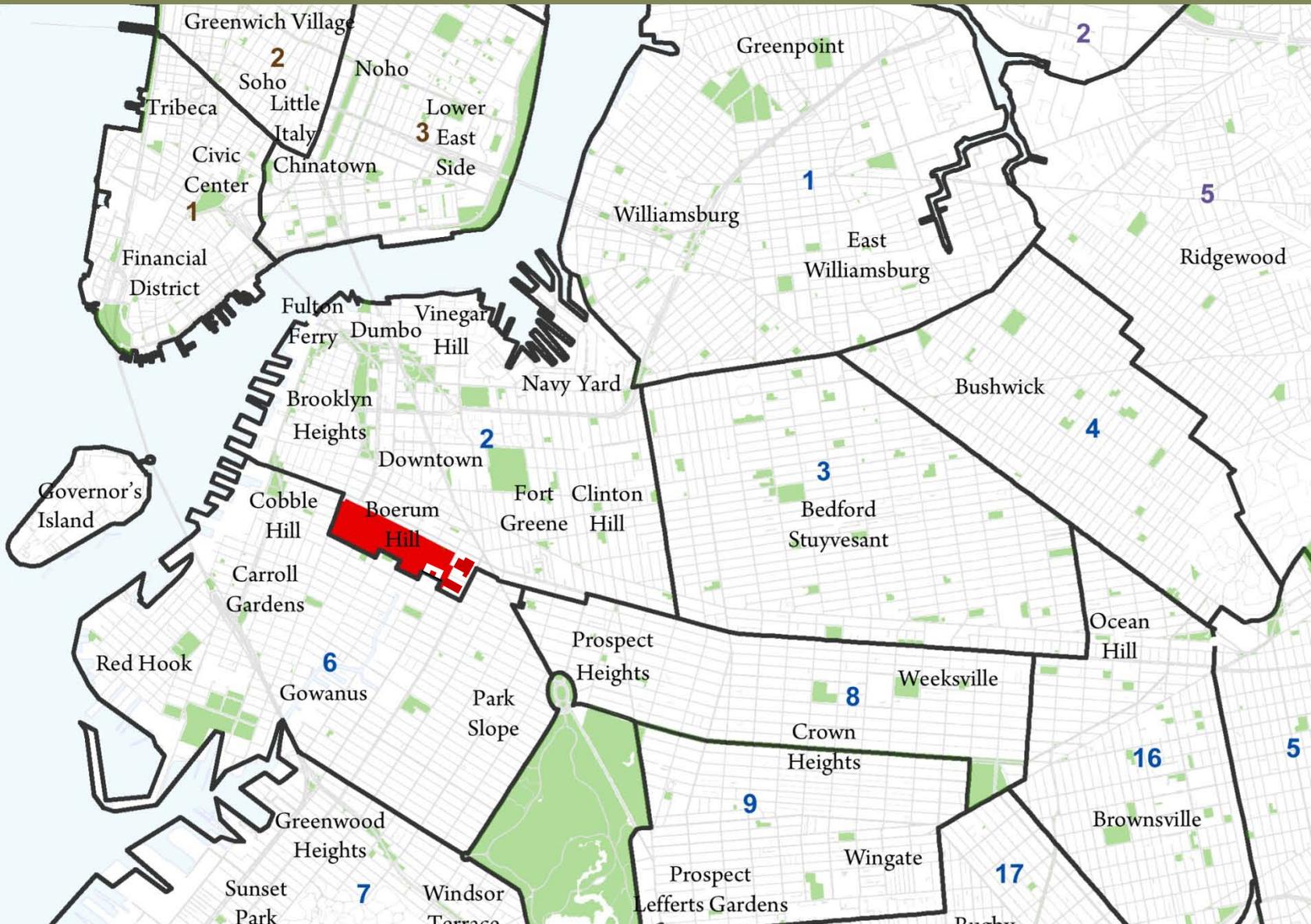


BOERUM HILL REZONING

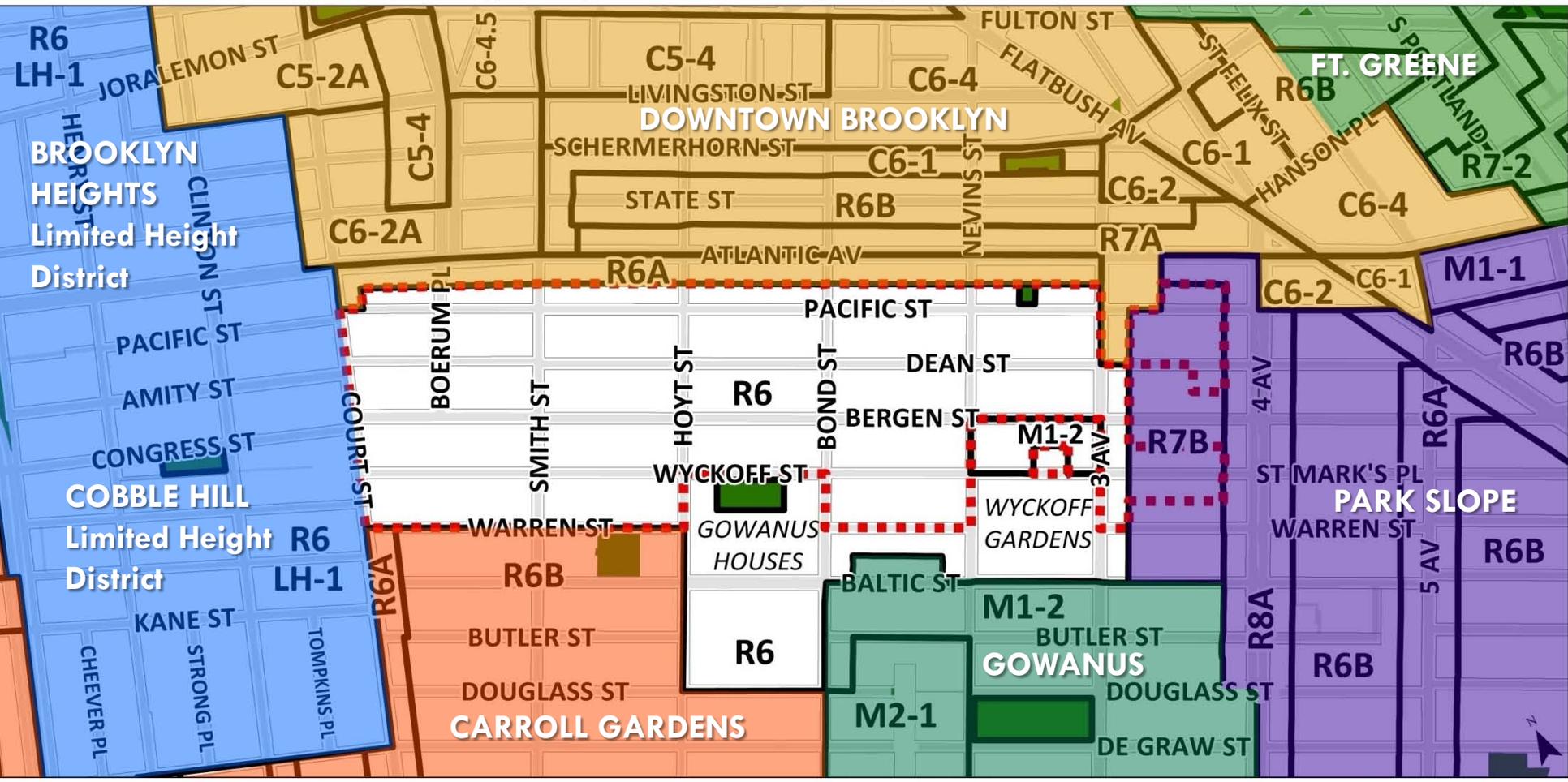


LOCATION



LOCATION

Surrounding areas have height limits or have been studied recently

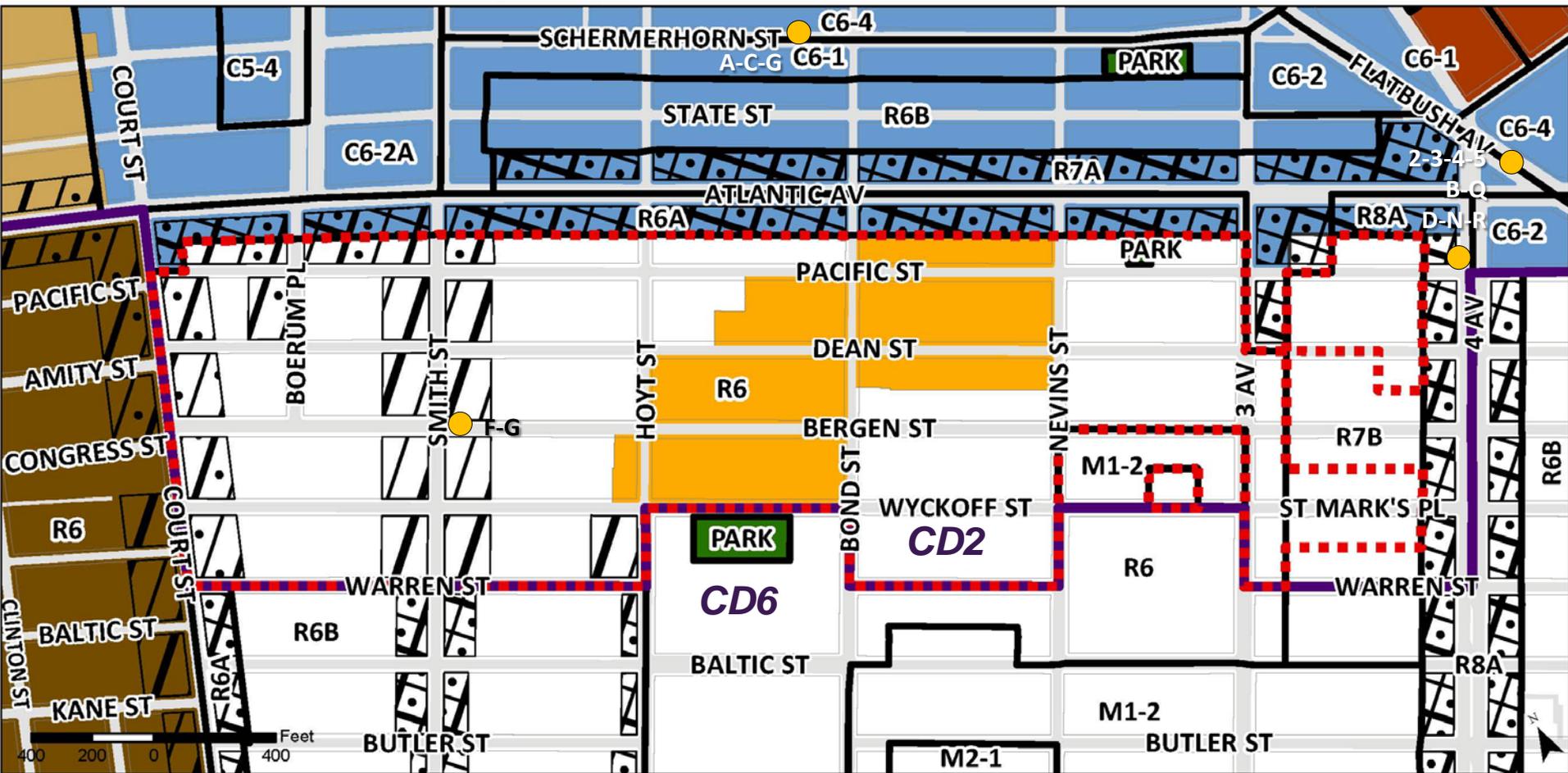


REZONING OBJECTIVES

- 
- A photograph of a long, multi-story brick row house building with a sidewalk, trees, and parked cars. The building is made of red brick and has multiple windows and doors. A black metal fire escape is visible on the left side. The sidewalk is paved and has a black metal railing. There are several trees with green leaves on the right side of the building. A dark SUV is parked on the street to the right. The sky is blue with some clouds.
