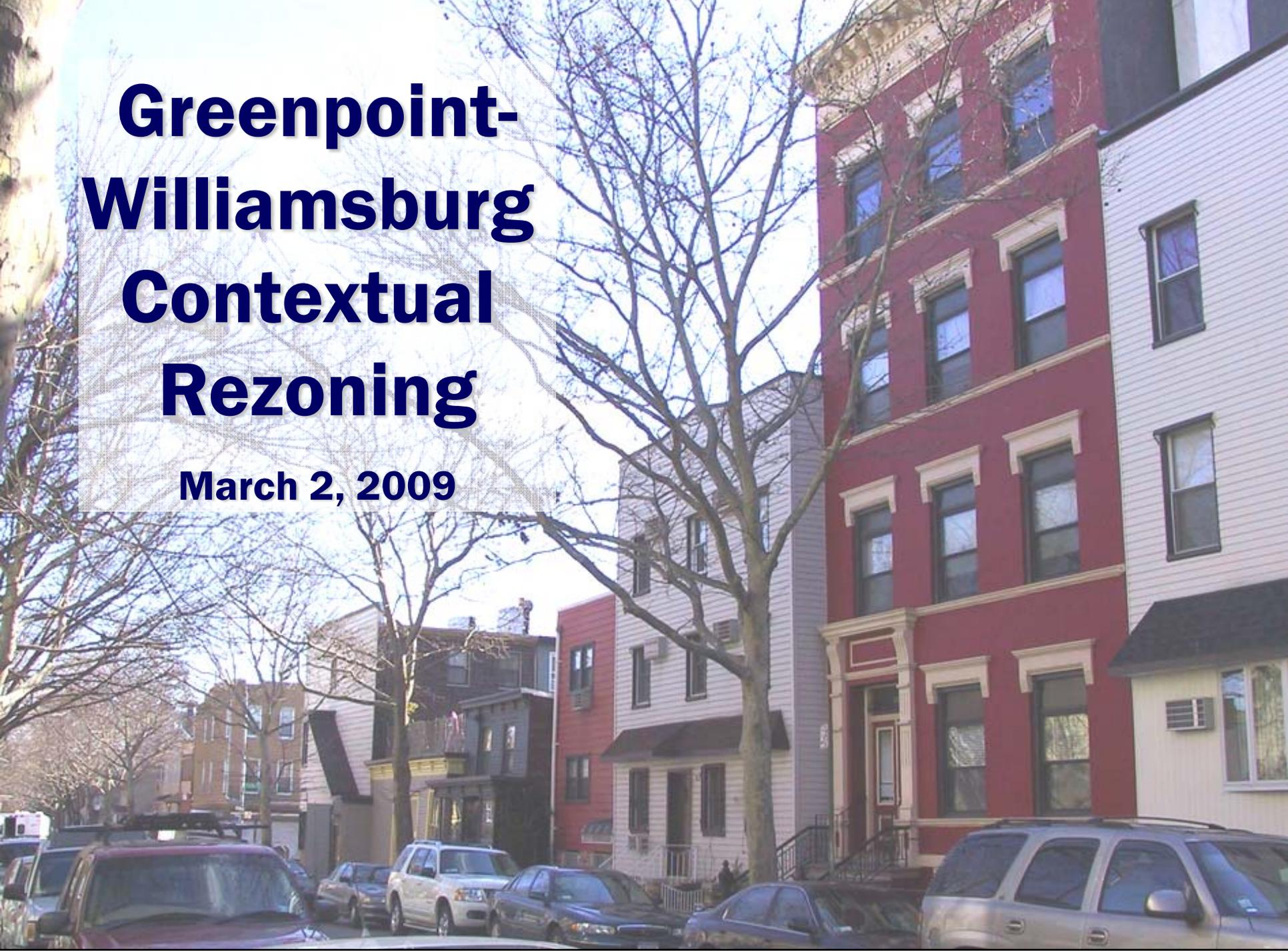


Greenpoint- Williamsburg Contextual Rezoning

March 2, 2009



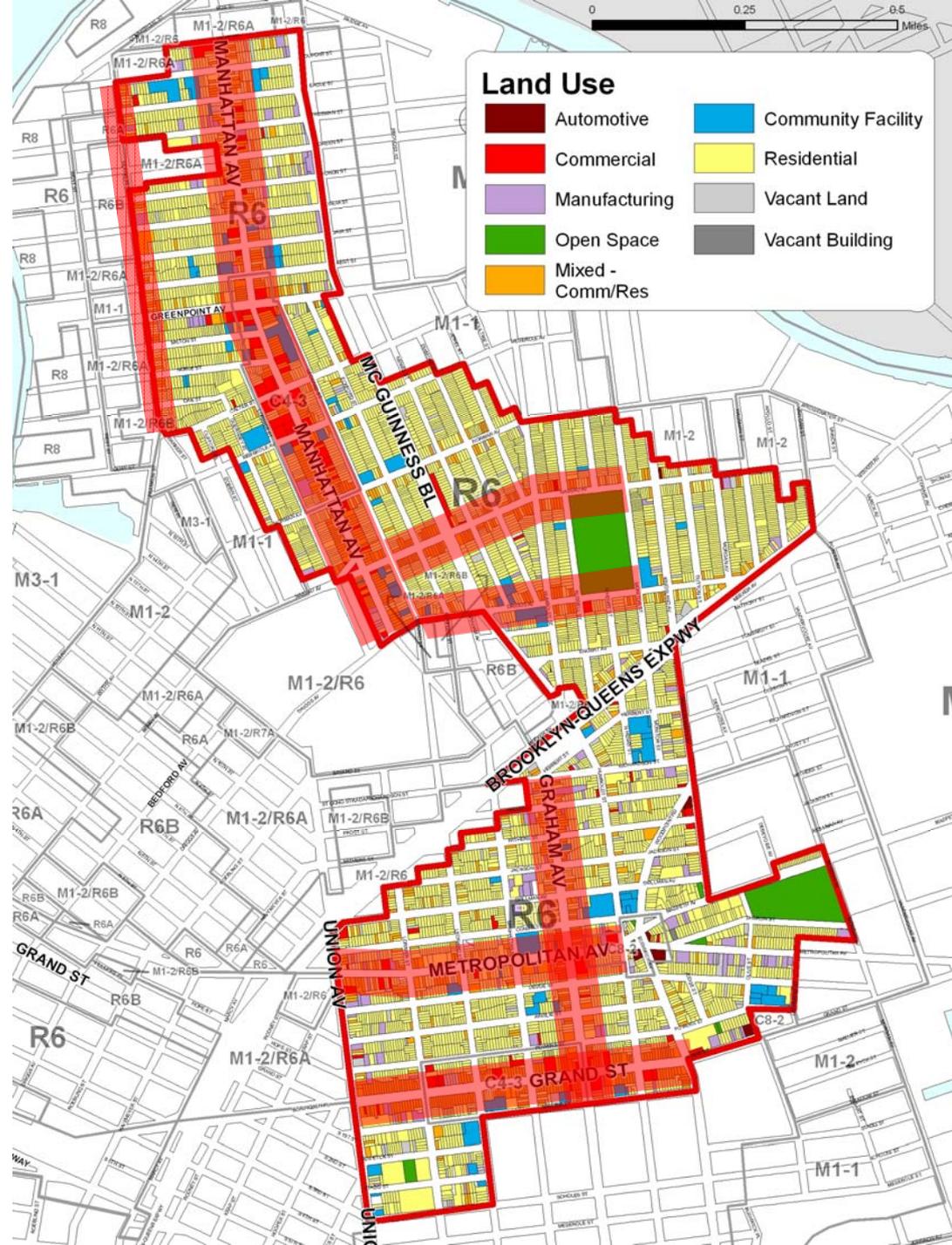
Introduction

- Location



Neighborhood Context

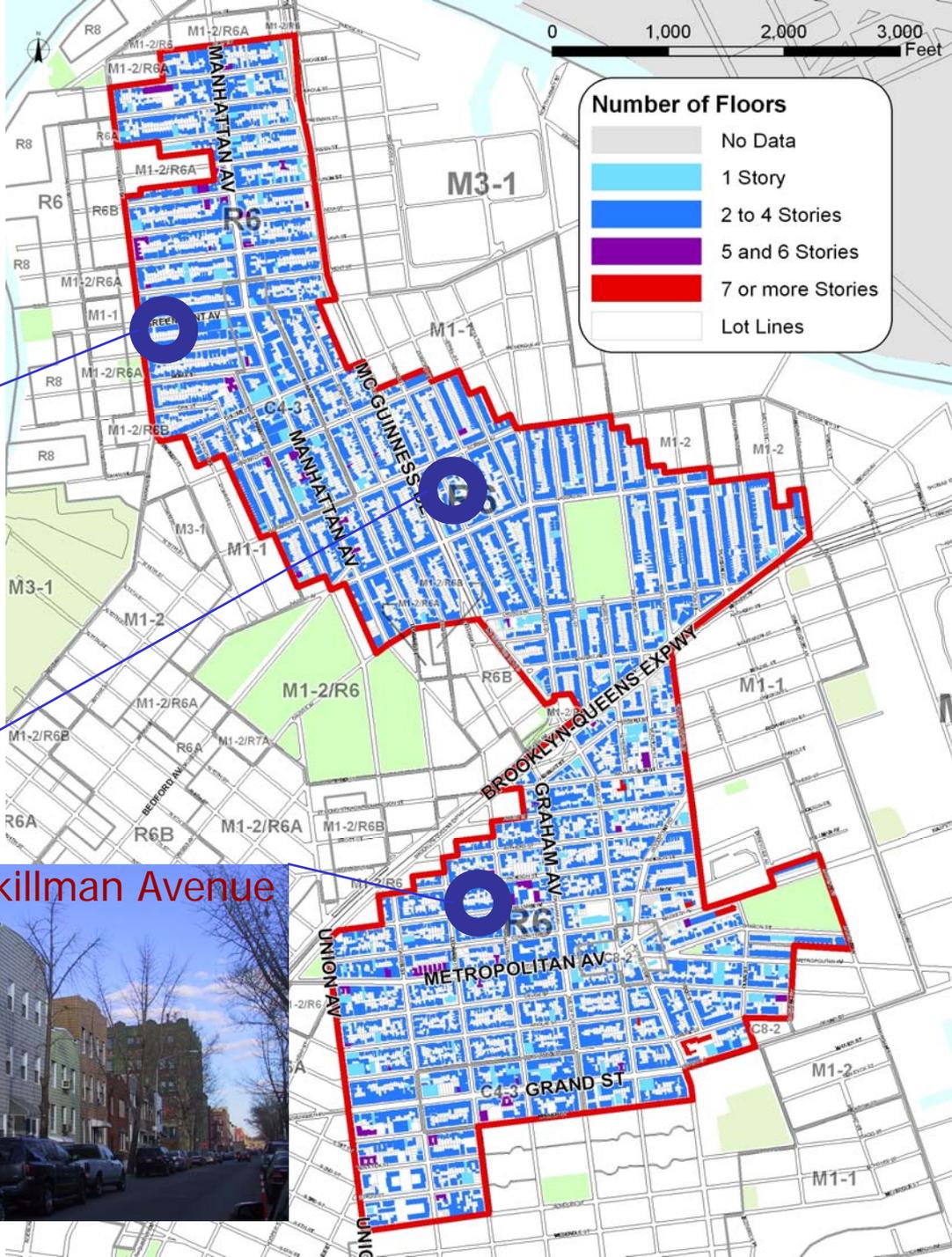
- Land Use
 - Commercial Corridors



Neighborhood Context

- **Built Character**

- 2 to 4 story attached houses and apartment buildings



Kent Street



Newel Street



