**Draft Zoning Proposal: Upland Mixed-Use**

**Purpose:**
Facilitate several neighborhood-wide goals, including creation of permanently affordable housing with options for low- and moderate-income residents, promoting a walkable, mixed-use neighborhood, brownfield remediation and activating key areas by permitting higher densities, allowing a broader range of uses and incentivizing or requiring non-residential uses, where appropriate.

**Proposed Zoning:**
M1(2)/R6B, M1(3)/R6A, M1(3)/ R7A, M1(4)/R7X

**Goals Supported:**
- Encourage and reinforce a vibrant, live-work neighborhood by balancing preserving neighborhood scale and encouraging growth in key areas
- Implement MIH to generate new mixed-income housing, including market-rate and permanently affordable units
- Promote a mix of uses that allows for improvements to the public realm and local services while affirming the qualities that make the neighborhood distinct
- Bring existing residences into conformance with zoning

**Conceptual Bulk Envelopes:**

**逢定正afuouo**

<table>
<thead>
<tr>
<th>Districts</th>
<th>M1(2)/R6B</th>
<th>M1(3)/R6A</th>
<th>M1(3)/R7A</th>
<th>M1(4)/R7X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uses</td>
<td>2-14, 16, 17, 18</td>
<td>2-14, 16, 17, 18</td>
<td>2-14, 16, 17, 18</td>
<td>2-14, 16, 17, 18</td>
</tr>
<tr>
<td>Max FAR by Use</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Retail/Entertainment</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Community Facility</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Industrial</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Total MAX FAR</td>
<td>2.2</td>
<td>3.5</td>
<td>4.6</td>
<td>5.9</td>
</tr>
<tr>
<td>Heights (in stories)</td>
<td>43</td>
<td>43</td>
<td>43</td>
<td>43</td>
</tr>
<tr>
<td>Base</td>
<td>5</td>
<td>8</td>
<td>9</td>
<td>14</td>
</tr>
<tr>
<td>Max</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
</tr>
</tbody>
</table>

**Special Uses**
- Yes (Union Street)
- Yes* (Thomas Green Playground & 3rd Avenue)

**Parking Requirement**
- 20%
- 0%

**Loading Requirement**
None for smaller businesses; reduced for larger

*Achieved only in buildings with residential, commercial, and Gowanus mix of uses.
**Purpose:**
Incentivize the development of mixed-use projects that include new, permanently affordable housing as well as commercial, artist, civic, and cultural space. Re-envision a new fabric around a remediated and reconstructed Thomas Greene Playground.

**Proposed Zoning:**
M1(4)/R7X

**Goals Supported:**
- Encourage and reinforce a vibrant, live-work neighborhood by balancing preserving neighborhood scale and encouraging growth in key areas
- Implement MIH to generate new mixed income housing, including market-rate and permanently affordable units
- Promote a mix of uses that allows for improvements to the public realm and local services while affirming the qualities that make the neighborhood distinct
- Allow and promote a mix of uses including space for art and cultural uses

**Gowanus Mix: Incentives and Requirements**
This below illustrates a continuum of how the proposed zoning with non-residential incentives and requirements would integrate a mix of uses within new buildings in the proposed M1(4)/R7X areas. Where developments front the Park and Third Avenue, the ground floor use requirement would require active ground floor space, which cannot be used toward the incentive floor area. This could encourage multiple floors of non-residential space as illustrated below.