- Respond to the community's request for contextual zoning that applies height limits throughout the rezoning area.
 - Match new zoning to existing built character and land uses.
 - Allow for appropriate development on vacant sites.
 - Support commercial corridors along Court and Smith streets.

REZONING AREA

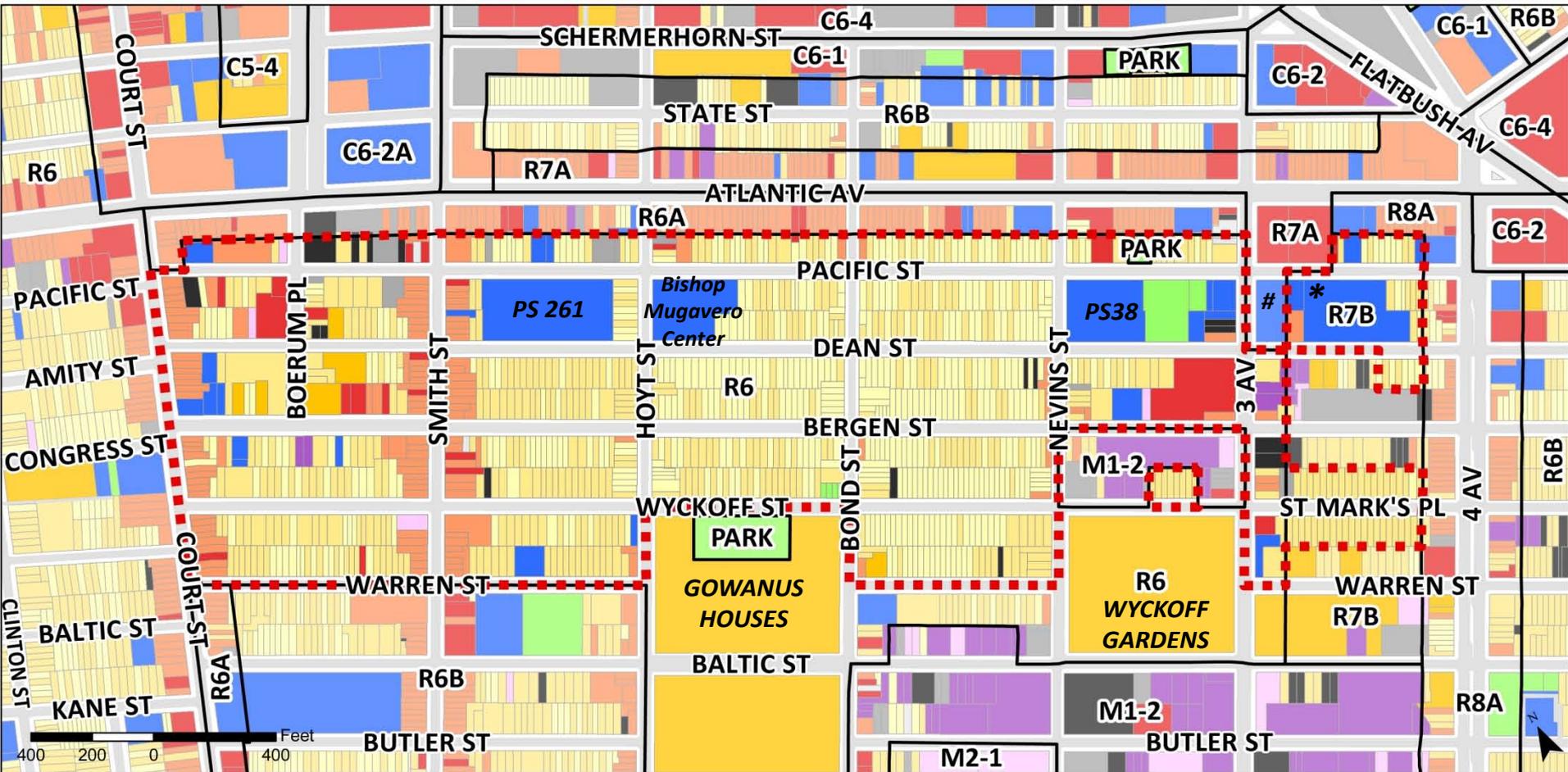
- R6 and R7B Districts in Boerum Hill/Community District 2
- Includes the Boerum Hill Historic District



Rezoning Area	Boerum Hill Historic District	Brooklyn Heights Historic District	C1-3	C2-3	Subway Stations
Community District Boundary	Brooklyn Academy of Music	Cobble Hill Historic District	C1-4	C2-4	
Downtown Brooklyn Special District					

