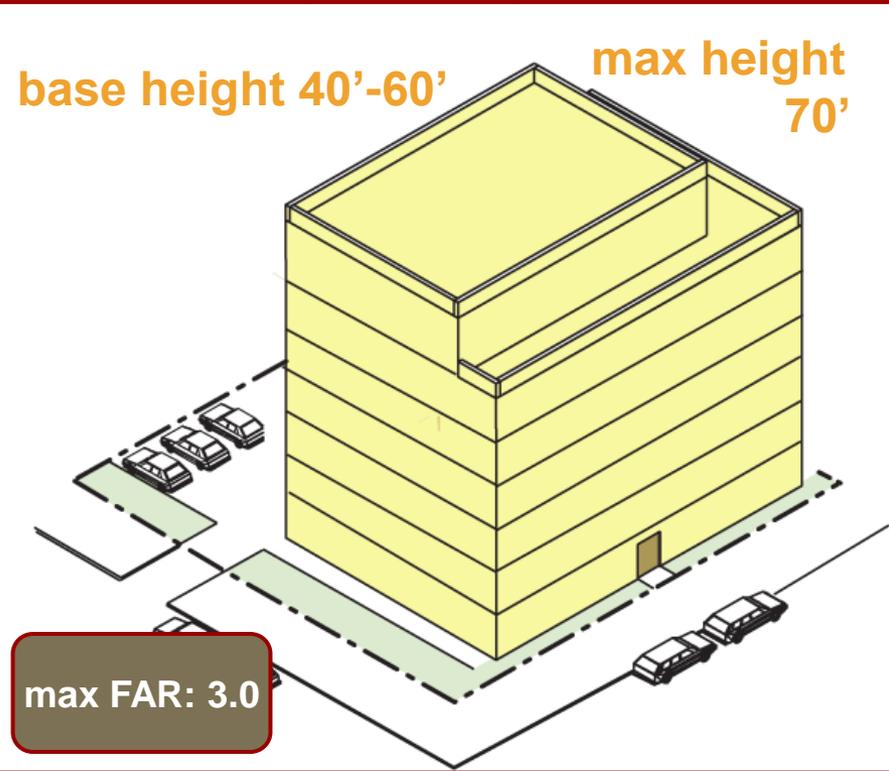


max FAR: 2.43  
CF FAR: 4.8

# R6 Quality Housing Option: Wide Street



R6 Quality Housing Building on Myrtle Avenue

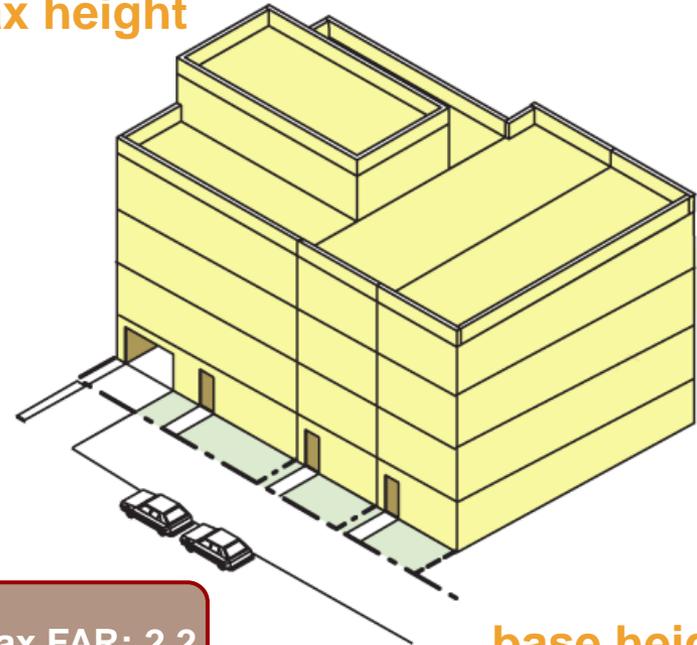


# R6 Quality Housing Option: Narrow Street



R6 Quality Housing Building  
at Bedford Avenue and Gates Avenue

max height  
55'