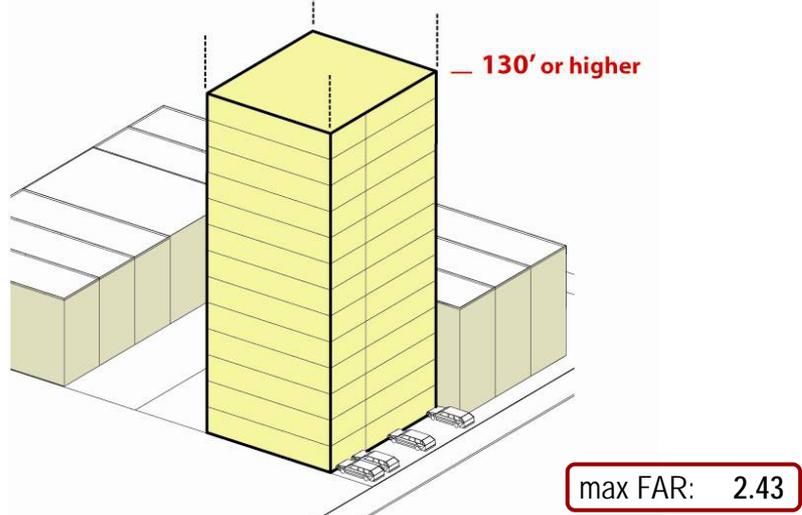
Skillman Avenue



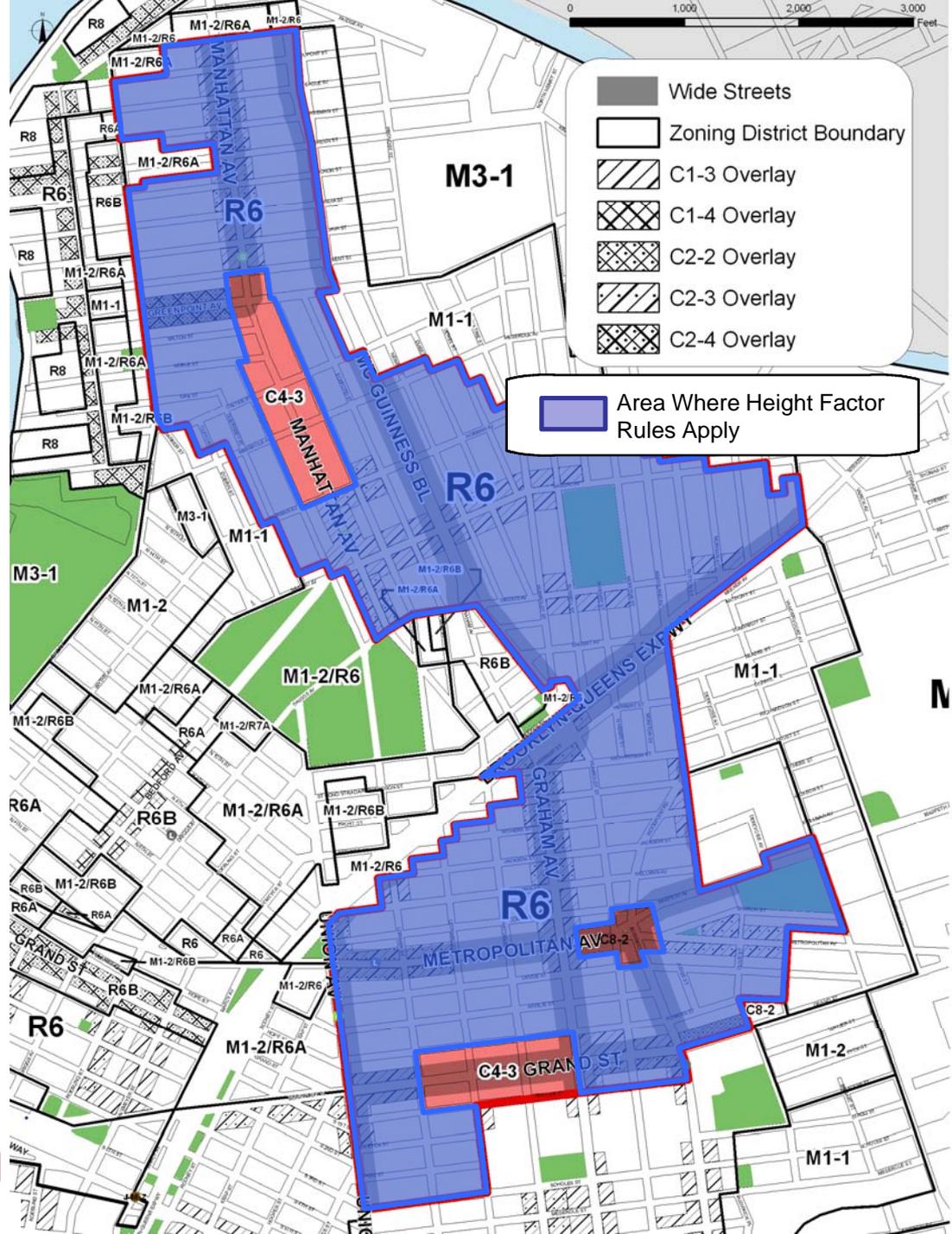
Neighborhood Context

- Existing Zoning
 - R6
 - Other districts
 - C4-3
 - C8-2
 - C1 + C2 overlays

Height Factor



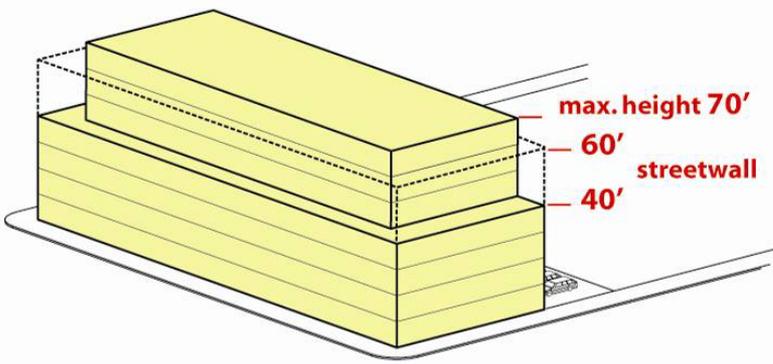
Greenpoint-Williamsburg Contextual Rezoning



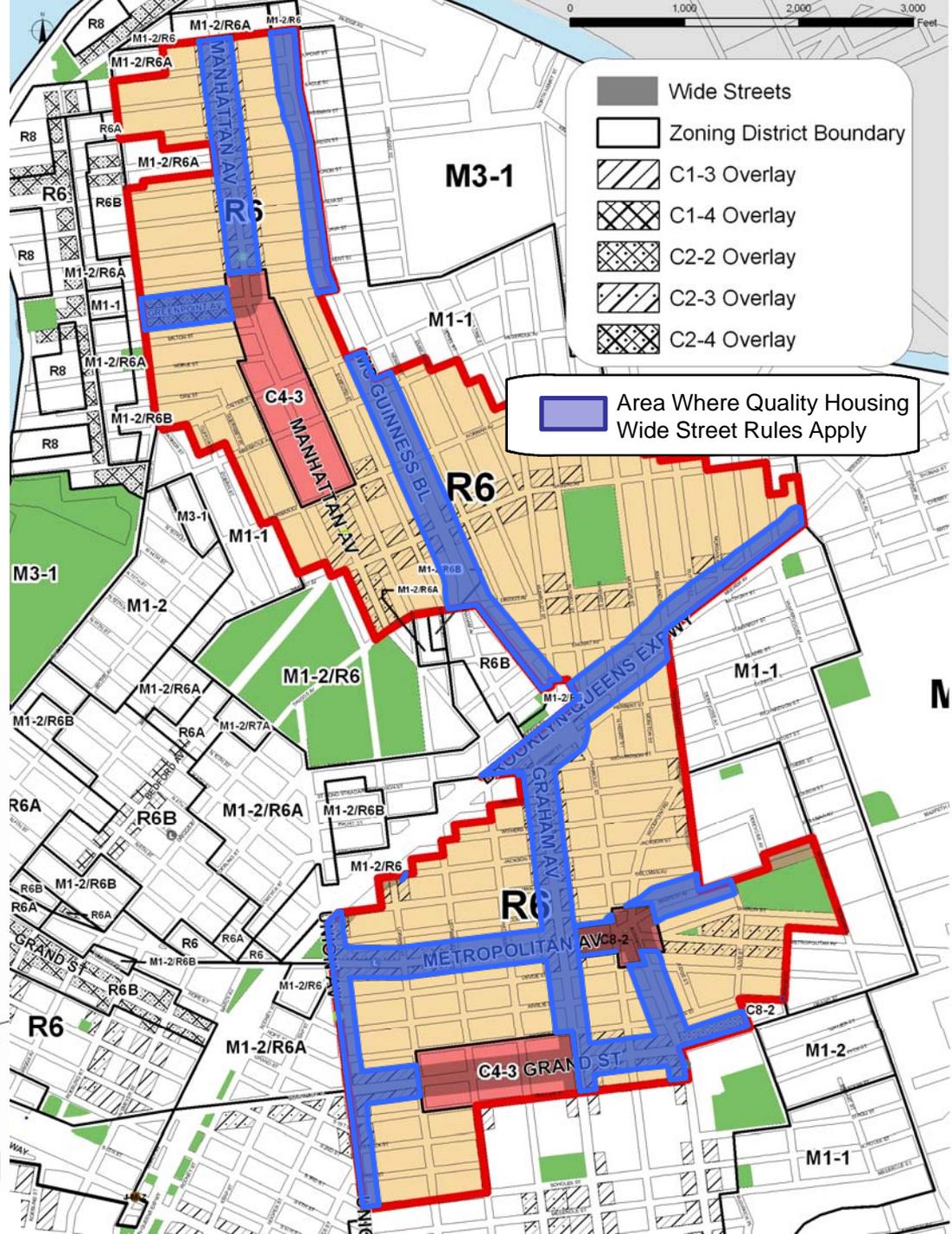
Neighborhood Context

- Existing Zoning
 - R6
 - Other districts
 - C4-3
 - C8-2
 - C1 + C2 overlays

Quality Housing - Wide Street



max FAR: 3.0



Zoning Proposal

- **Goals of the Rezoning**

- Preserve existing scale of neighborhood by establishing height limits.

- Create opportunities for affordable housing through inclusionary zoning at appropriate locations.

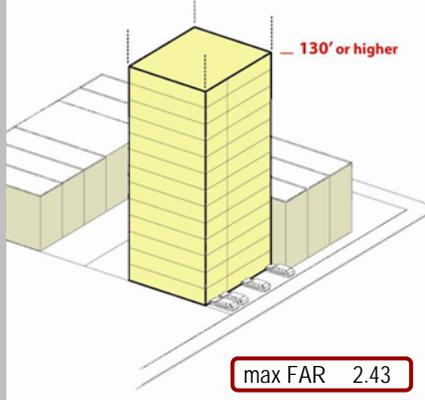
- Better reflect and support existing commercial activity by adjusting commercial districts and overlays.