EXISTING ZONING AND LAND USES

- Mostly residential
- Mix of uses along Court, Smith, Pacific and Bergen Streets and 3rd Avenue



Rezoning Area	One & Two Family Buildings	Mixed Commercial/Residential Buildings	Transportation/Utility	Parking Facilities
MultiFamily Walkup Buildings	Commercial/Office Buildings	Public Facilities & Institutions	Vacant Land	All Others or No Data
MultiFamily Elevator Buildings	Industrial/Manufacturing	Open Space		

*Brooklyn High School of the Arts
MS 447 The Math and Science Exploratory School

EXISTING CHARACTER

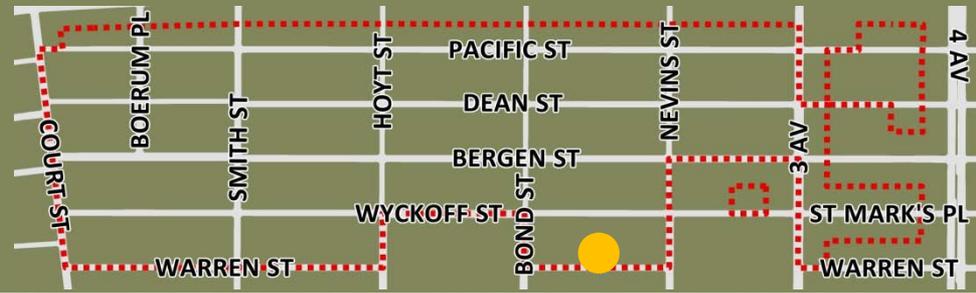
Strong rowhouse character



Dean Street between Bond and Nevins streets in the Boerum Hill Historic District

EXISTING CHARACTER

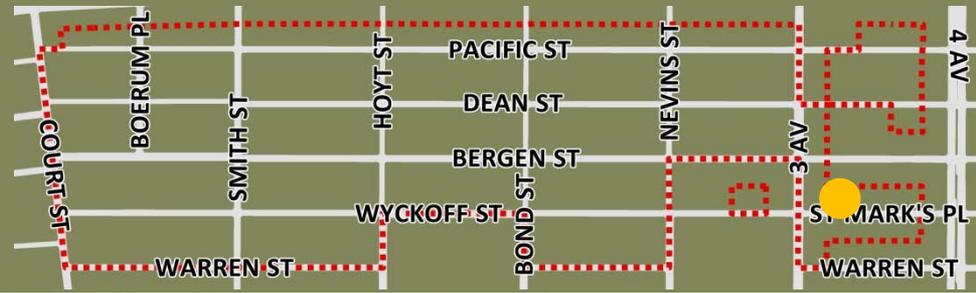
Strong rowhouse character



Warren Street between Bond and Nevins streets

EXISTING CHARACTER

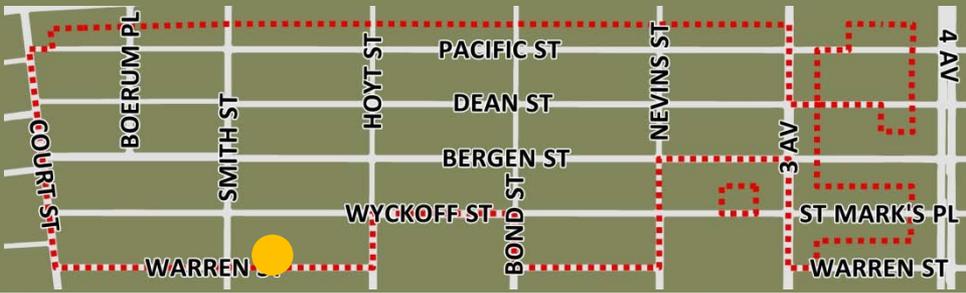
Strong rowhouse character



St. Mark's Place between 3rd and 4th avenues

EXISTING CHARACTER

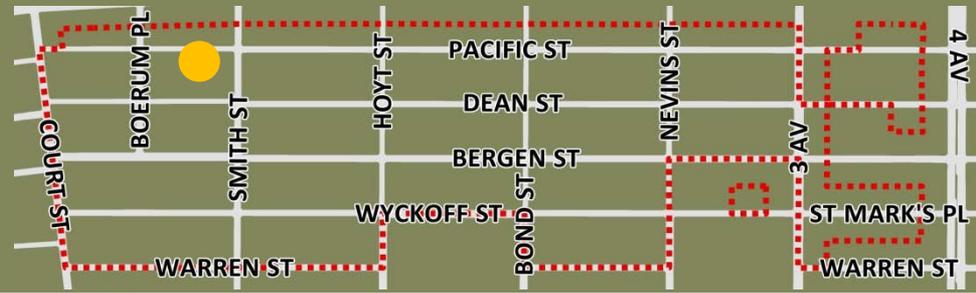
Strong rowhouse character



Warren Street between Smith and Hoyt streets

EXISTING CHARACTER

Strong rowhouse character with some areas having a mixed character



Pacific Street between Smith Street and Boerum Place

EXISTING CHARACTER

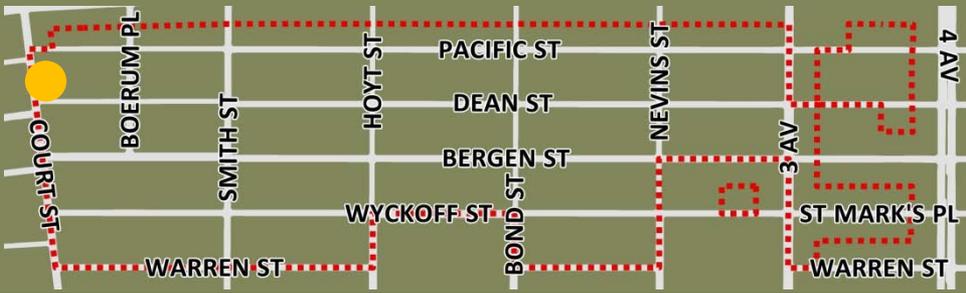
Strong rowhouse character with some areas having a mixed character



Bergen Street between Court Street and Boerum Place

EXISTING CHARACTER

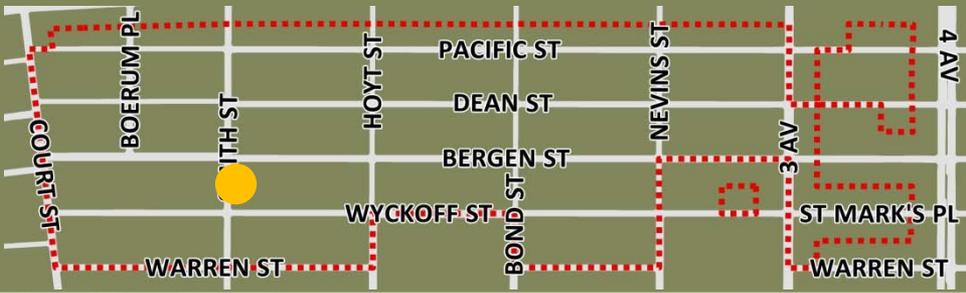
Lively retail along Court and Smith streets



Court Street between Pacific and Dean streets

EXISTING CHARACTER

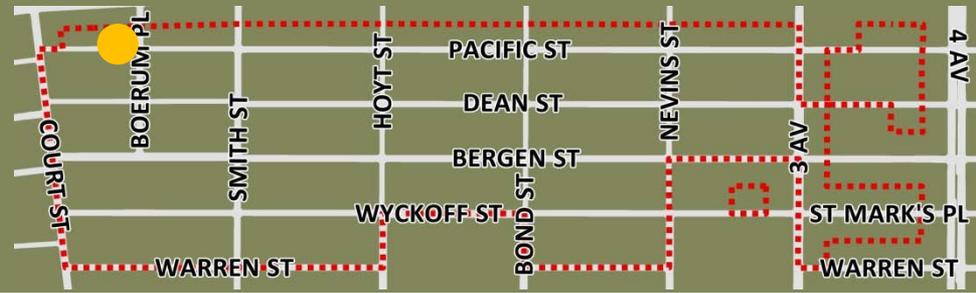
Lively retail along Court and Smith streets