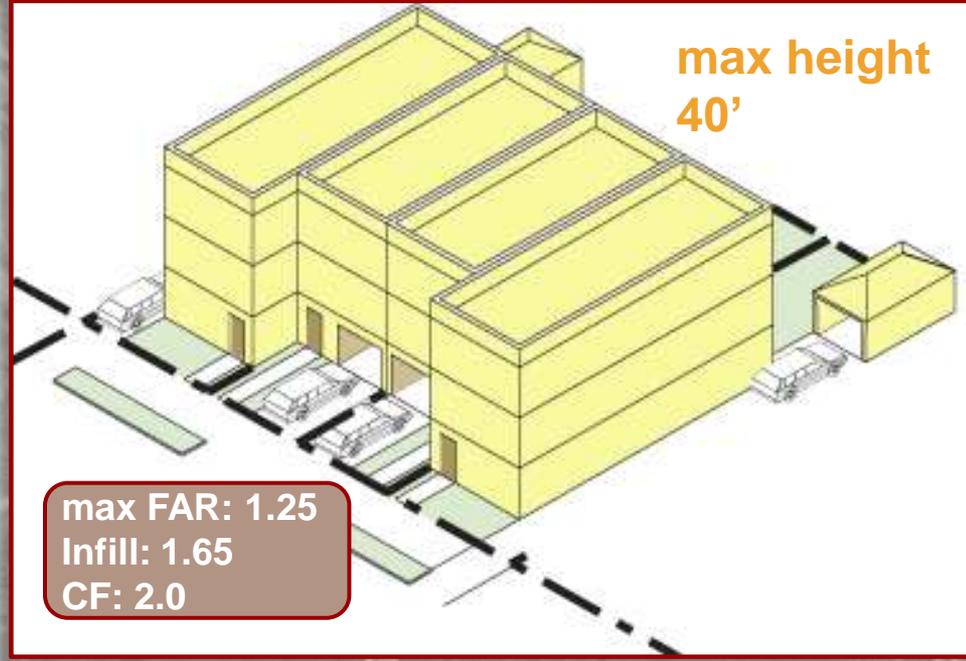


max FAR: 2.2

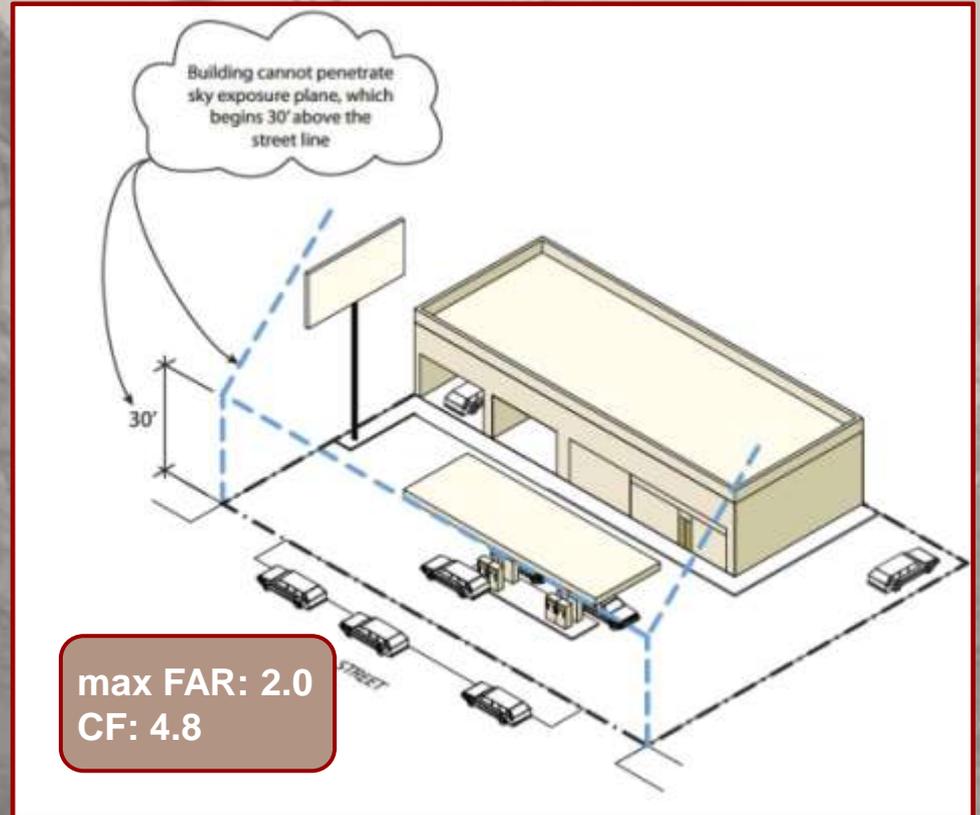
base height  
30'- 45'

# Existing Zoning: R5

- Non-contextual lower density



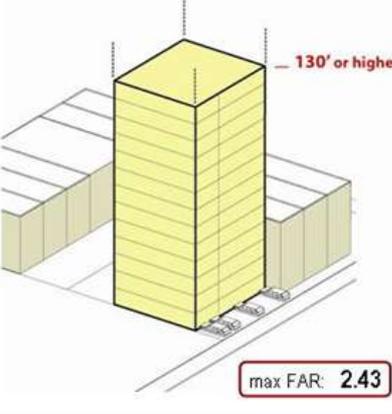
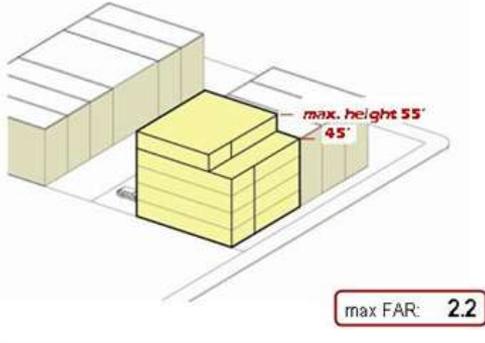
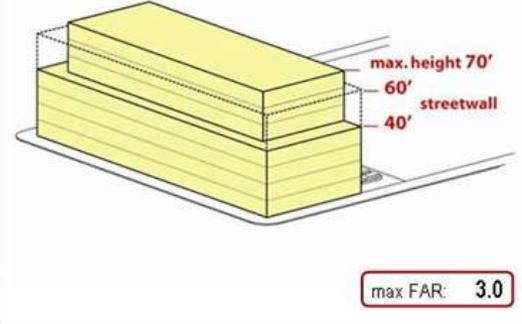
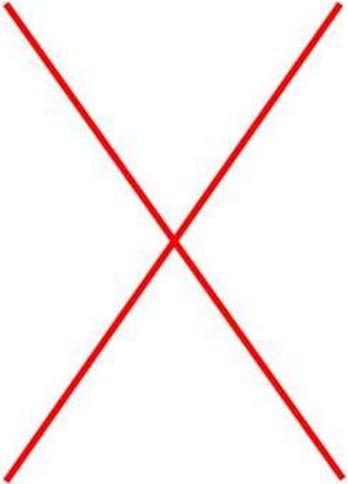
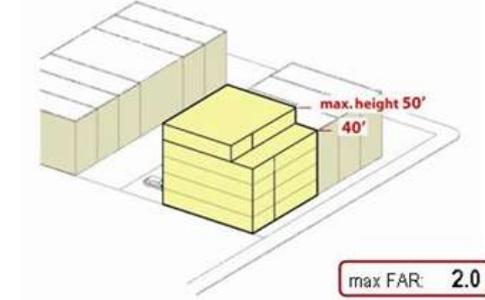
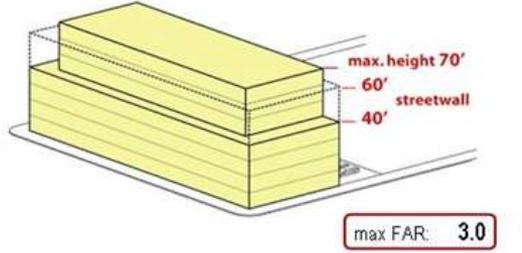
# Existing Zoning: C8-2



# Proposed Zoning:

- Establishes **height limits** throughout the study area
- Allows for **modest growth** along commercial corridors
- Provides incentives for construction of **affordable housing**
- Preserves the **special commercial character** of Broadway
- Encourage and increase opportunities for **retail** stores throughout the neighborhood.

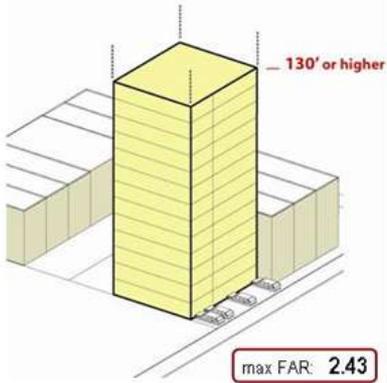
# Proposed Zoning: Residential Core

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Existing Zoning Districts</p>	<p><b>R6 Height Factor:</b> Available everywhere</p>  <p>max FAR: 2.43</p>	<p><b>R6 Quality Housing:</b> Available on Narrow Streets</p>  <p>max FAR: 2.2</p>	<p><b>R6 Quality Housing:</b> Available on Wide Streets</p>  <p>max FAR: 3.0</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Proposed Zoning Districts</p>		<p><b>R6B</b> Proposed for Narrow Streets</p>  <p>max FAR: 2.0</p>	<p><b>R6A</b> Proposed for Wide Streets</p>  <p>max FAR: 3.0</p>

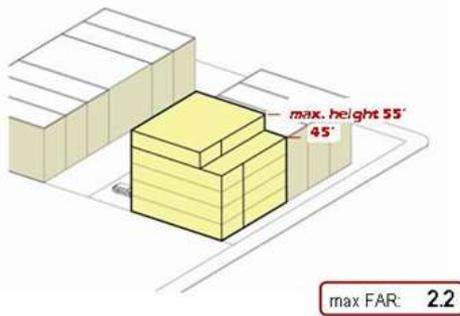
# Proposed Zoning: Commercial Corridors

Existing Zoning Districts

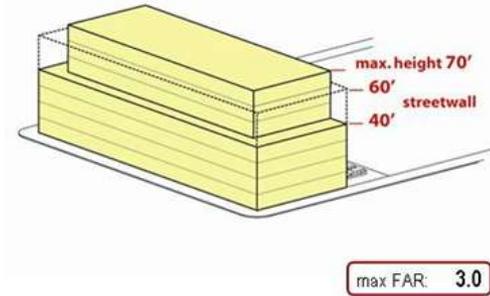
**R6 Height Factor:**  
Available everywhere