Zoning Proposal

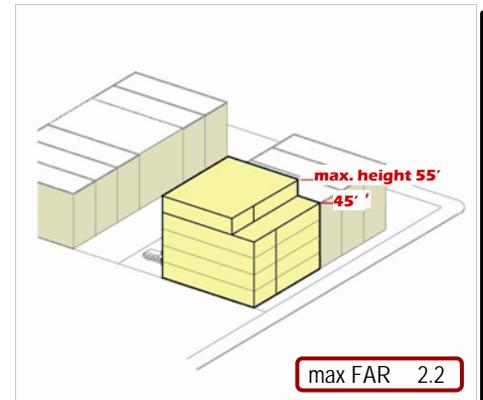
- Map Contextual Districts to establish height limits and inclusionary bonus

Existing Zoning

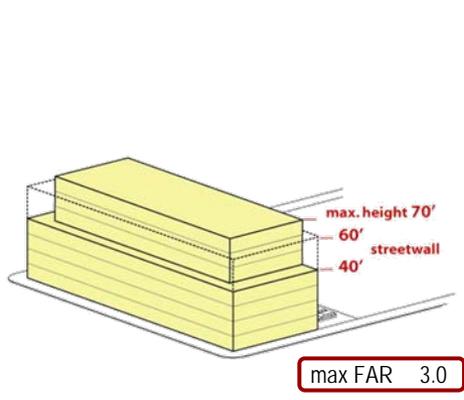
R6 Height Factor
Available Everywhere



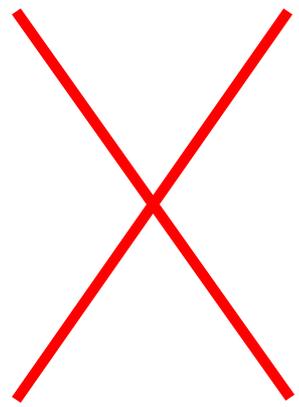
R6 Quality Housing
Available on Narrow Streets



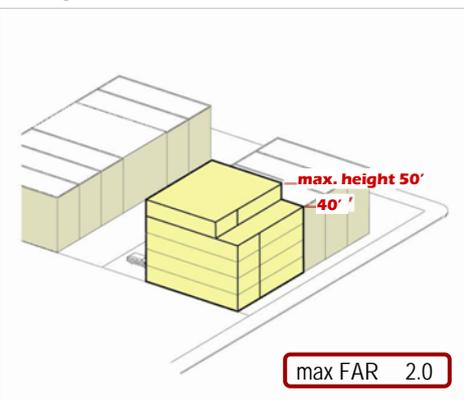
R6 Quality Housing
Available on Wide Streets