Smith Street looking between Bergen and Wyckoff streets

EXISTING CHARACTER

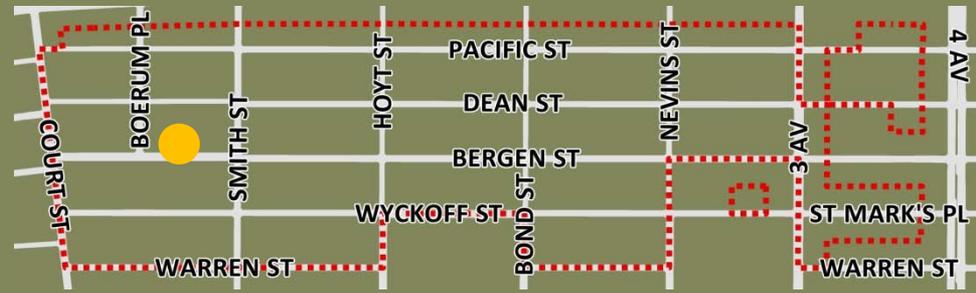
Mix of uses along Pacific and Bergen streets and 3rd Avenue



Pacific Street at Boerum Place

EXISTING CHARACTER

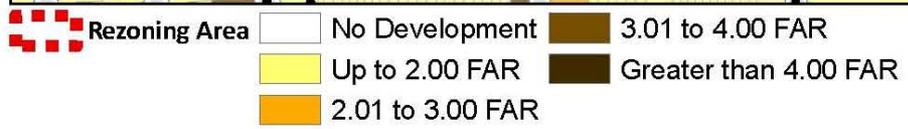
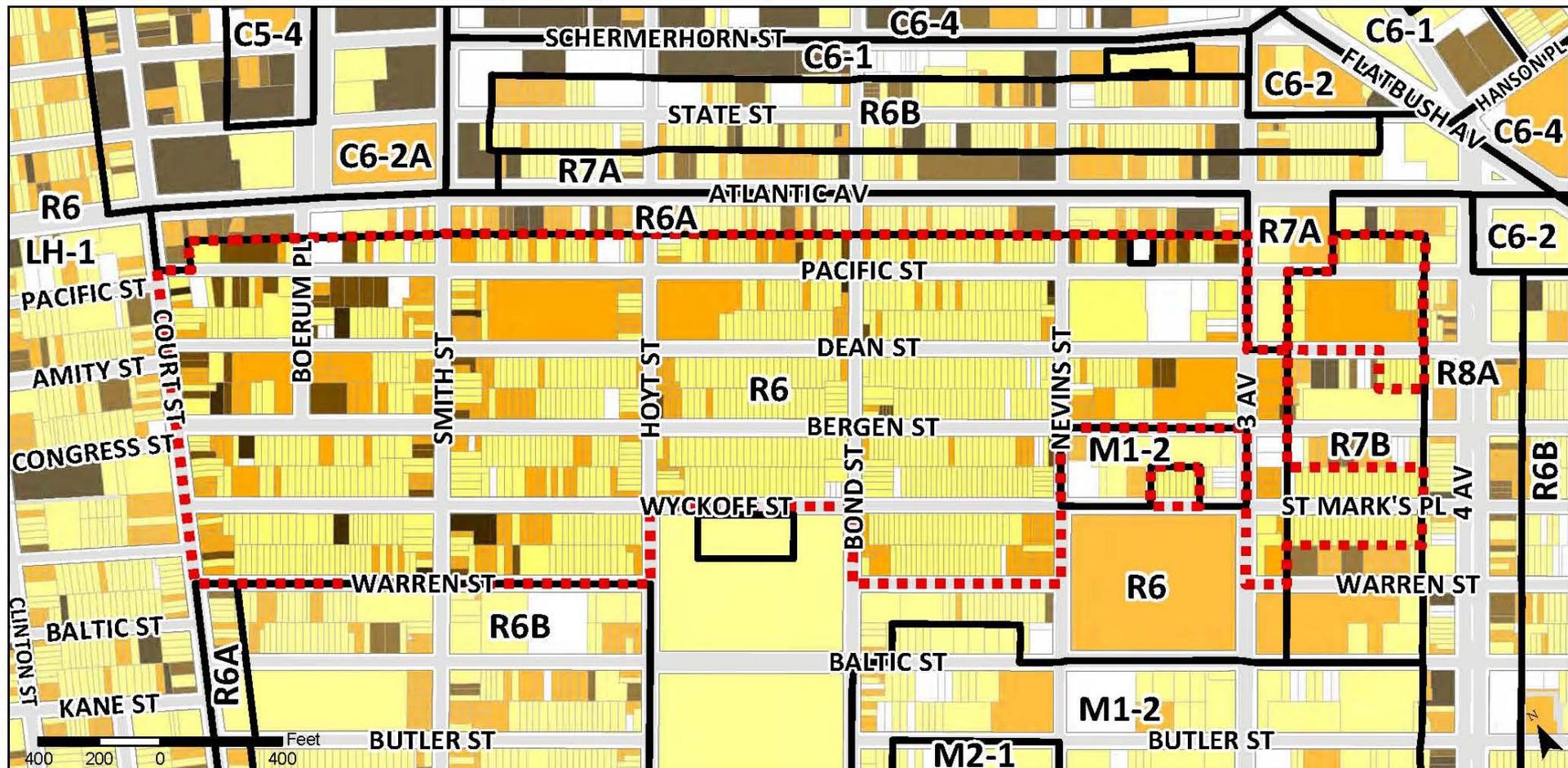
Mix of uses along Pacific and Bergen streets and 3rd Avenue