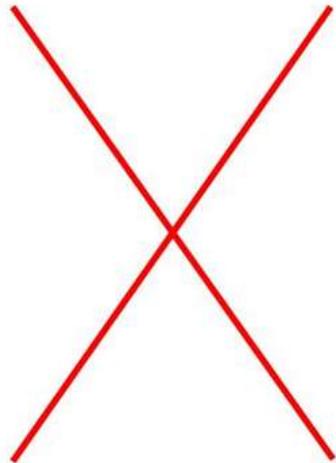
**R6 Quality Housing:**  
Available on Narrow Streets



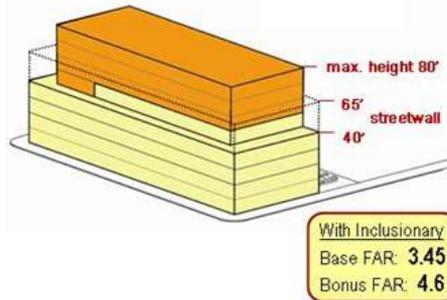
**R6 Quality Housing:**  
Available on Wide Streets



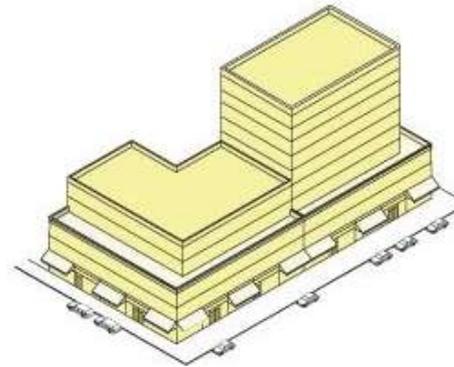
Proposed Zoning Districts



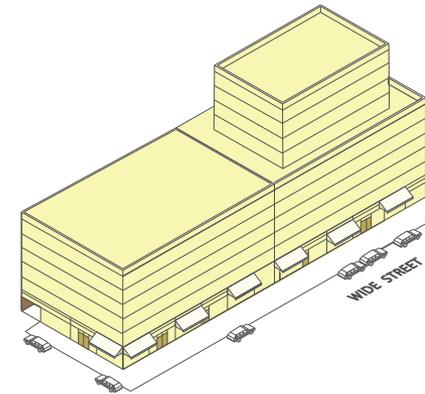
**R7A**  
Commercial Corridors  
near Transit



**C4-4L**  
Broadway

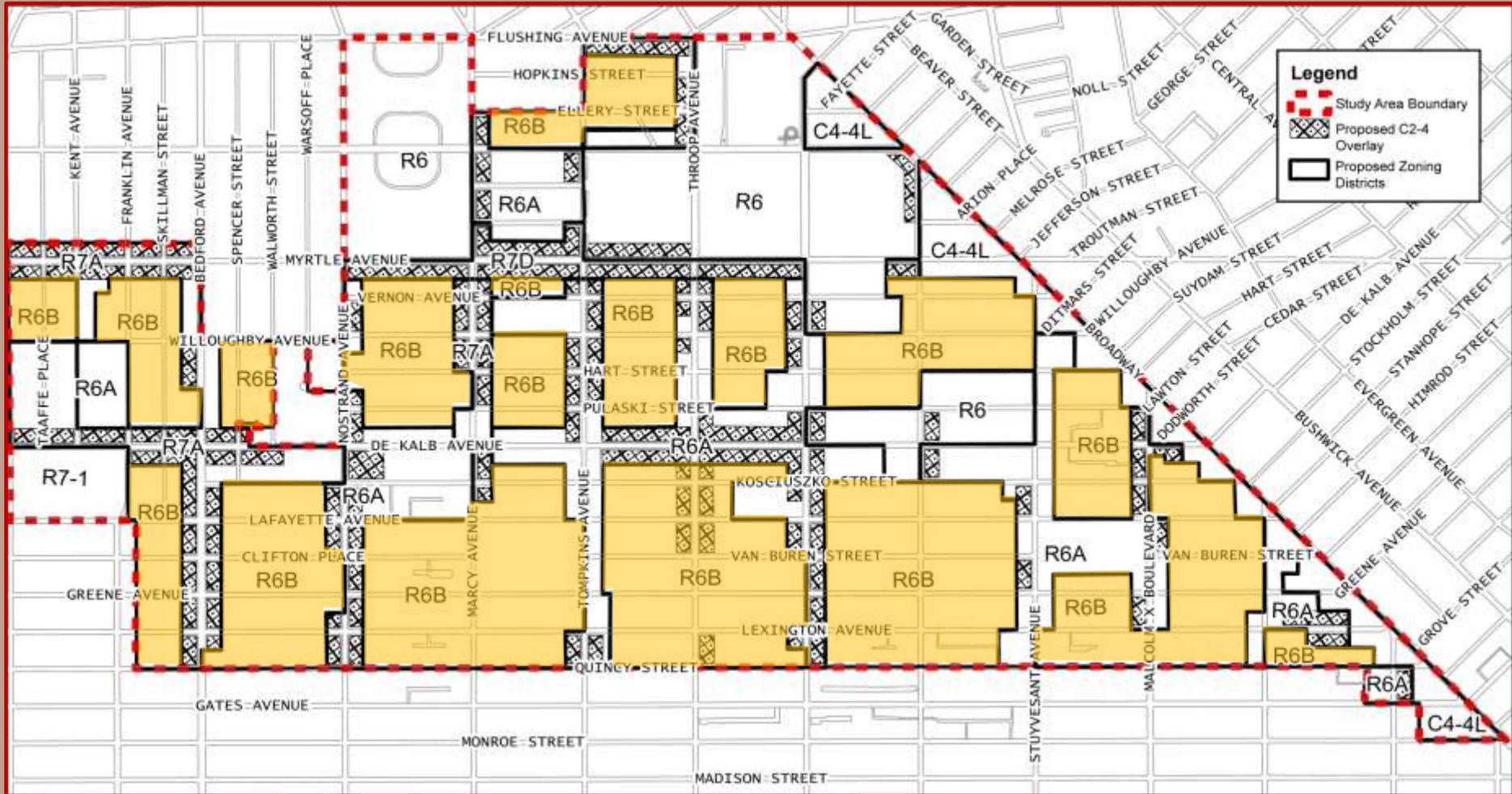


**R7D**  
Myrtle Avenue





# R6B Districts:

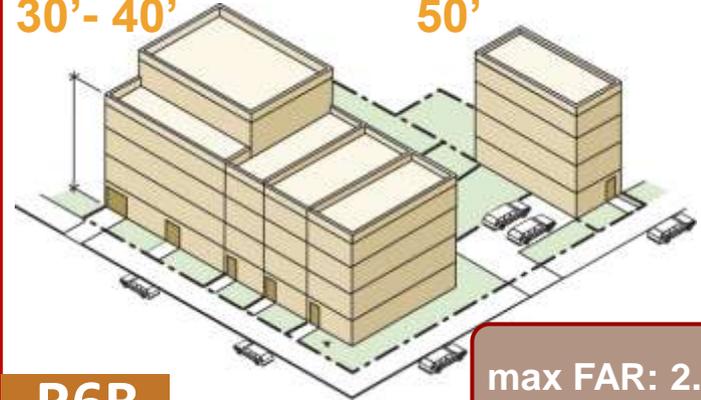


# Proposed Zoning: R6B Districts

- Maximum Height: 50 feet
- Maximum FAR: 2.0
- Must line up with neighbors

base height  
30' - 40'

max height  
50'