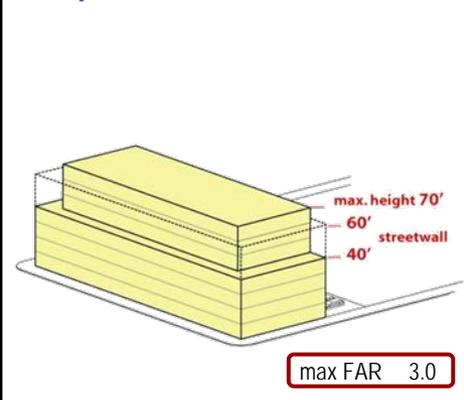
Proposed Zoning



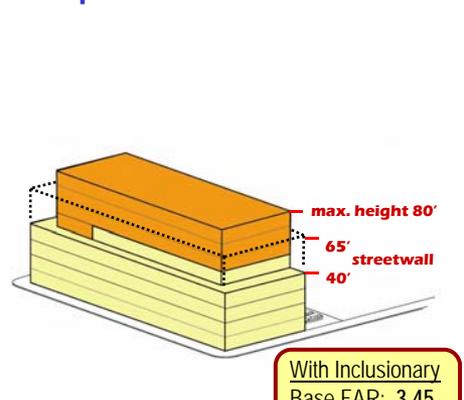
R6B
Proposed for Narrow Streets



R6A
Proposed for Wide Streets

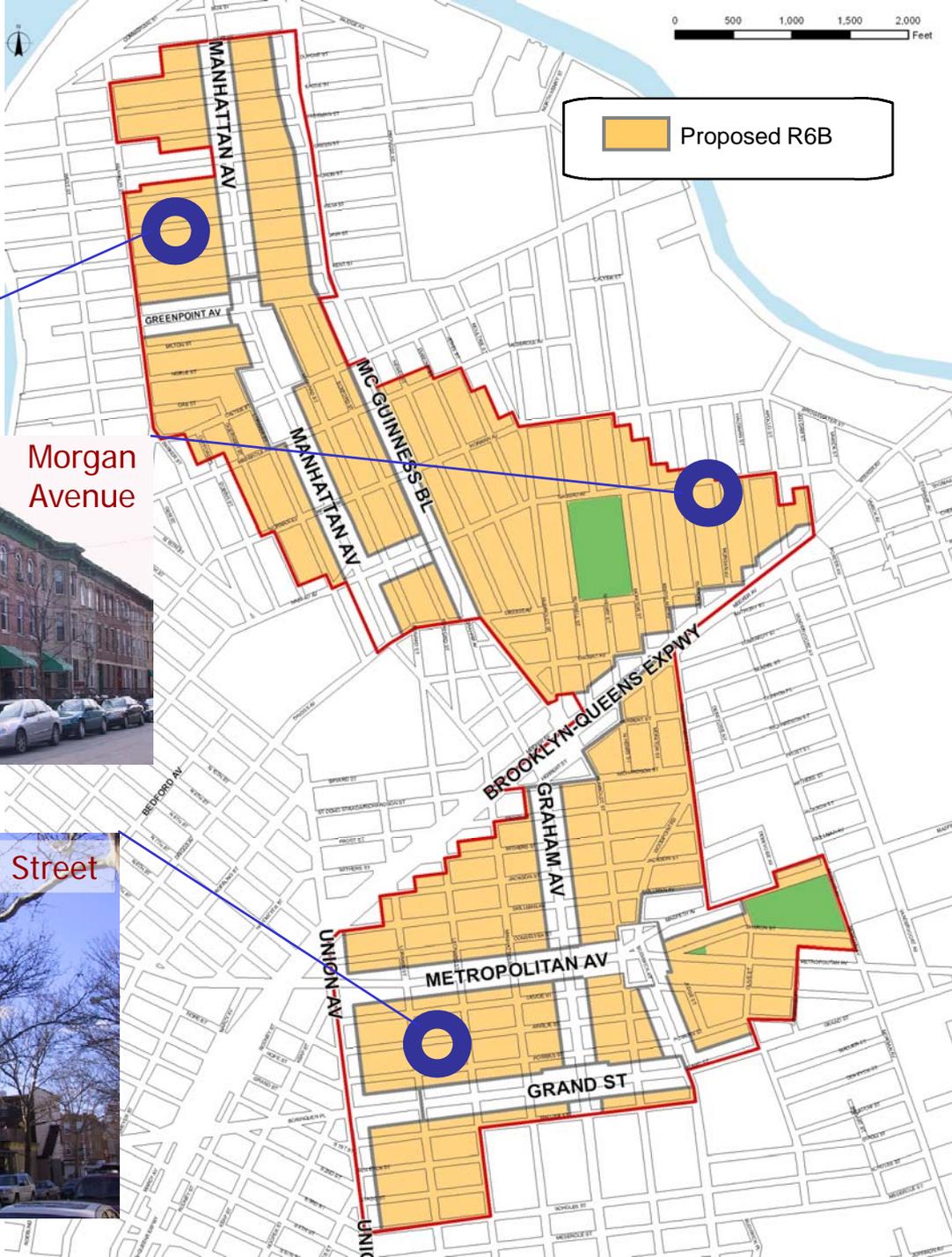


R7A (Inclusionary)
Proposed for Wide Streets



Zoning Proposal

- Narrow side streets
- R6B



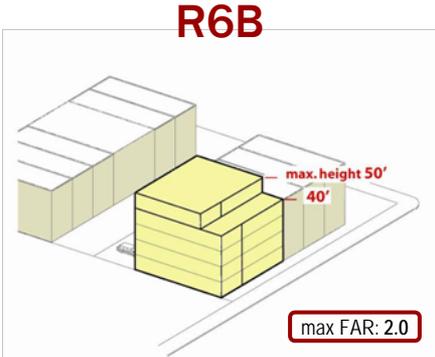
India Street



Morgan Avenue



Ainslie Street



R6B

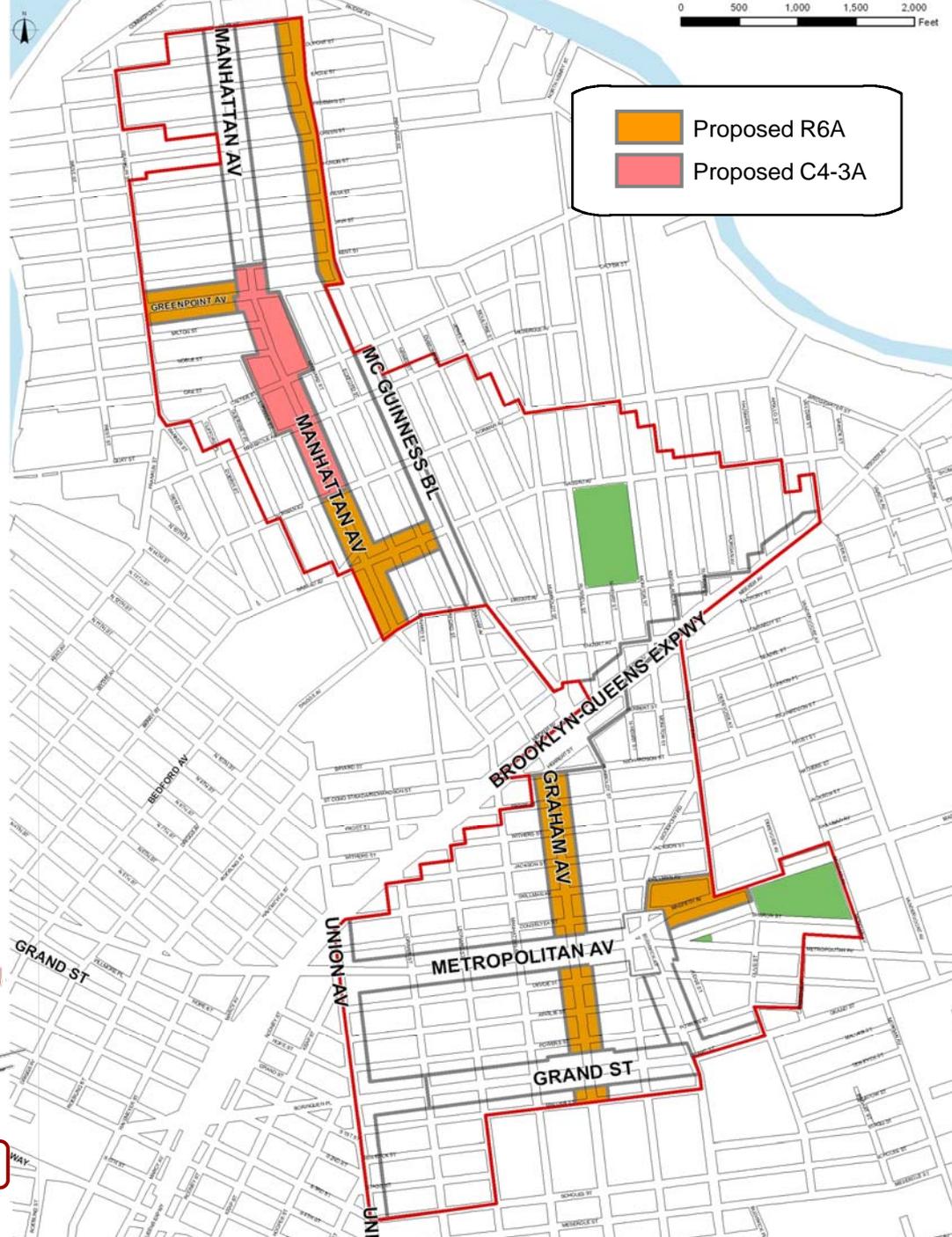
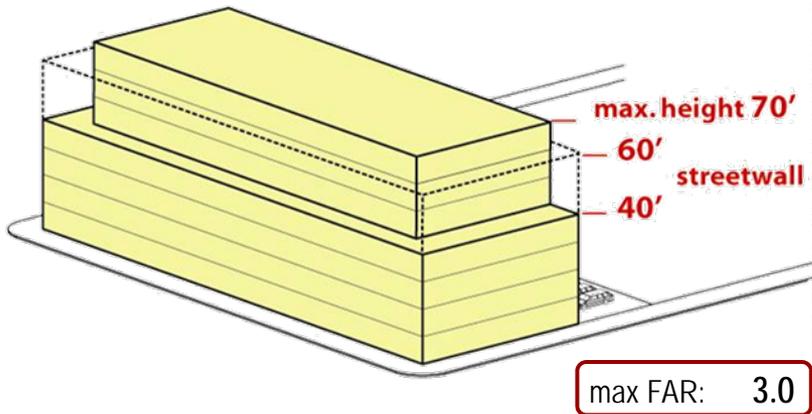
max. height 50'
40'

max FAR: 2.0

Zoning Proposal

- Wide streets and commercial corridors
 - R6A and C4-3A

R6A



Zoning Proposal

- Main commercial + transit corridors
- R7A and C4-4A



Manhattan Avenue



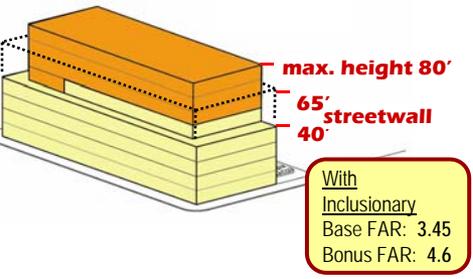
Metropolitan Avenue



Grand Street



R7A (w/ Inclusionary)