Bergen Street between Boerum Place and Smith Street

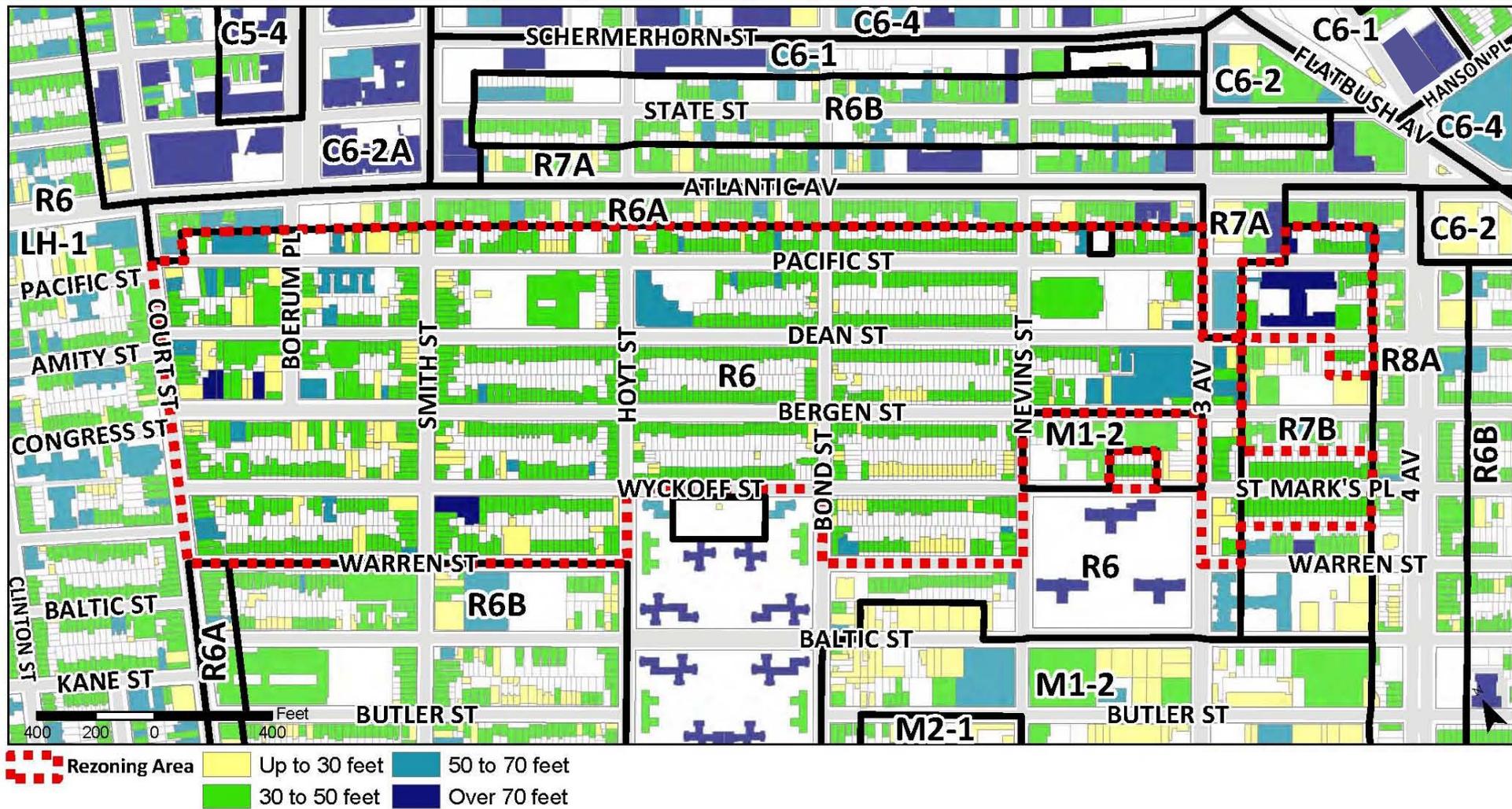
EXISTING DENSITIES

- Medium density on most residential blocks
- Higher density near Court and Smith streets and 3rd Avenue



EXISTING BUILDING HEIGHTS

- Most buildings are between 30 and 50 feet
- Mix of heights between Court and Smith streets and near 3rd Avenue

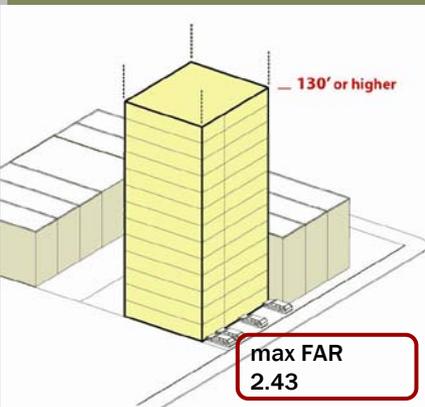


EXISTING ZONING

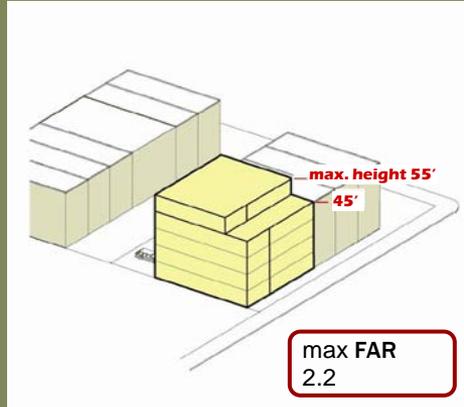
- Allows a range of building types, including towers in R6 district

Existing Zoning

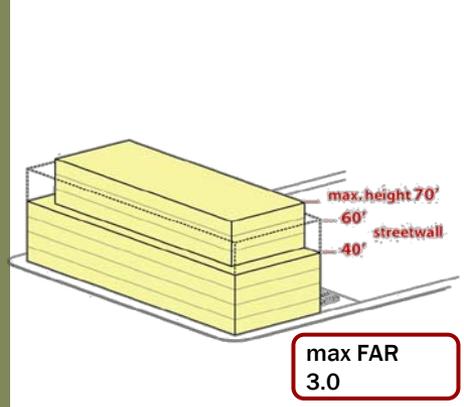
R6 Height Factor
Available in R6 district



R6 Quality Housing
Available on Narrow Streets



R6 Quality Housing
Available on Wide Streets



R7B
Mapped between 3rd & 4th



PROPOSED ZONING

- Map contextual zoning districts with height and density limits appropriate to the existing character

Existing Zoning

~~R6 Height Factor Available Everywhere~~

max FAR 2.43

R6 Quality Housing Available on Narrow Streets

max height 55'
45'

max FAR 2.2

R6 Quality Housing Available on Wide Streets

max height 70'
60' streetwall
40'

max FAR 3.0

R7B Mapped between 3rd & 4th

max height 75'
60' streetwall
40'

max FAR 3.0

Proposed Zoning

R6B Proposed for lower scale rowhouse blocks

max height 50'
40'

max FAR 2.0

R6A Proposed for denser areas and mixed-use blocks

max height 70'
60' streetwall
40'

max FAR 3.0

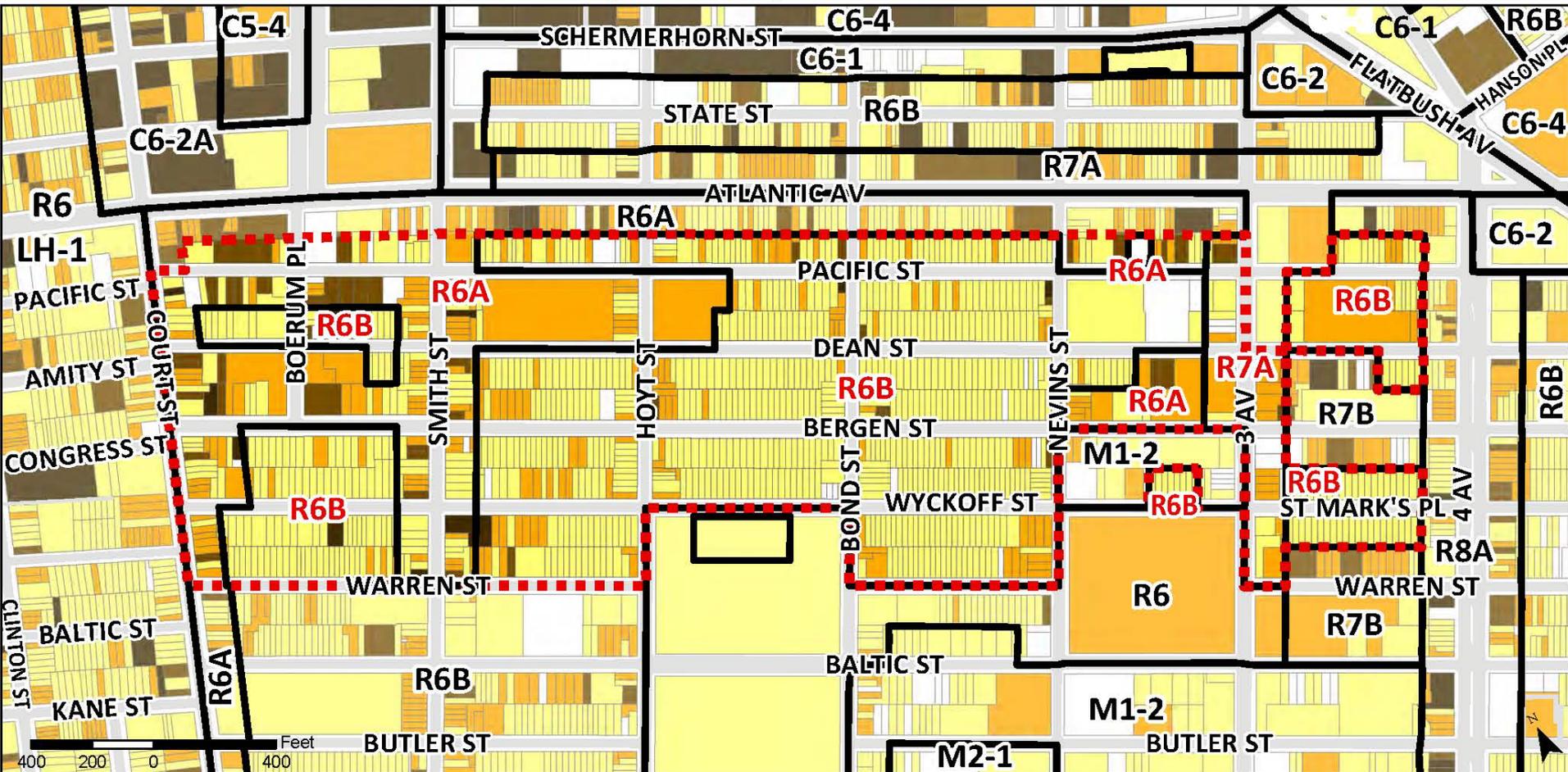
R7A Proposed for 3rd Avenue

max height 80'
65' streetwall
40'

max FAR 4.0

PROPOSED ZONING

- Map contextual districts with height and density limits appropriate to the existing character