R6B

max FAR: 2.0



Greene Avenue



Clifton Place



# Proposed Zoning: R6A Districts

- Max. Height: 70 feet
- Max. FAR: 3.0
- Must line up with neighboring buildings

max height 70'

base height  
50-60'



max FAR: 3.0

R6A

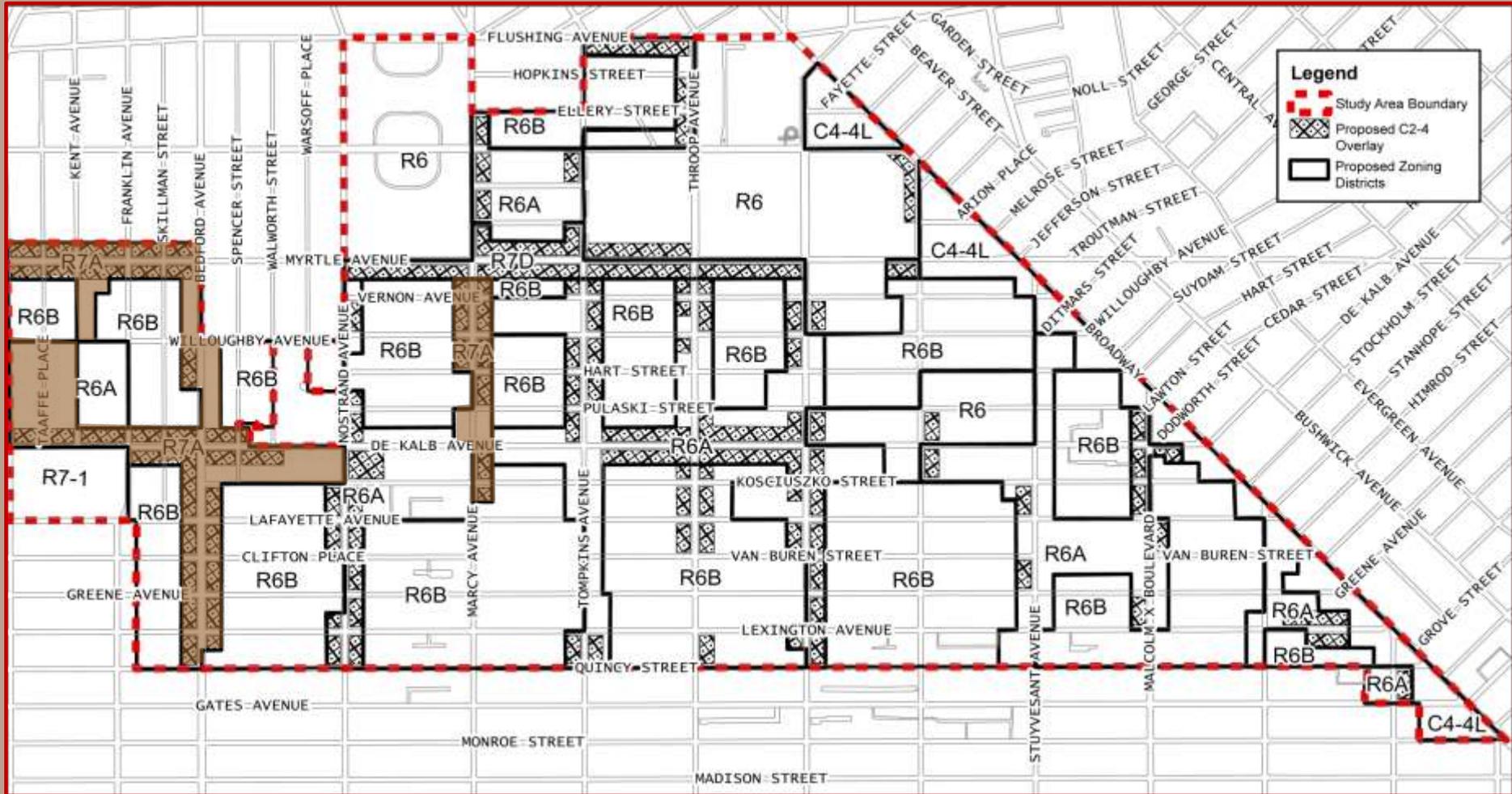


De Kalb Avenue



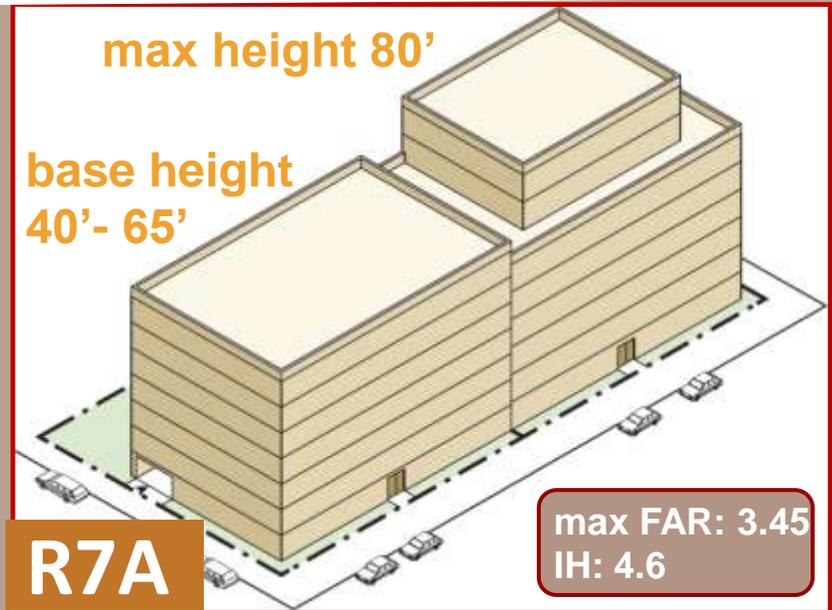
Nostrand Avenue

# R7A Districts:

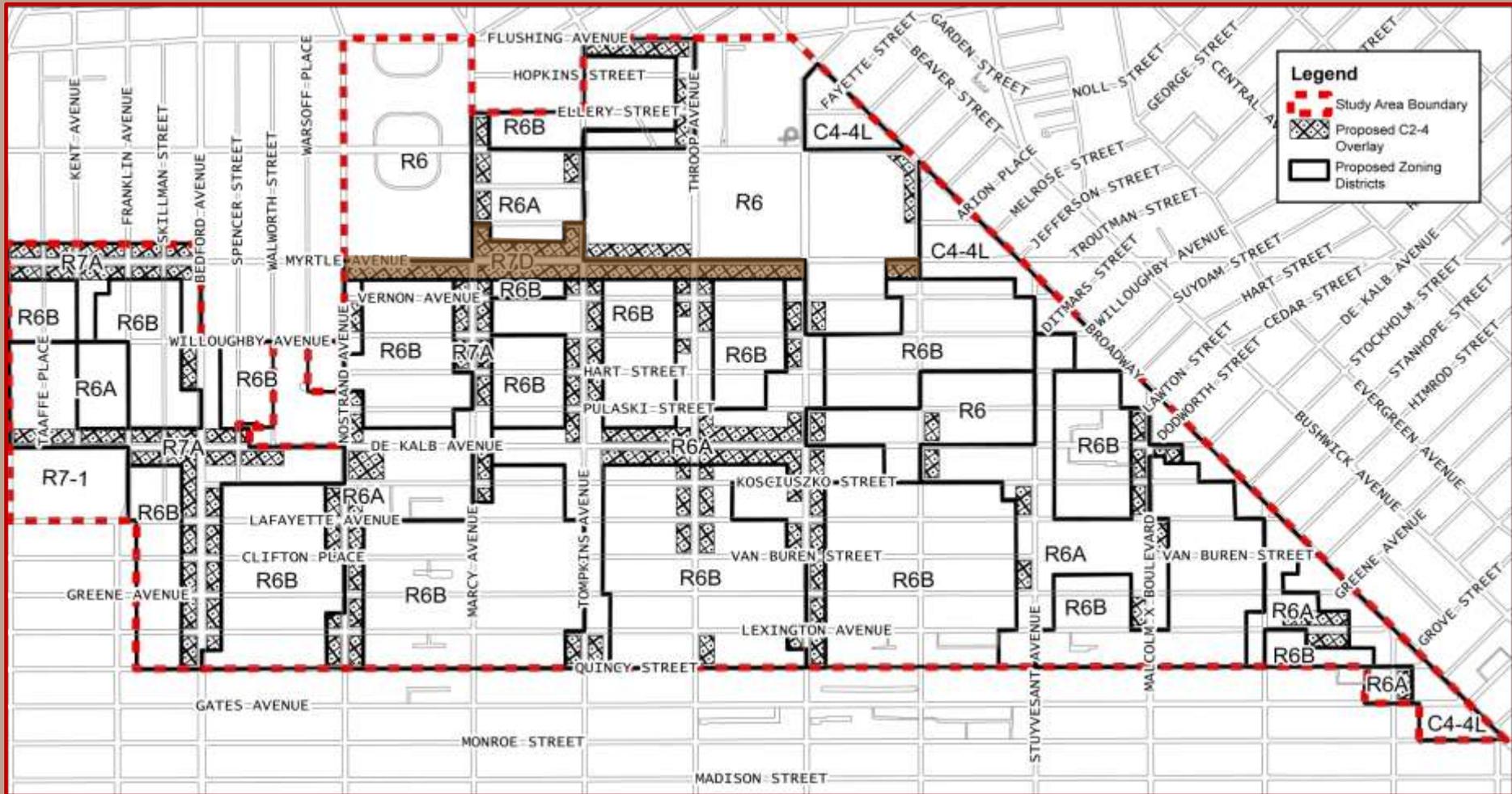