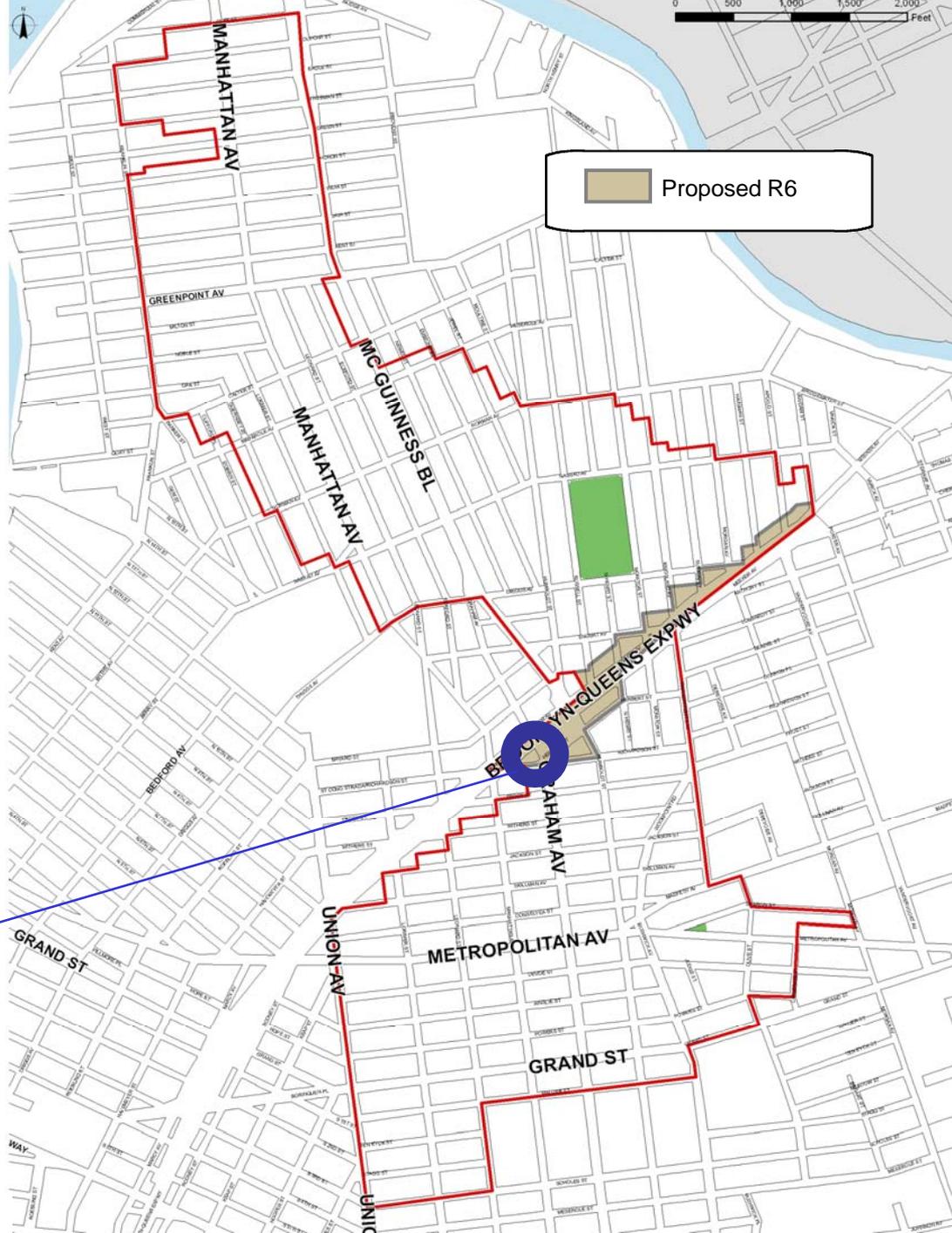
Zoning Proposal

- BQE

Meeker Avenue



Greenpoint-Williamsburg Contextual Rezoning

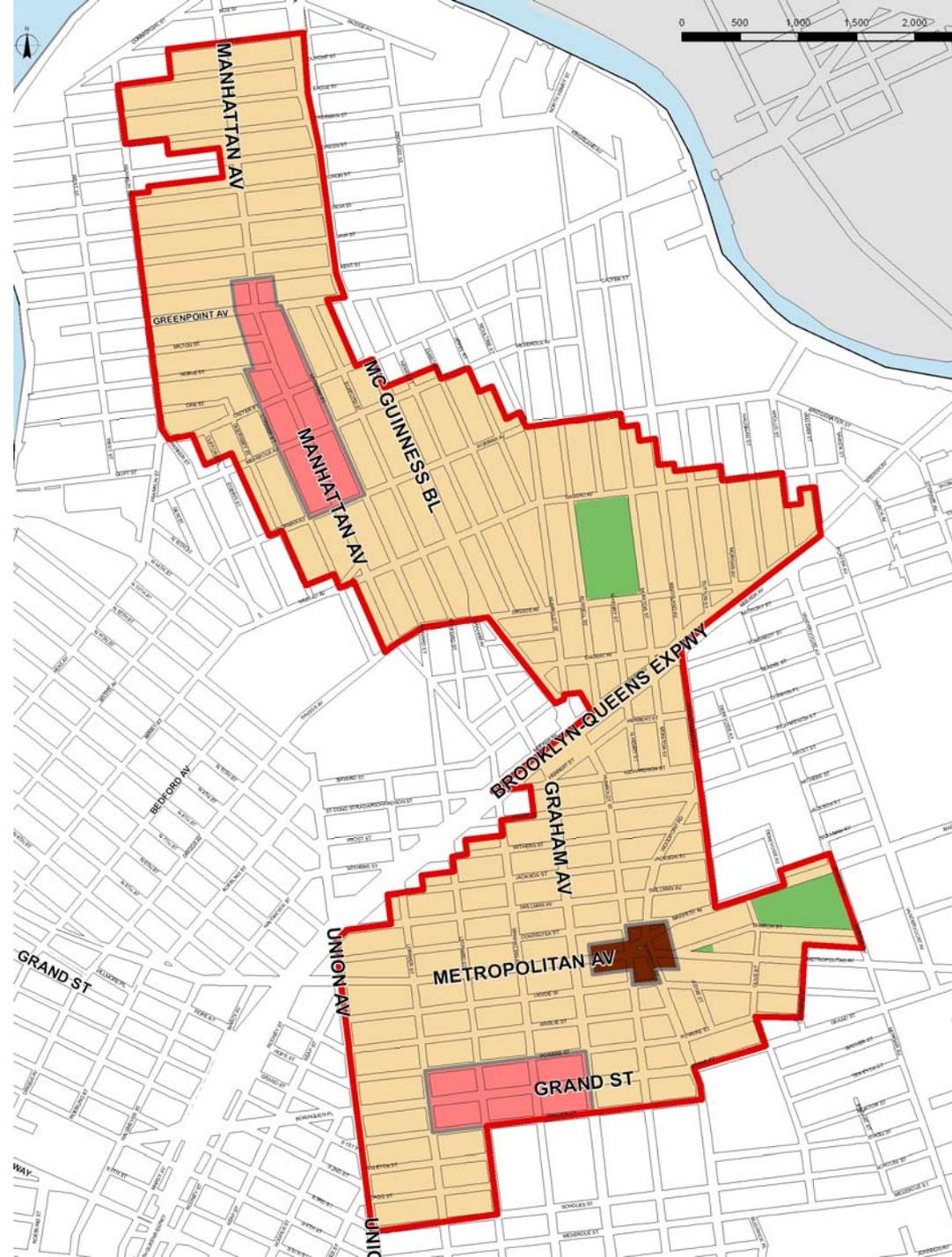


Zoning Proposal

- **Adjust Commercial Districts and Overlays**
 - Remove commercial zoning where there are no existing commercial uses
 - Map commercial zoning where there are existing commercial uses

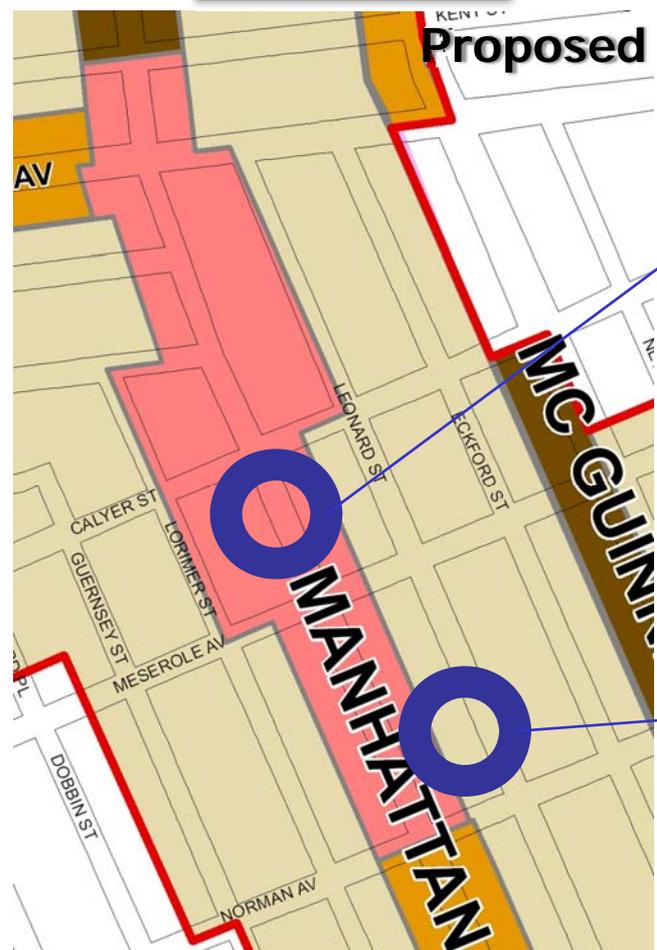
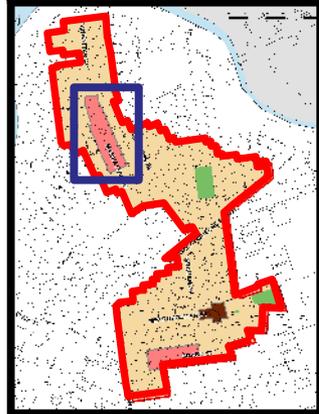
Zoning Proposal

