

## **Greenpoint-Williamsburg Follow-Up Zoning Text and Map Changes Summary**

### **Application of Anti-Harassment Provisions**

The changes would apply the Hudson Yards anti-harassment provisions to the upland portion of the rezoned area, fulfilling a commitment made at adoption of the rezoning.

### **Clarifications and Technical Refinements to Inclusionary Housing Program**

Several text changes, including technical refinements recently applied to the program in Hudson Yards and South Park Slope, are proposed to facilitate the consistent administration of the Inclusionary Housing program.

- Clarify text describing boundaries in which Inclusionary Housing program applies; add a half-block erroneously omitted from upland Inclusionary area.
- Clarify section references for Inclusionary developments in upland M1-2/R6 districts; such developments are subject to contextual bulk rules.
- Modify the bonus to be consistent with Hudson Yards and South Park Slope – a percentage of the housing is required to be affordable. This prevents any disincentive for utilization of the bonus within a mixed-use development.
- Other technical changes from the Hudson Yards and South Park Slope rezonings are included.
- Clarify applicability of Inclusionary requirements if a waterfront parcel is subdivided.
- Deletion of text allowing exceptions to maximum FAR for mixed buildings, to apply regulations uniformly throughout rezoned area. This fulfills a commitment made at adoption of the rezoning.
- Technical change to facilitate provisions adopted in May, allowing some flexibility in building envelope for buildings containing at least 20 percent affordable housing.

### **Waterfront Access Plan (WAP)**

Proposed changes include clarifications to the WAP text, along with the addition of an option for a slightly reconfigured upland connection on Parcel 26:

- Correct cross-reference to clarify applicability of streetwall regulations
- Clarify language to reflect that G-W waterfront bulk regulations apply to all waterfront lots in the rezoned area
- Clarify that only shade trees or shade structures (not ornamental trees) are required on Green Street and N. 6<sup>th</sup> Street piers
- Clarify the dimensional requirements for the supplemental access area required adjacent to the MTA ventilation building at N. 7<sup>th</sup> Street
- Allow for additional flexibility in location of upland connection on Parcel 26 if provided as sidewalks adjacent to a road extending N. 4th Street

### **Other Text Changes**

The proposed changes would permit sidewalk cafes in the MX-8 district, effectively reinstating provisions which had allowed sidewalk cafes in these areas under the previous zoning.

### **Map Contextual Districts in Current M1-2/R6 Areas**

Rezoning of approximately 19 blocks zoned M1-2/R6 to contextual designations (M1-2/R6A, M1-2/R6B), to prevent possibility of out-of-scale-development. M1-2/R6B would be mapped on block fronts of Grand Street and Fillmore Place; M1-2/R6A would be mapped in areas near Metropolitan Avenue and Union Avenue.