# Proposed Zoning: R7A Districts

- Max. Height: 80 feet
- Max. Bulk (FAR):
  - 4.6 FAR with affordable housing
  - 3.45 FAR without affordable
- Inclusionary Housing



# R7D Districts:



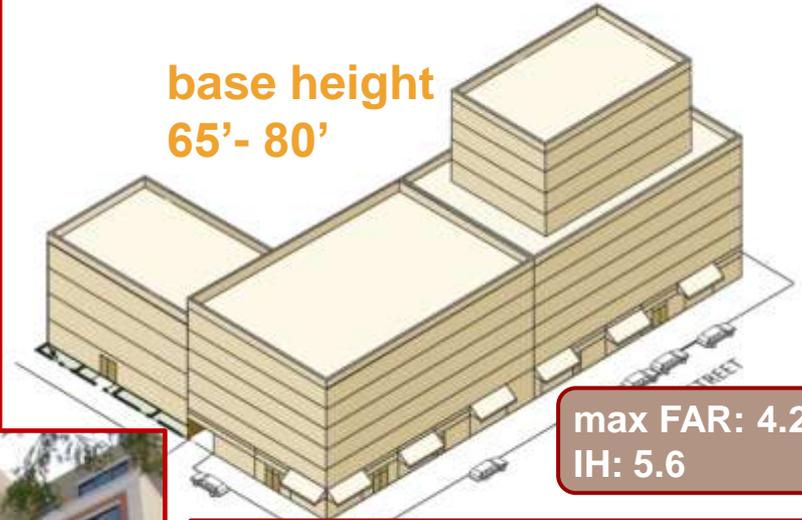
# Proposed Zoning: R7D Districts

- Max. Height: 100 feet
- Max. Bulk (FAR):
  - 5.6 FAR with affordable housing
  - 4.2 FAR w/out affordable housing
- Requires ground floor active use
- Inclusionary Housing