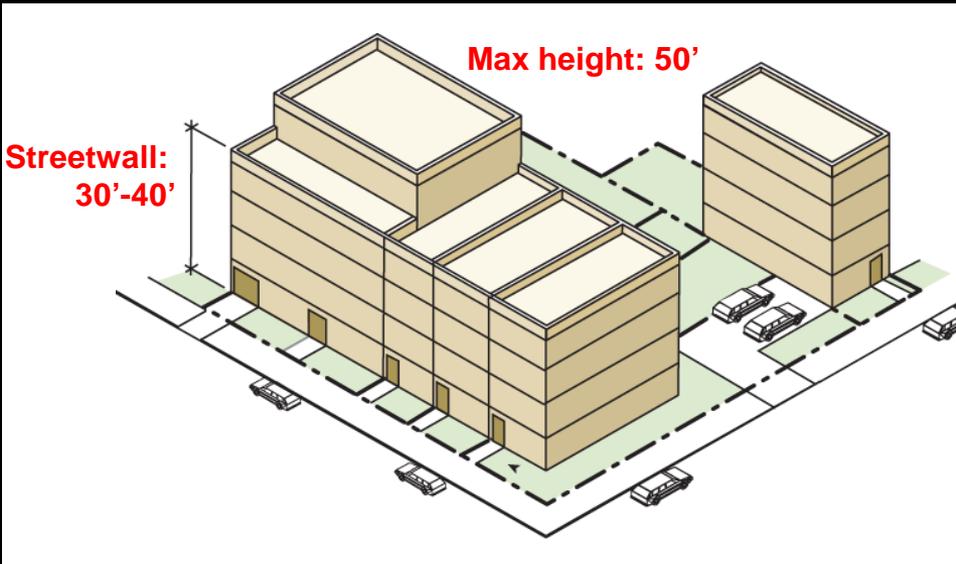
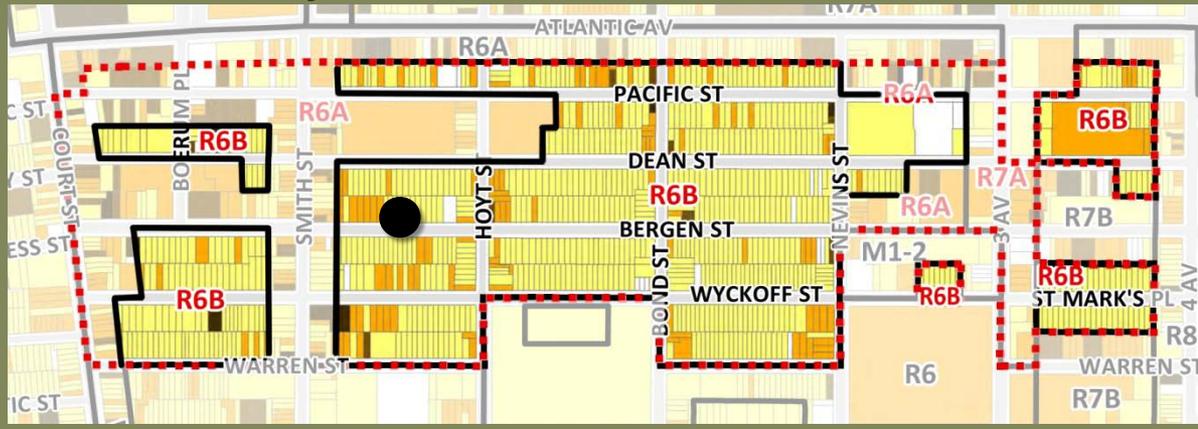


 Rezoning Area	 No Development	 3.01 to 4.00 FAR
	 Up to 2.00 FAR	 Greater than 4.00 FAR
	 2.01 to 3.00 FAR	

PROPOSED ZONING – R6B

Proposed for approximately 67% of the Study Area

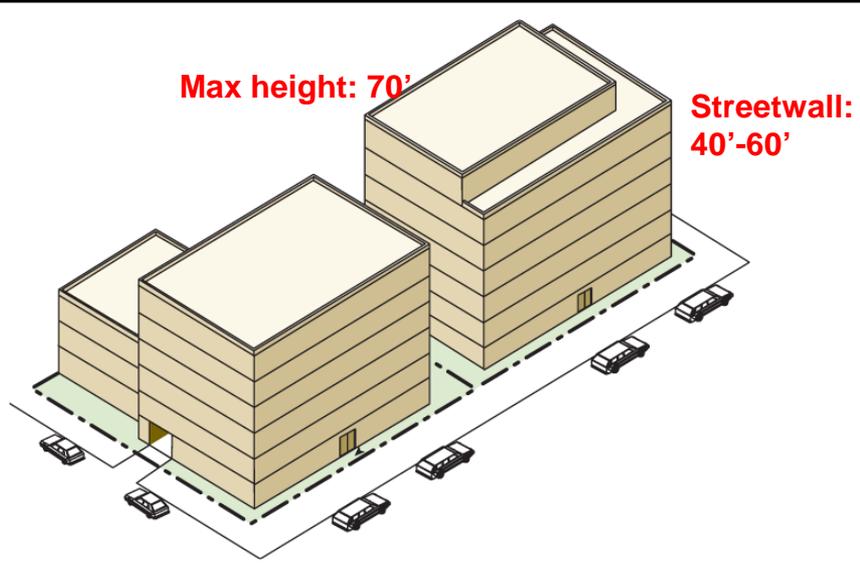
- Max. FAR: 2.0
- Min./Max. Base Height: 30' / 40'
- Max. Height: 50' after setback
- Must line up with street wall
- No curb cuts on narrow lots
- Parking required for 50% of units, waived if < 5 spaces required



PROPOSED ZONING – R6A

Proposed on mixed-use corridors and areas with mixed character

- Max. FAR: 3.0
- Min./Max. Base Height: 40’/60’
- Max. Height: 70’ after setback
- Must line up with street wall
- No curb cuts on narrow lots
- Parking required for 50% of units, waived if < 5 spaces required