- C4 and C8 Districts



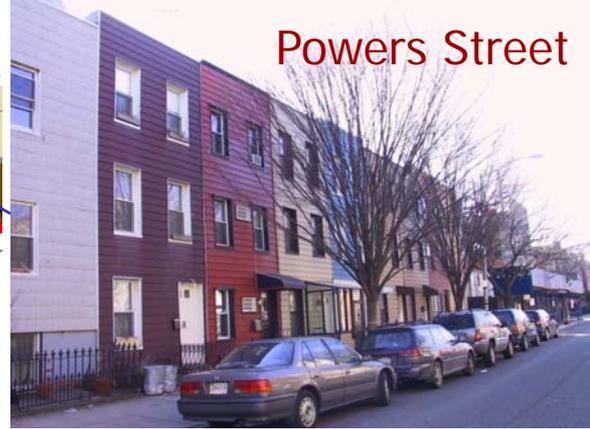
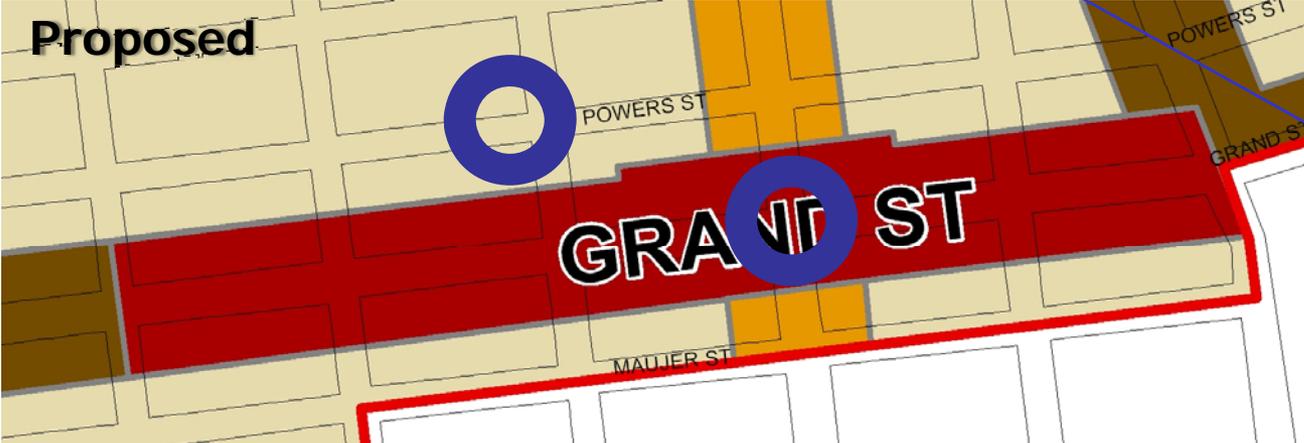
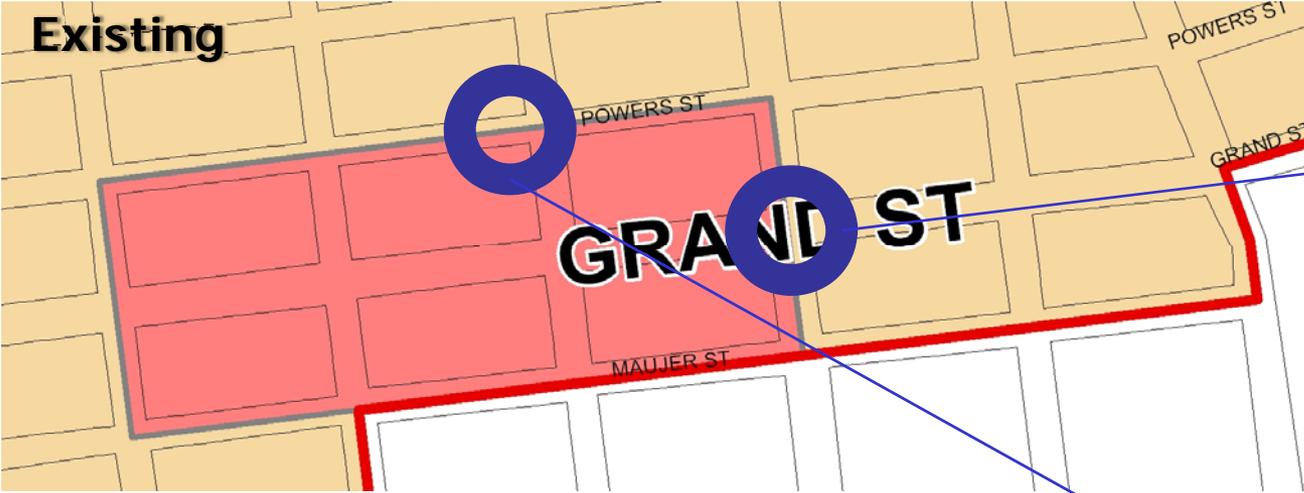
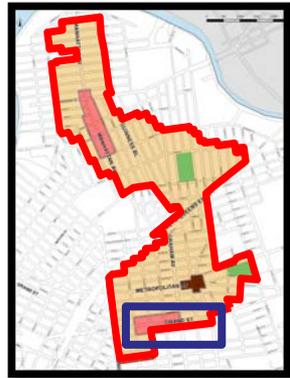
Zoning Proposal

- C4 and C8 Districts
– Manhattan Avenue



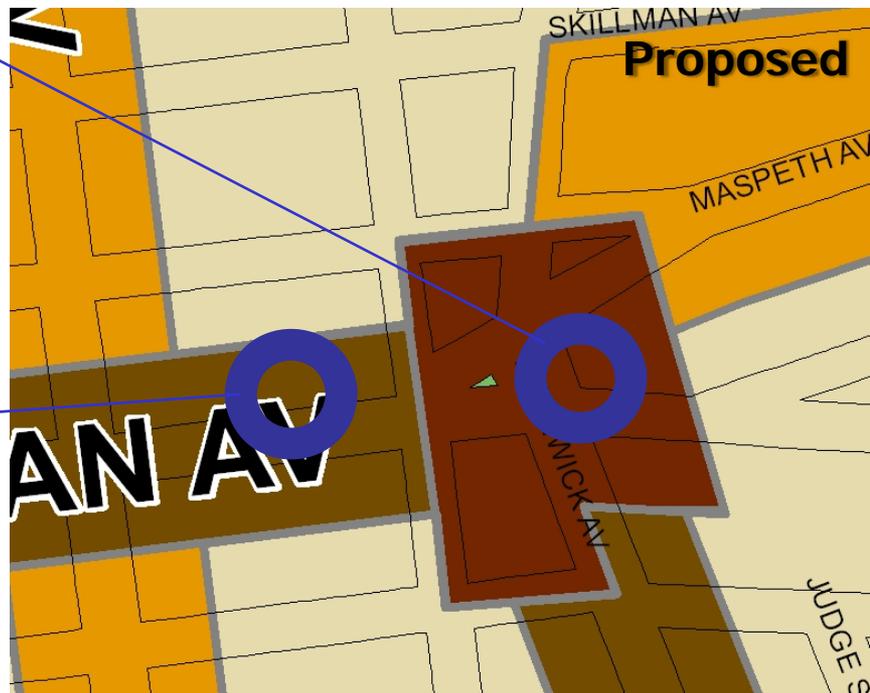
Zoning Proposal

- C4 and C8 Districts
– Grand Street



Zoning Proposal

- C4 and C8 Districts
- Metropolitan Avenue



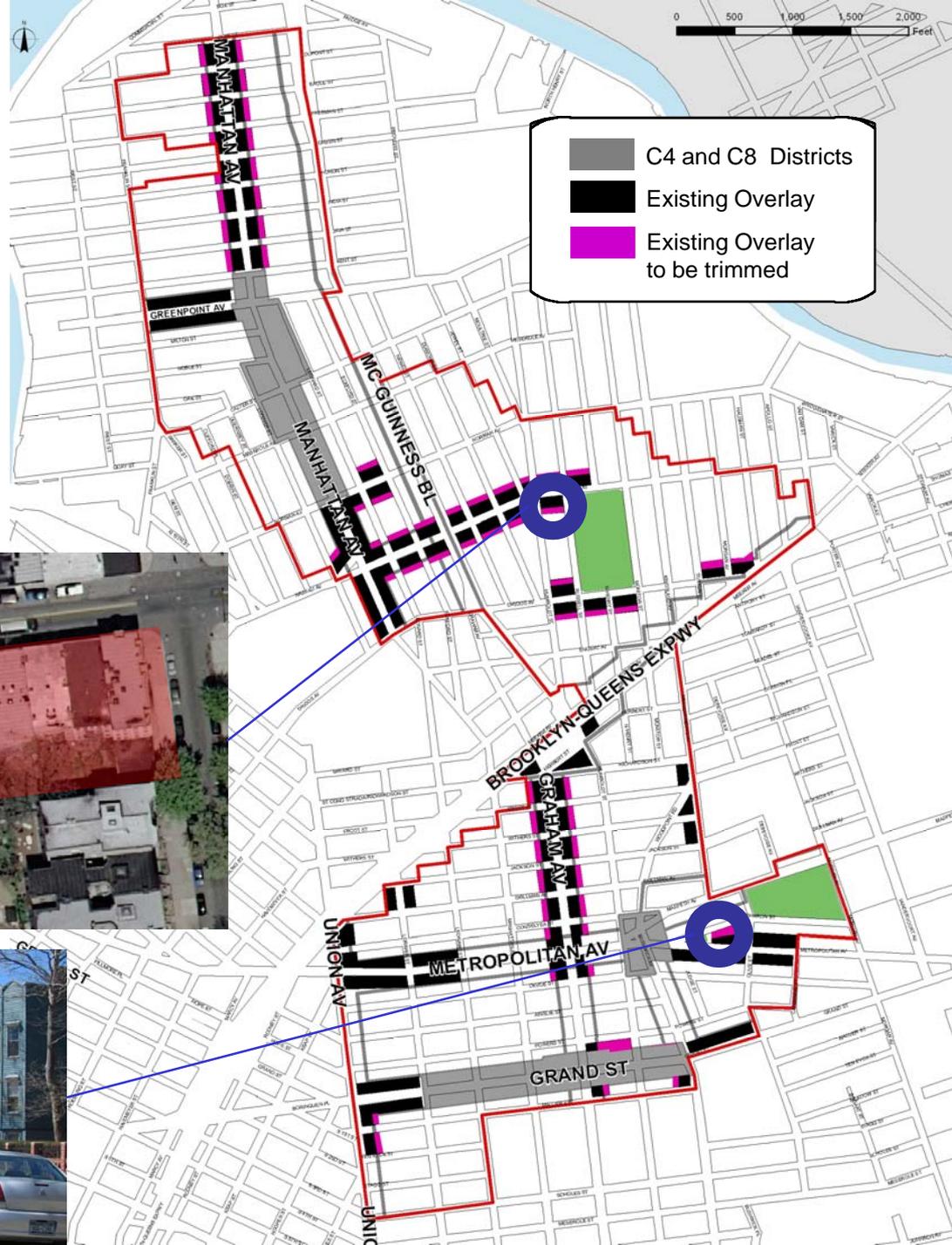
Zoning Proposal

- C1 and C2 Overlays
 - Trim overlays where there are no existing commercial uses.

Nassau Avenue



Orient Avenue



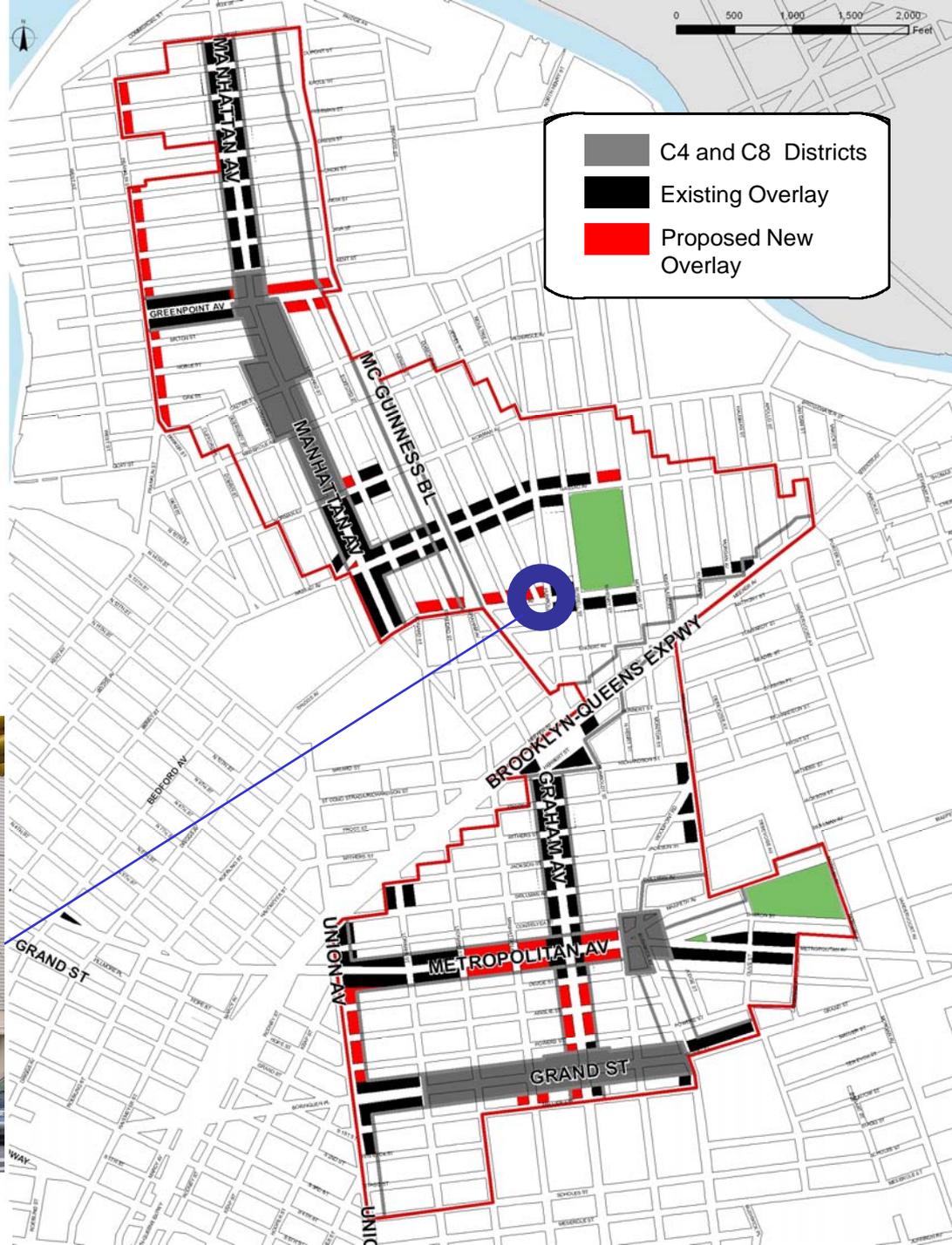
Zoning Proposal

- C1 and C2 Overlays
 - Add overlays where there are existing commercial uses.

Driggs Avenue



Greenpoint-Williamsburg Contextual Rezoning



Zoning Proposal

- Summary
 - Limits out-of-scale development
 - Creates opportunities for affordable housing.
 - Tailors commercial districts.