**R7D**

**max height 100'**

**base height  
65'- 80'**



**max FAR: 4.2  
IH: 5.6**



The Garvey: Fulton Street



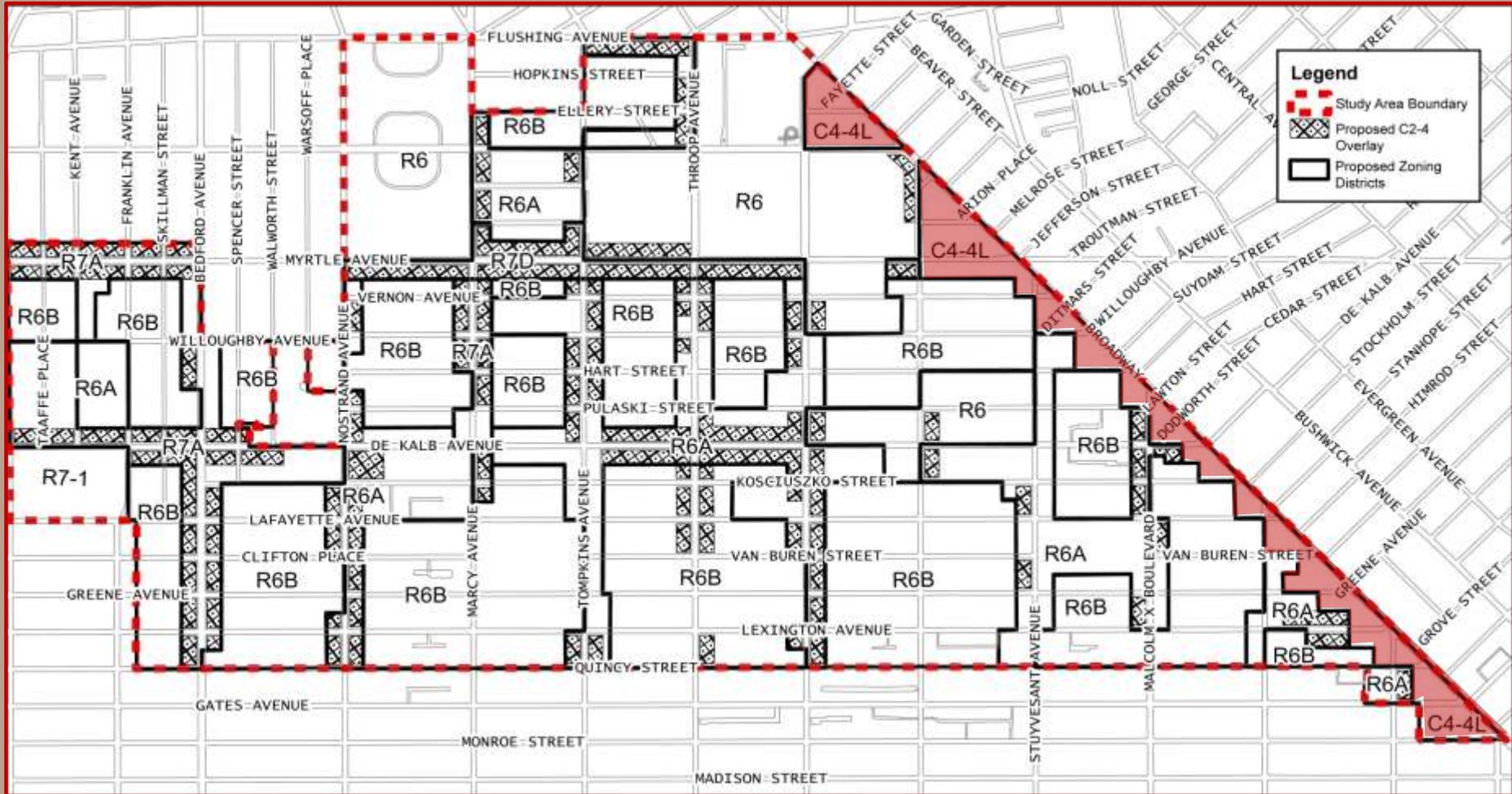
The Acacia :Fulton Street

# Broadway Proposal: Goals

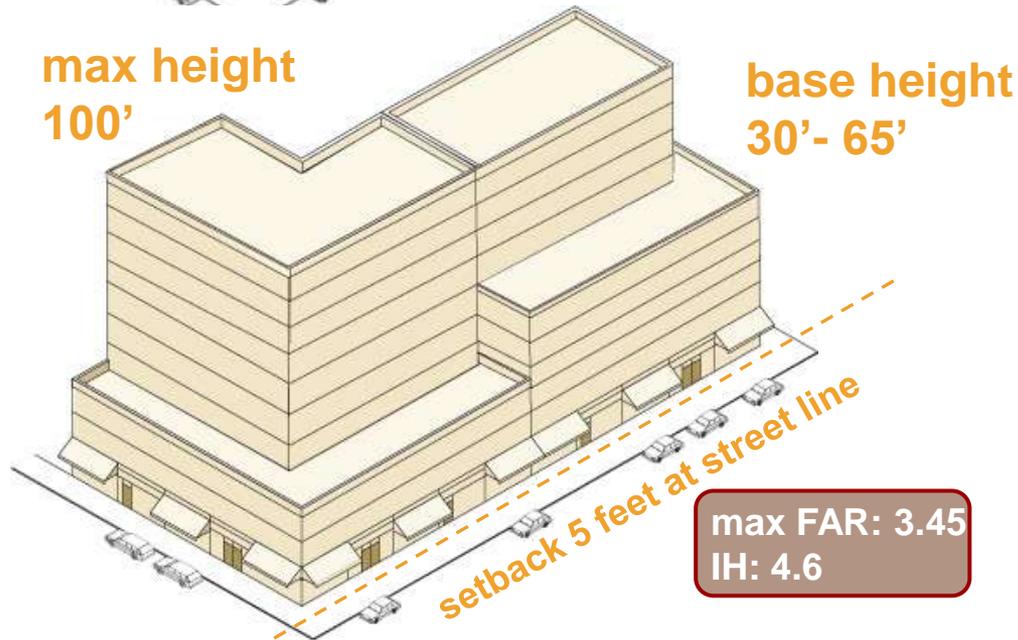
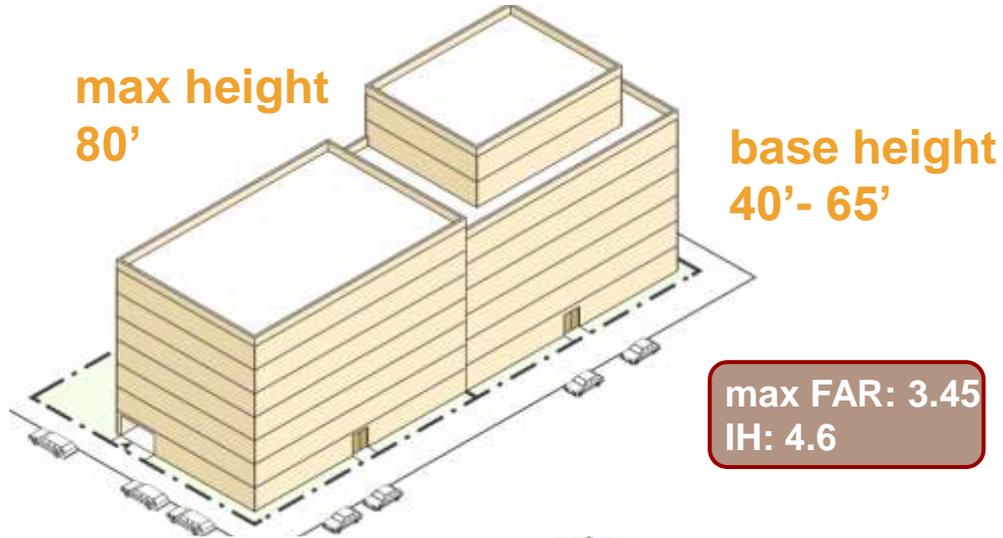
- Recognize special **commercial character**;
- Provide incentives to develop **affordable housing**;
- Respond to challenges of **elevated train**