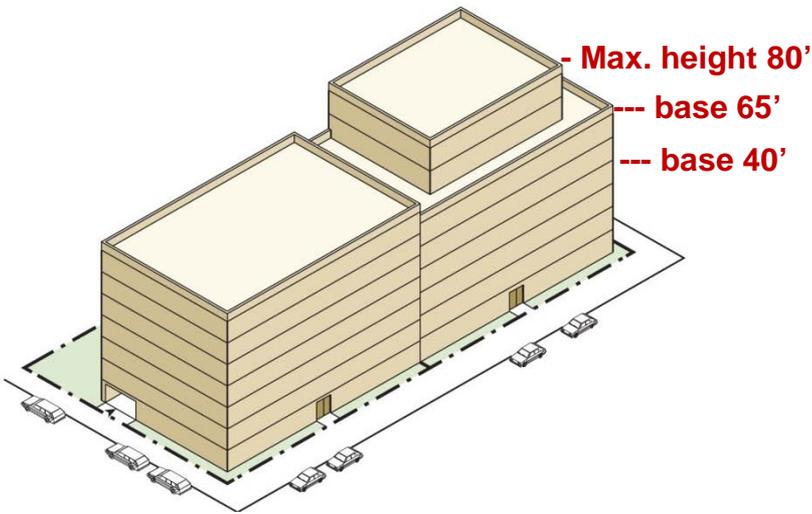


Pacific Street: 3.05 FAR, 58 feet

PROPOSED ZONING – R7A

Proposed for 3rd Avenue

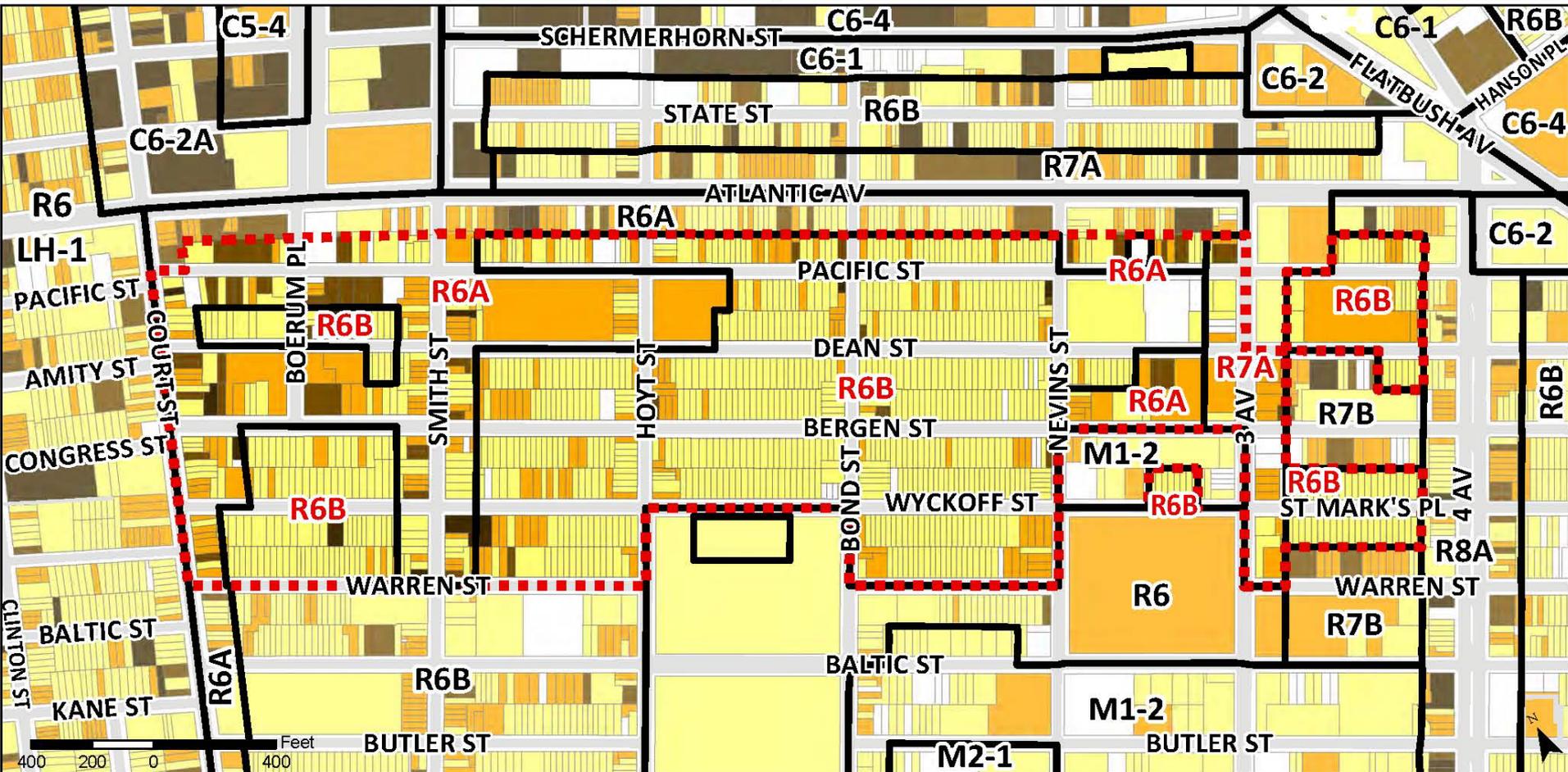
- Max. FAR: 4.0
- Min./Max. Base Height: 40' / 65'
- Max. Height: 80' after setback
- Must line up with street wall
- No curb cuts on narrow lots
- Parking required for 50% of units, waived if < 5 spaces required



3rd Ave. and Pacific St.: 3.13 FAR, 47 feet

PROPOSED ZONING

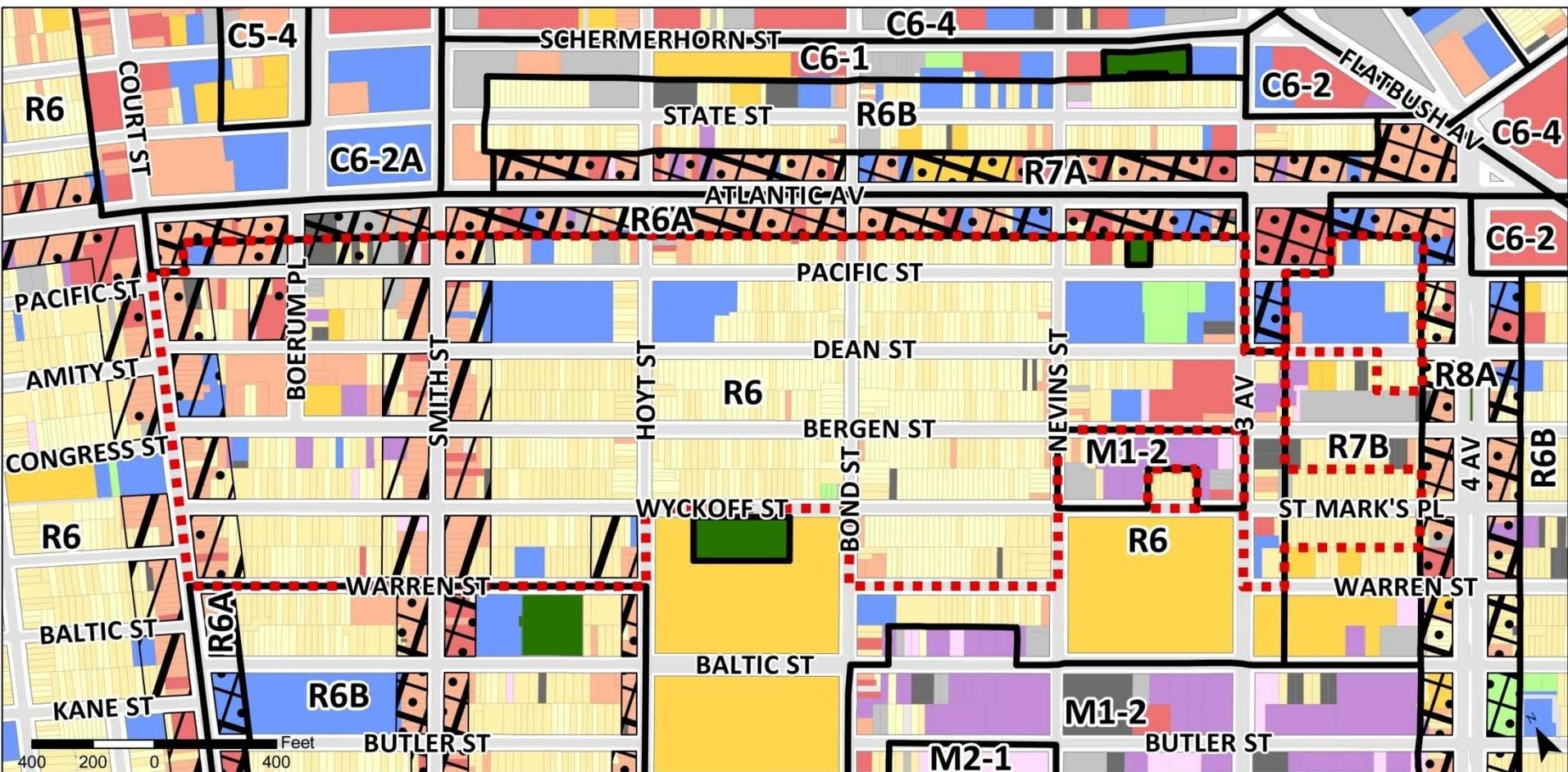
- Map contextual districts with height and density limits appropriate to the existing character



 Rezoning Area	 No Development	 3.01 to 4.00 FAR
	 Up to 2.00 FAR	 Greater than 4.00 FAR
	 2.01 to 3.00 FAR	

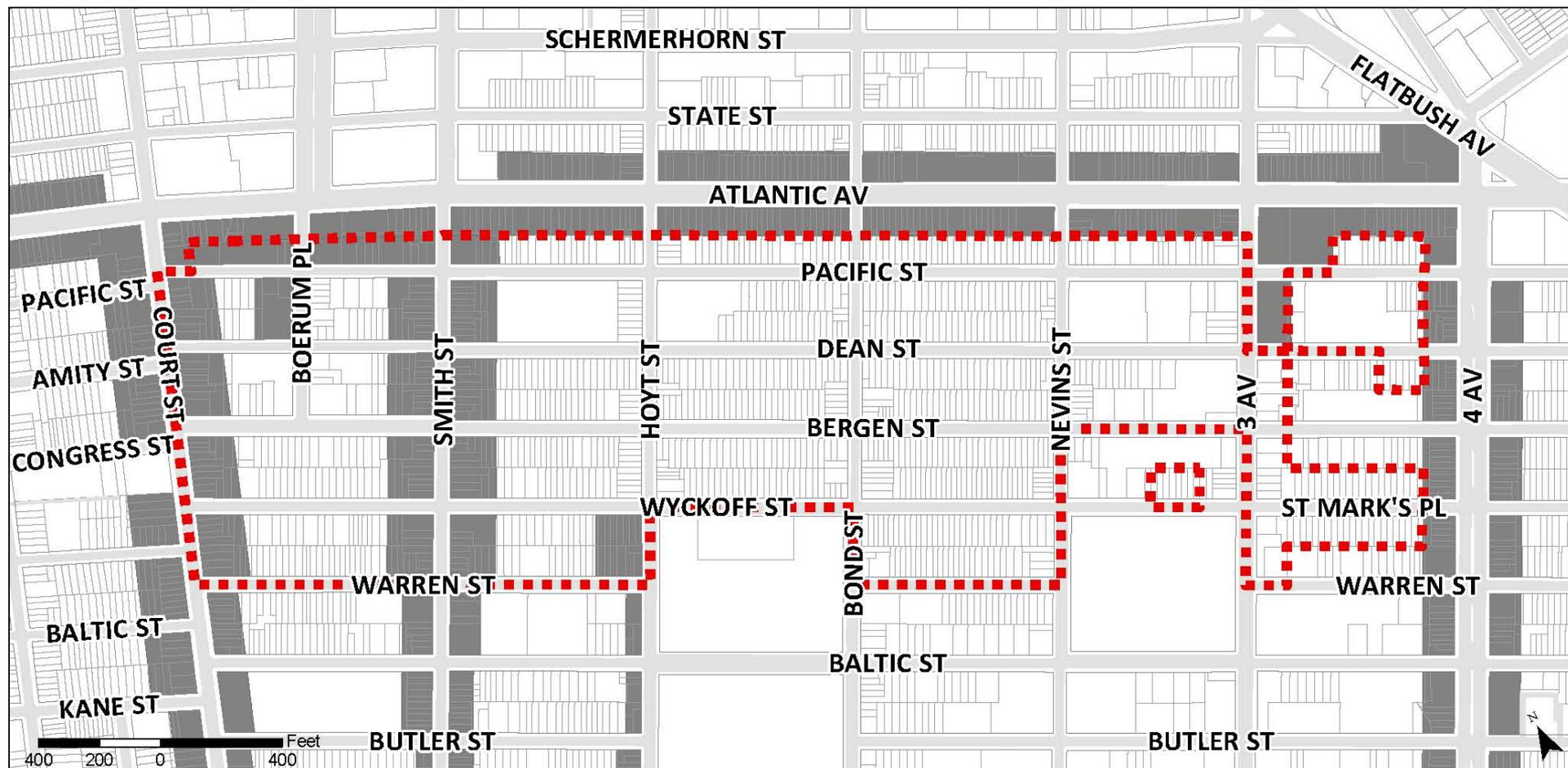
EXISTING COMMERCIAL OVERLAYS

- C2-3 currently mapped along Court and Pacific streets
- C1-3 currently mapped along Smith and Hoyt streets



Rezoning Area	One & Two Family Buildings	Commercial/Office Buildings	Open Space	C1-3	C2-3
MultiFamily Walkup Buildings	Industrial/Manufacturing	Parking Facilities	Vacant Land	C1-4	C2-4
MultiFamily Elevator Buildings	Transportation/Utility	All Others or No Data			
Mixed Commercial/Residential Buildings	Public Facilities & Institutions				

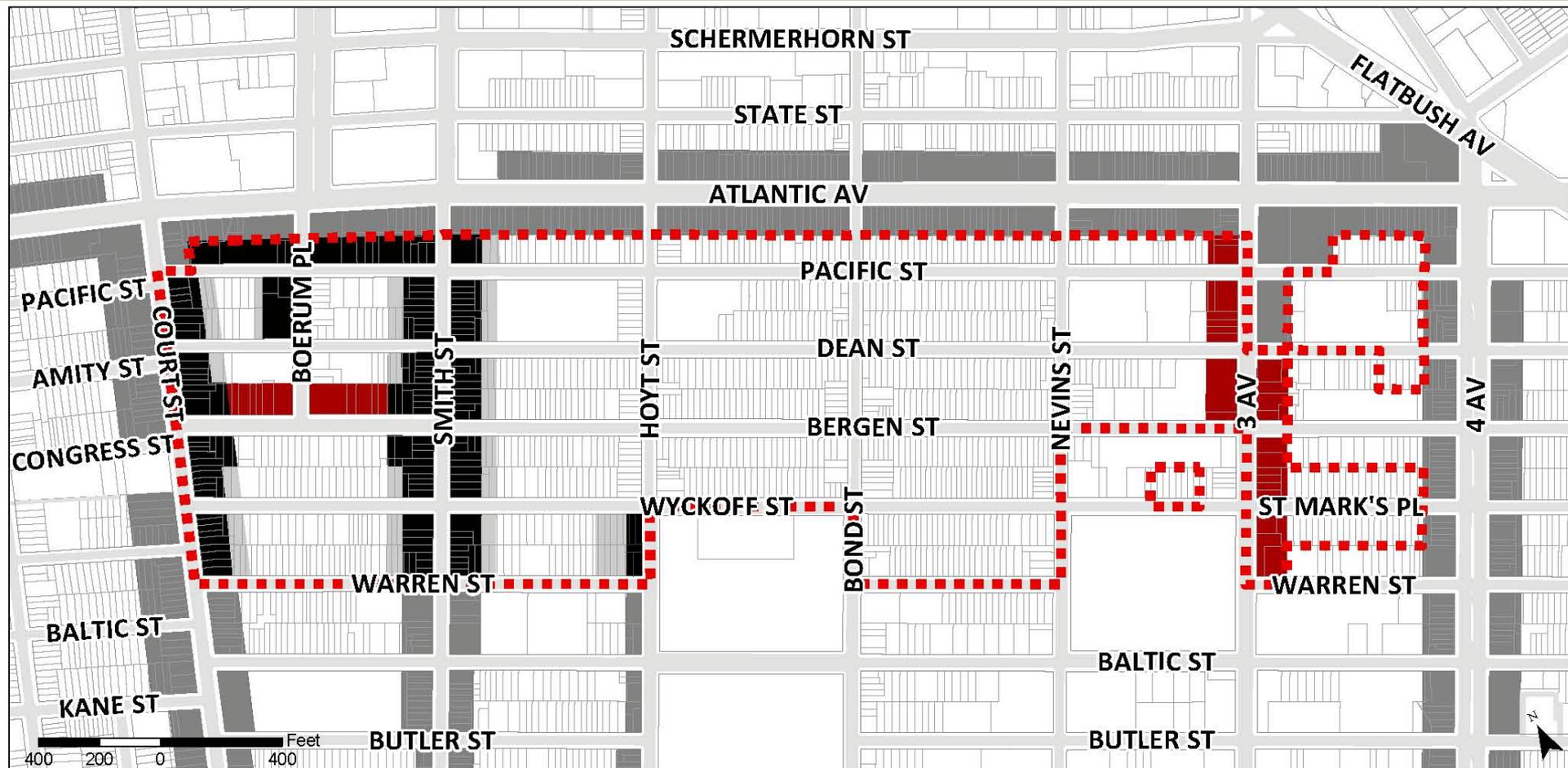
EXISTING COMMERCIAL OVERLAYS



- Rezoning Area
- Commercial Overlays

PROPOSED COMMERCIAL OVERLAYS

- Add overlays to mixed-use sections of Bergen Street and 3rd Avenue
- Change all overlays to C2-4
- Trim back from residential side streets



PROPOSED ZONING

- Map contextual districts with height limits reflecting existing character
- Map commercial overlays on mixed use corridors