# C4-4L Districts:



# Broadway – Proposed C4-4L:



For lots **not** fronting  
on Broadway

For lots fronting on  
Broadway

# Broadway:



## Allowed under zoning today:

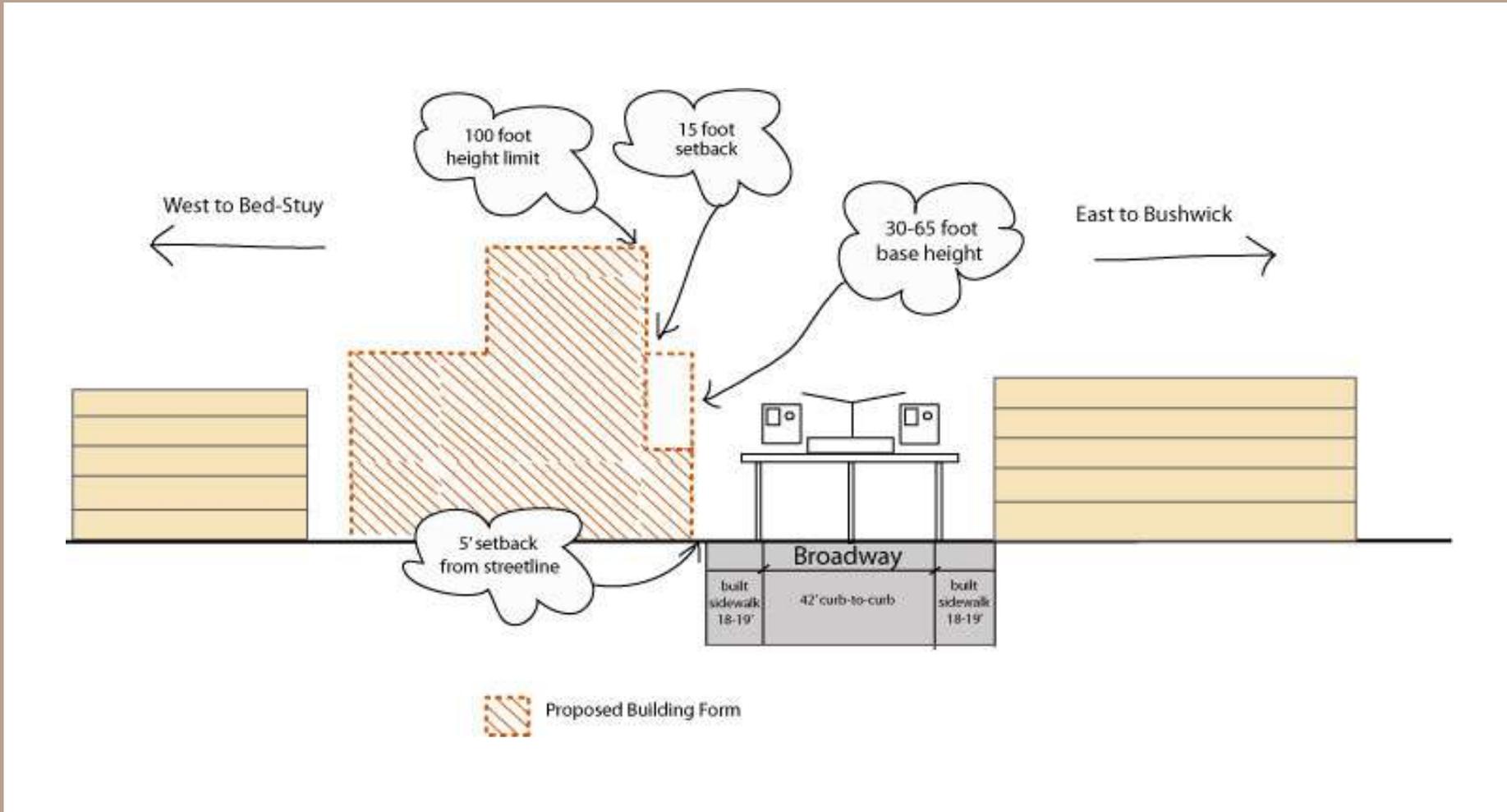
- 13 stories or higher
- No required streetwall
- One floor of retail, if any
- No affordable housing



## Allowed under proposed zoning

- 10 stories (Maximum height limit)
- Consistent streetwall with wider sidewalk
- Active ground floor uses
- Apartments can set back from the train
- Affordable housing incentives

# Broadway: Proposed C4-4L



# Commercial Districts:

## Enhanced Commercial District

- Active use
- Transparency
- Limited Curb Cuts



# Commercial Districts:

## R7D, R9D and C4-5D Districts

- Active ground floor uses currently required
- Transparency requirement proposed



# Commercial Overlays

Existing Overlay – 150' deep



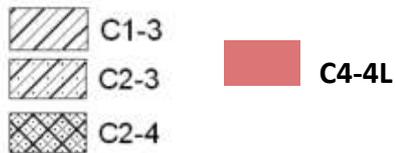
Rowhouses

Proposed Overlay – 100' deep

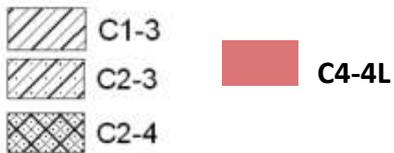


Rowhouses

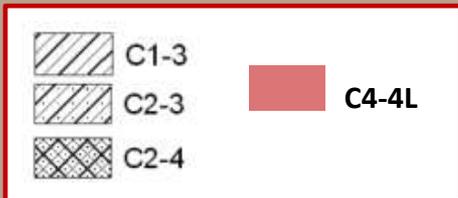
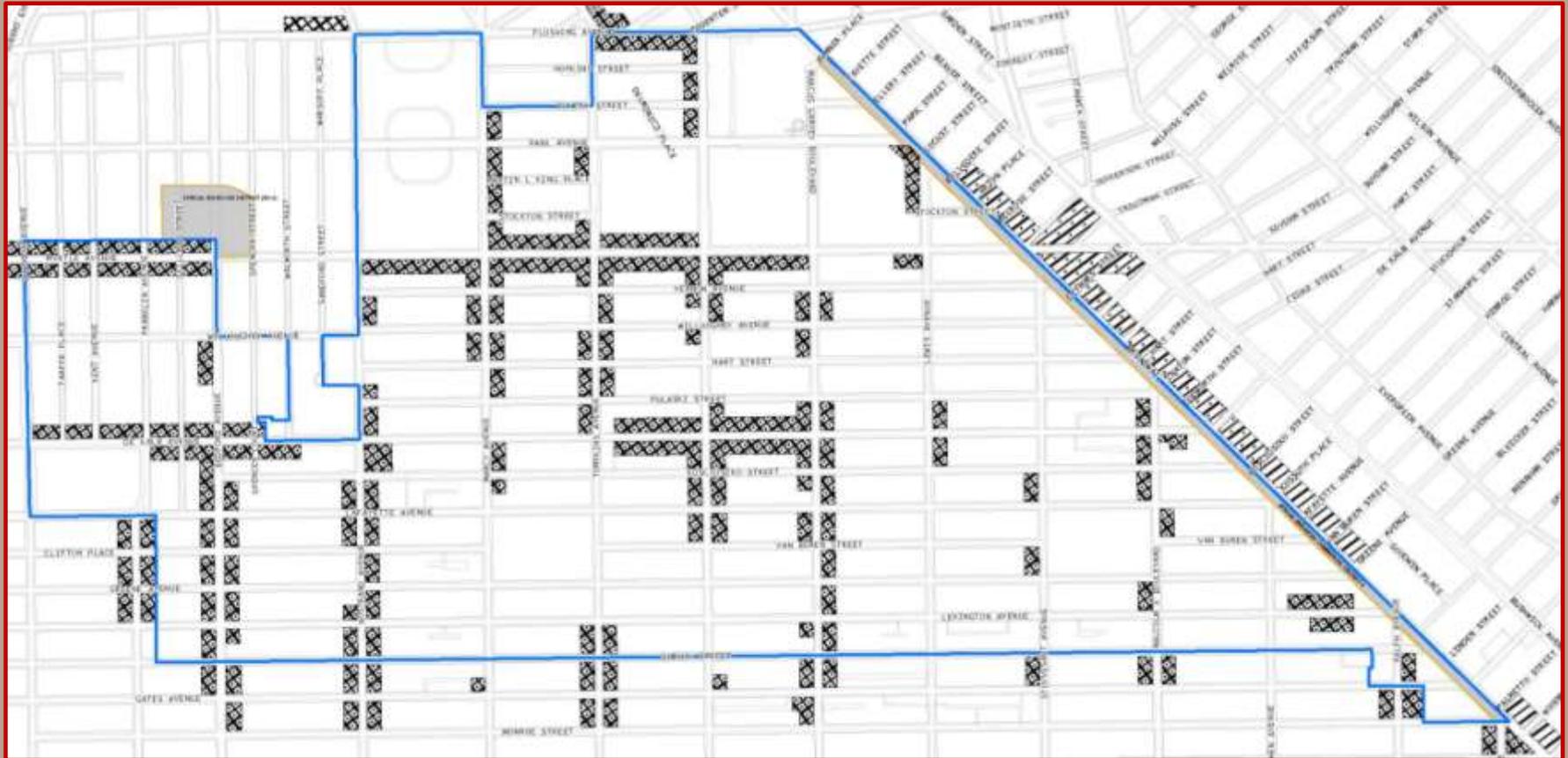
# Commercial Overlays: Existing



# Commercial Overlays: Existing and Proposed



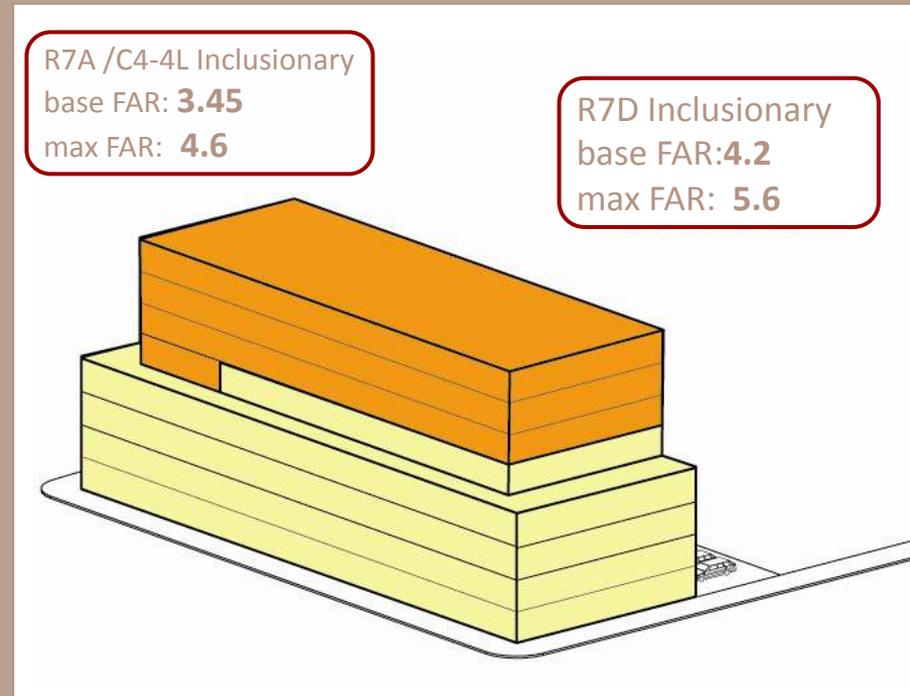
# Commercial Overlays: Proposed



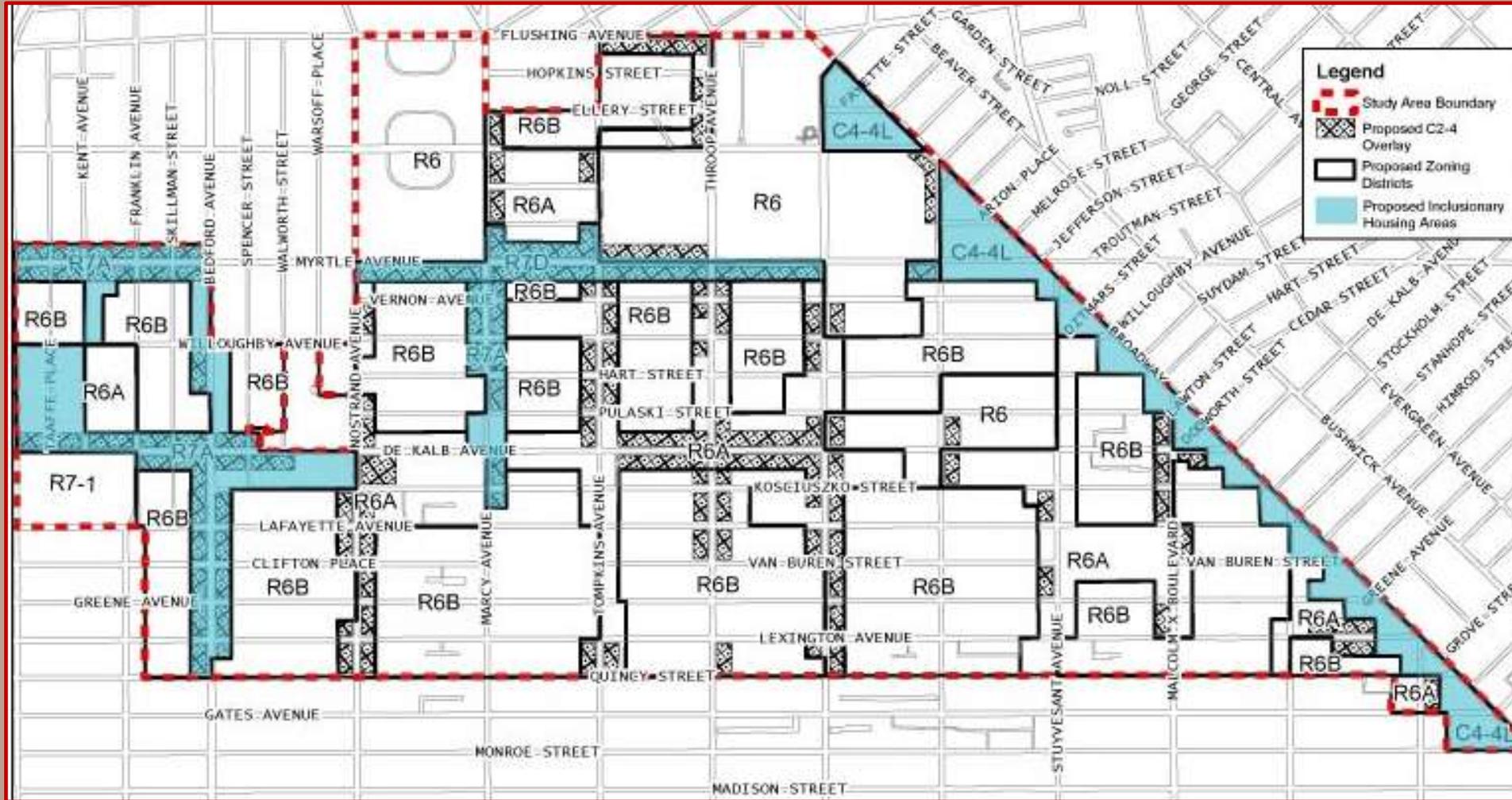
# Opportunities for Affordable Housing

## Inclusionary Housing Program In R7A, R7D, and C4-4L Districts:

- **Exchange 33% Floor Area bonus**
- 20% of the total floor area must be set aside as affordable units
- For those earning **UP TO 80%** of the **Area Median Income**
- Units are **permanently** affordable
- The units can be provided:
  - On-site (In building)
  - Off-site (within CD or half mile)
- Provides opportunity for the **creation and preservation** of existing affordable housing



# Inclusionary Housing Areas:



# Zoning Proposal:

