

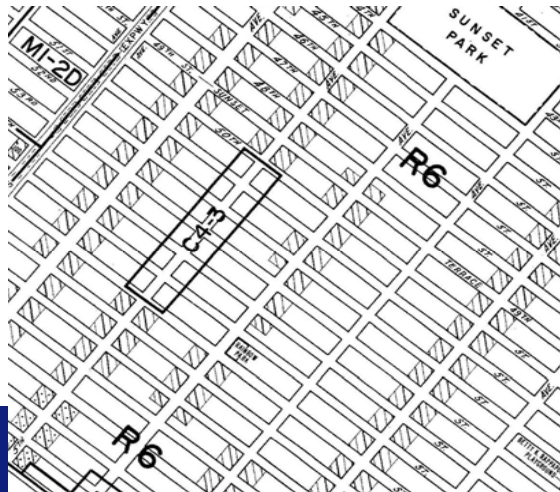


**Pratt Center**  
for Community Development

# Sunset Park Community Conversation on Rezoning

October 27, 2007

Sponsored by Councilmember Sara M. Gonzalez  
and Community Board 7



# Goals

- To provide an overview on zoning in New York City
- To explore options for utilizing zoning & land use tools to create and preserve affordable housing and community character in Sunset Park
- To gather community input regarding rezoning priorities
- To gather community input on non-zoning issues that affect Sunset Park's future

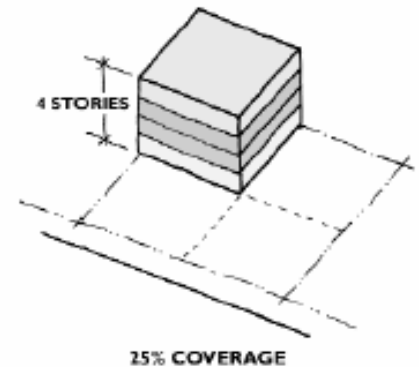
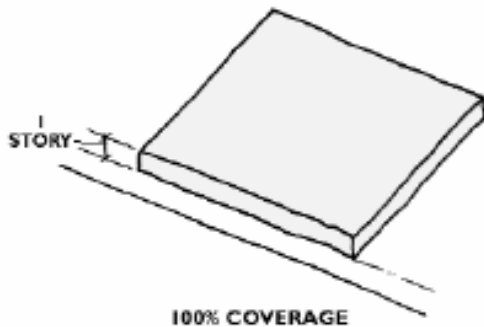
# Zoning 101

## **Zoning shapes the city.**

Through zoning, a city regulates building size, density and the way land is used. Each “zoning district” sets allowable:

- **Land uses**
- **Building size**
- **Design**

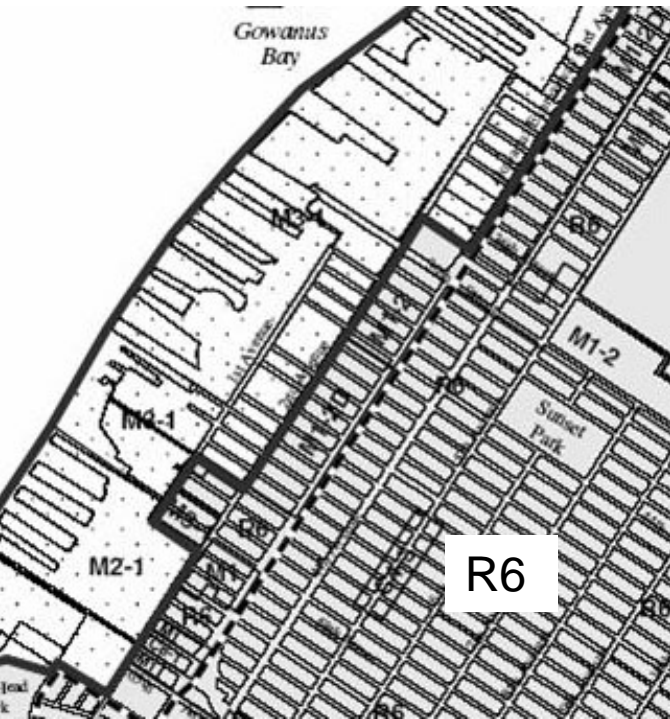
# Zoning 101: Floor Area Ratio



**FAR is the ratio of the allowable built floor area of a building to the area of the lot it sits on. The above examples are of a 1:1, or 1.0 FAR.**

<u>Lot SF</u>	<u>FAR</u>	<u>Allowable Bldg SF</u>
10,000 (100 x 100)	1.0	10,000 SF
10,000 (100 x 100)	4.0	40,000 SF

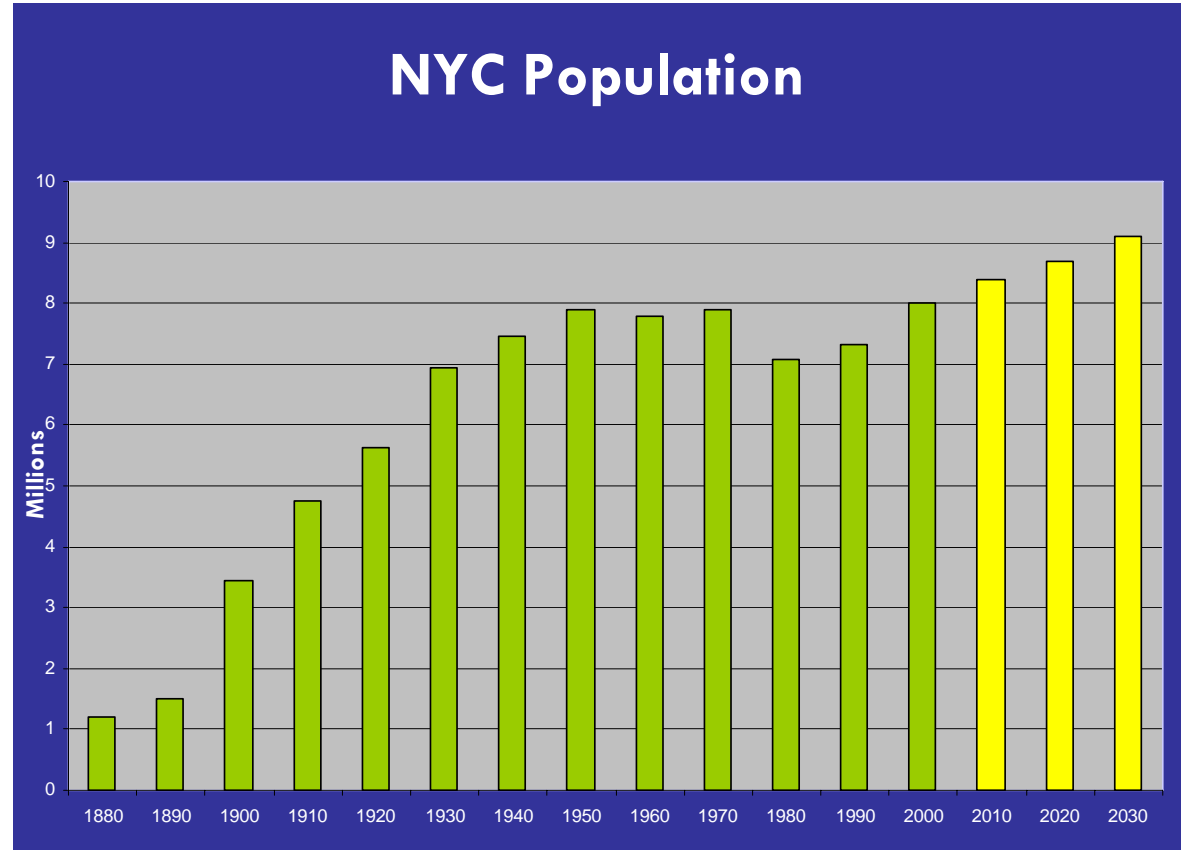
# Current Zoning in Sunset Park



Zone	Resid 'l FAR	Comm' l FAR	Communi ty Facility FAR	Manu f FAR	Height Limits
R6	2.43	By overla y	4.8	0	None
C4-3	2.43	3.4	4.8	0	None
M1-2	0	2.0	4.8	2.0	None
M2-1	0	2.0	0	2.0	None

# Current Issue: Development Pressure

Population  
growth ...



# Current Issue: Development Pressure

Population  
growth ...  
+  
gentrification

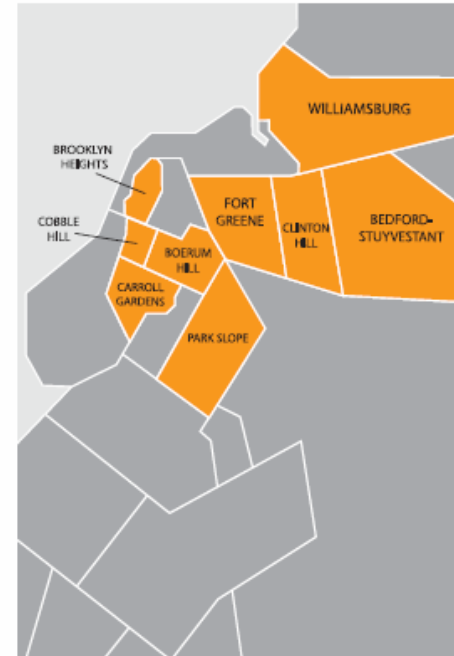
YEAR END 2005 the corcoran report

## brooklyn snapshot

2005 proved to be another grand year in the Brooklyn real estate market, as the borough solidified its emergence as New York City's premier locale for young urban professionals and families seeking luxurious yet affordable property, particularly new development. Considering its enticing blend of diverse neighborhoods, affordable property, vibrant culture, and ideal location, it's not surprising that the Brooklyn residential real estate market is experiencing unprecedented demand and substantial price increases. The average price for a co-op apartment in the borough increased significantly, by +16% from \$417K to \$485K.

New condominium developments throughout the borough have fueled the vibrancy of the Brooklyn market. Exciting new projects seemed to open weekly and the demand for them was high. The average price for condos in Brooklyn was up a sturdy +10%, from \$586K to \$647K. Fort Greene saw the most growth with a +42% increase. Other Brooklyn neighborhoods enjoyed similarly solid price appreciation.

Among the factors that kept Brooklyn flying high were low interest rates, new development, affordable property (particularly in comparison with Manhattan), location, and urban renewal campaigns that have directed interest among prospective homeowners to this side of the East River. Those who have taken the plunge in recent years are quick to spread the word about the new amenities and historic charms of the borough and the result has been increasing competition among buyers wishing to make Brooklyn their home.



marketwide: co-ops +16%, condos +10%

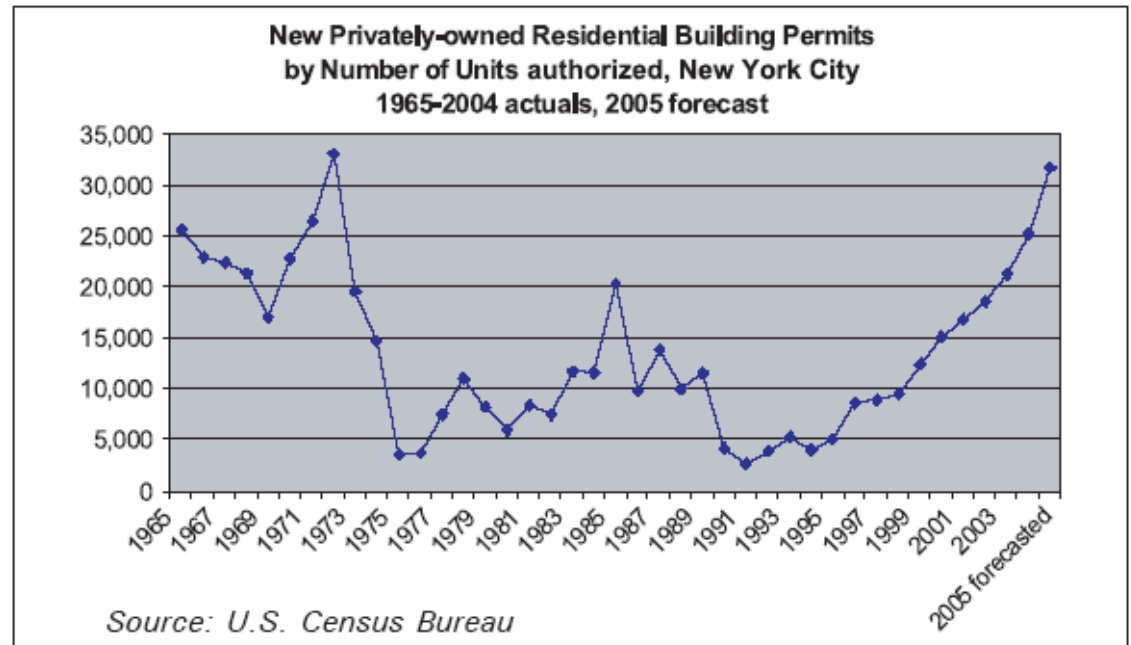
# Current Issue: Development Pressure

Population  
growth ...

+  
gentrification

=


development  
pressure





# Department of Buildings New Building Permit and Full Demolition Applications 2000-2007


 CB7 Boundary

New Building Permit Applications 2000- 08/2007

 1-3 Floors

 4-6 Floors


 7-9 Floors

 10-12 Floors


 Parks and Open Space

Full Demolition Applications


 2000-2005


 2006-July 2007

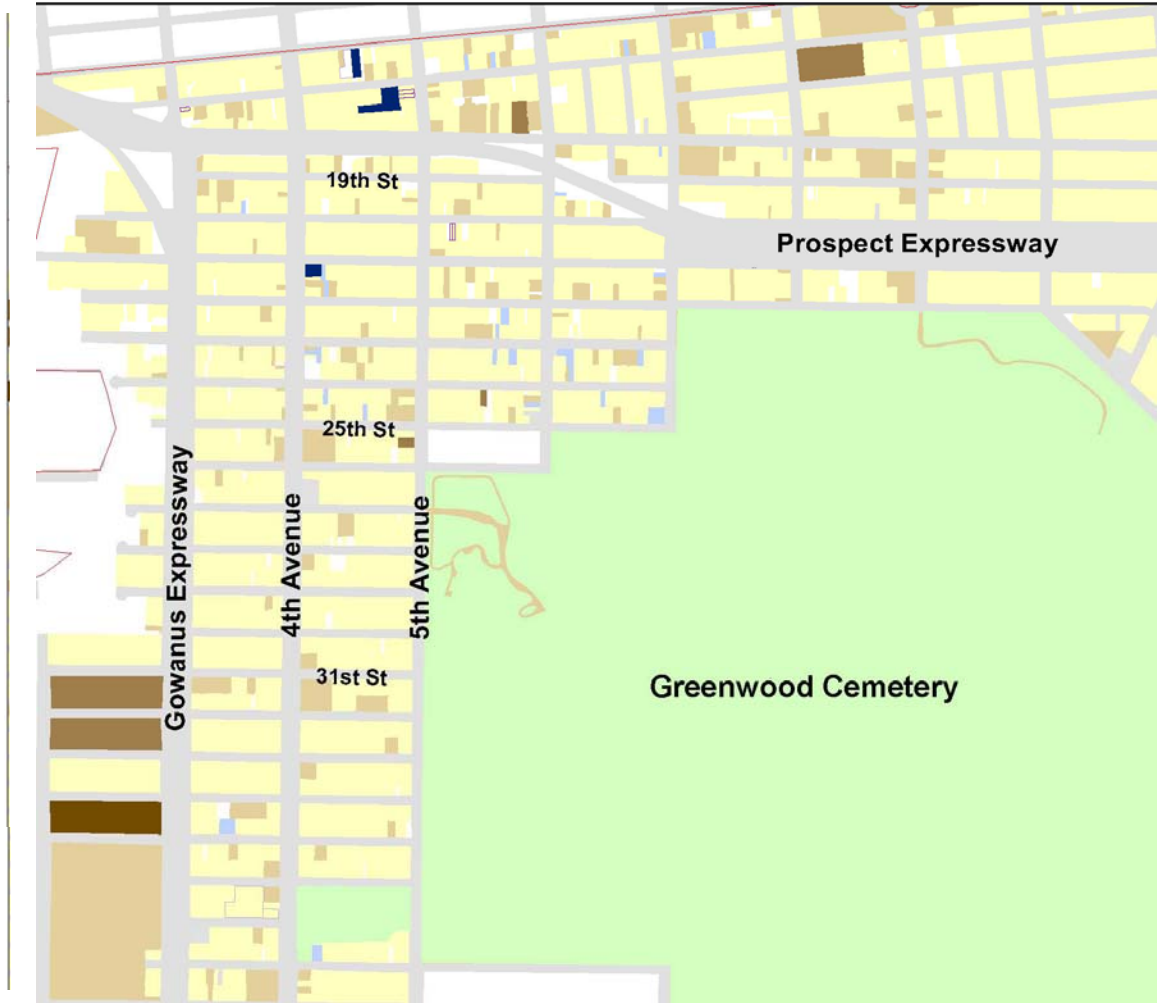
Existing Building Heights

 1-3.5 Floors

 4-6 Floors

 7-8 Floors


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# Department of Buildings New Building Permit and Full Demolition Applications 2000-2007


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
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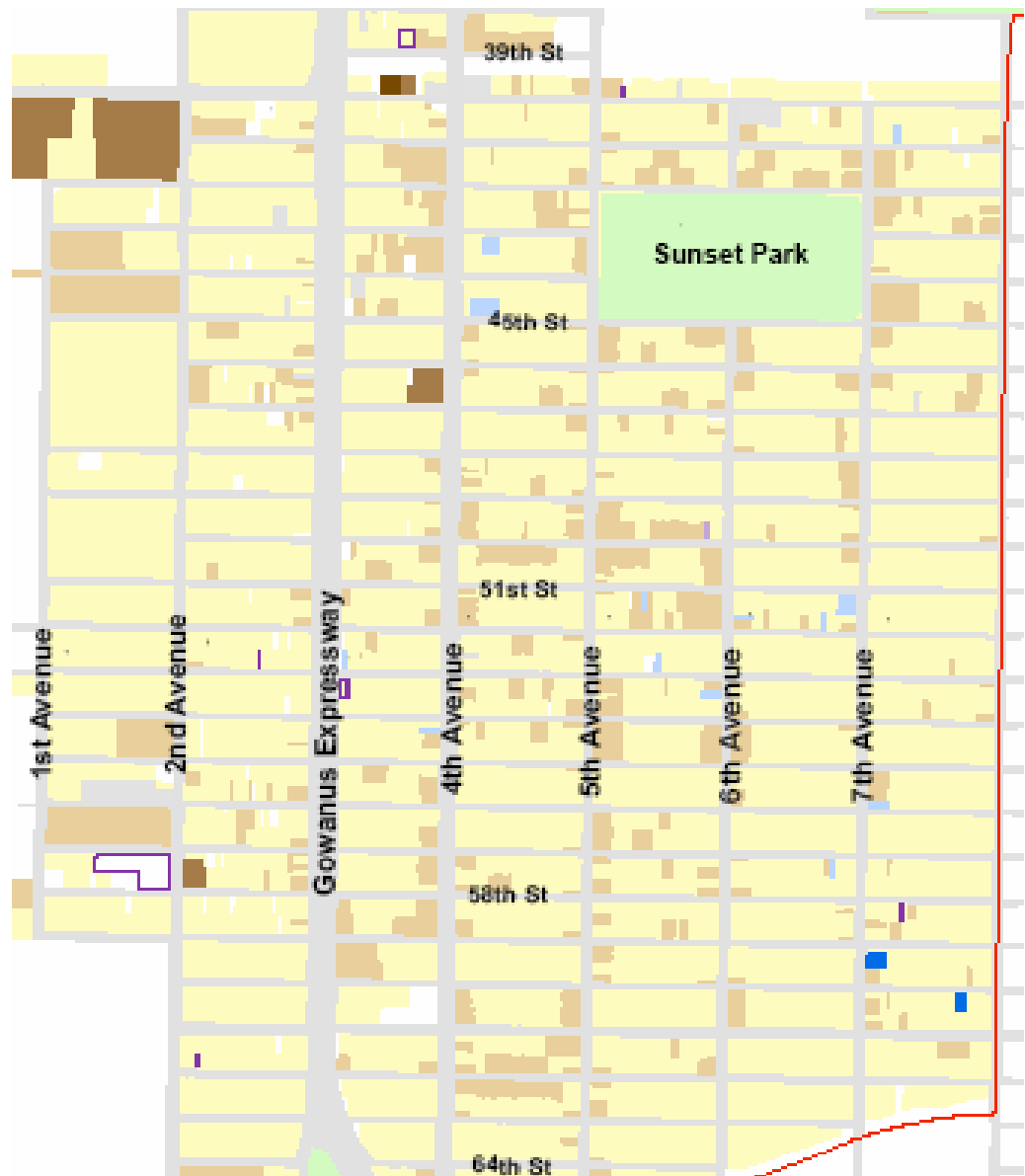
Existing Building Heights

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 10-13 Floors



# Problems with Current Development

- Out of scale / no fixed height limit
- Quality-of-life concerns
  - School overcrowding, subways/buses, traffic, parking
- Loss of affordability
  - Most new development is market-rate
  - Little incentive for new affordable development
  - Direct/indirect displacement of existing affordable housing

# Rezoning Sunset Park

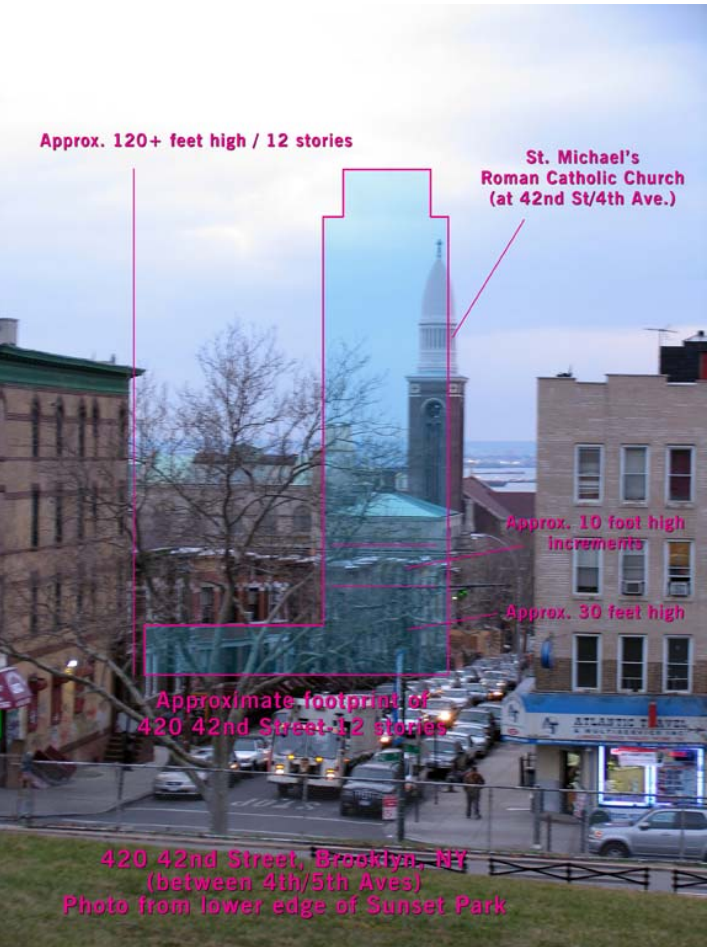
## What Zoning Can Do

- Limit building heights
- Create new areas for housing development
- Make a small percentage of new housing affordable

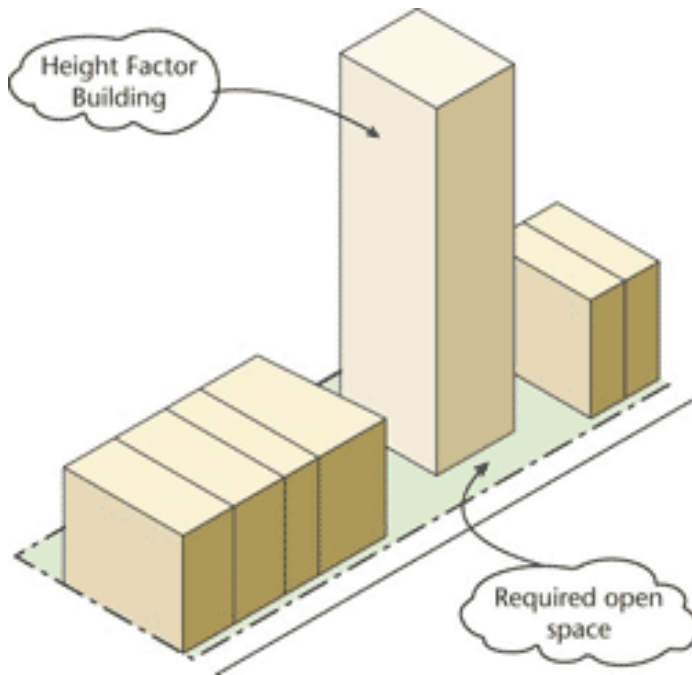
## What Zoning Cannot Do

- Preserve existing affordable housing
- Guarantee that most new housing is affordable
- Address infrastructure, service, traffic and quality-of-life issues
- Save particular small businesses

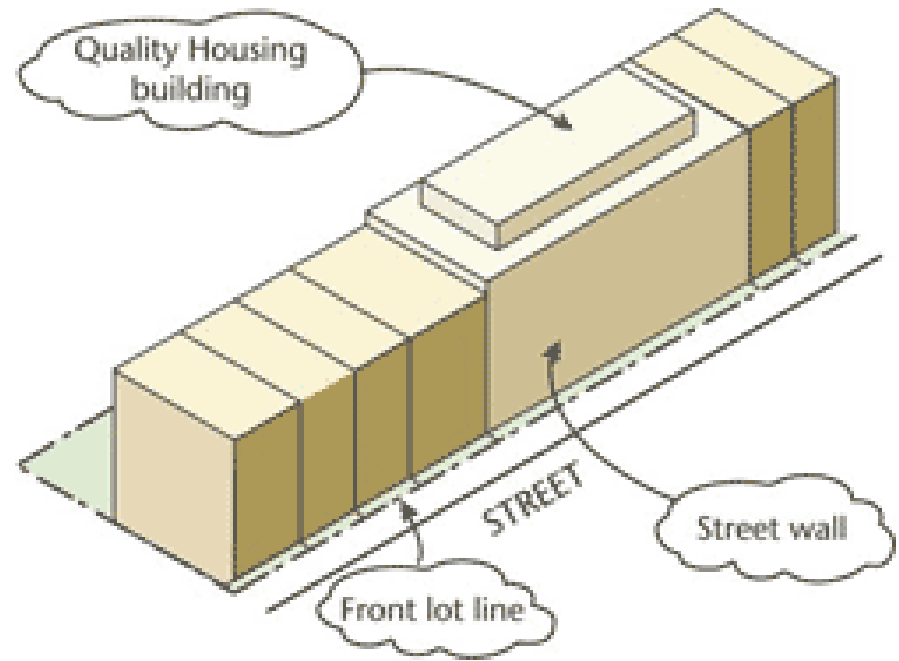
# Issue: Out-of-context development



# New Tool: Contextual Zoning



**Non- Contextual zone  
(e.g. R6)  
Mapped in 1961 zoning**



**Contextual zone (e.g. R6A)  
Can be mapped in  
rezonings**

# Contextual Zoning: Examples



**R6A**



**R6B**



**R7A**



**R8A**

# Issue: Housing Affordability

- Many households pay more than half of their income on rent
- Escalating rents: One-bedrooms going for \$1,000
- Limits of zoning to address the issue

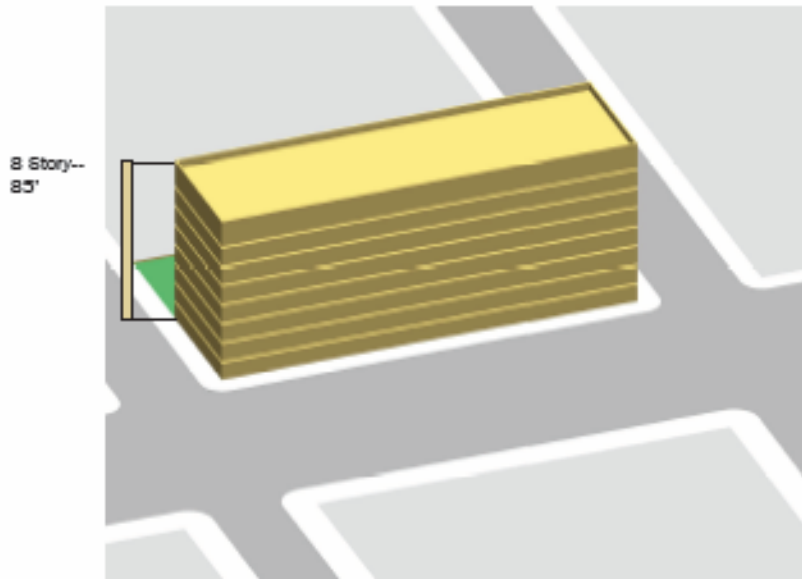
# New Tool: Inclusionary Zoning



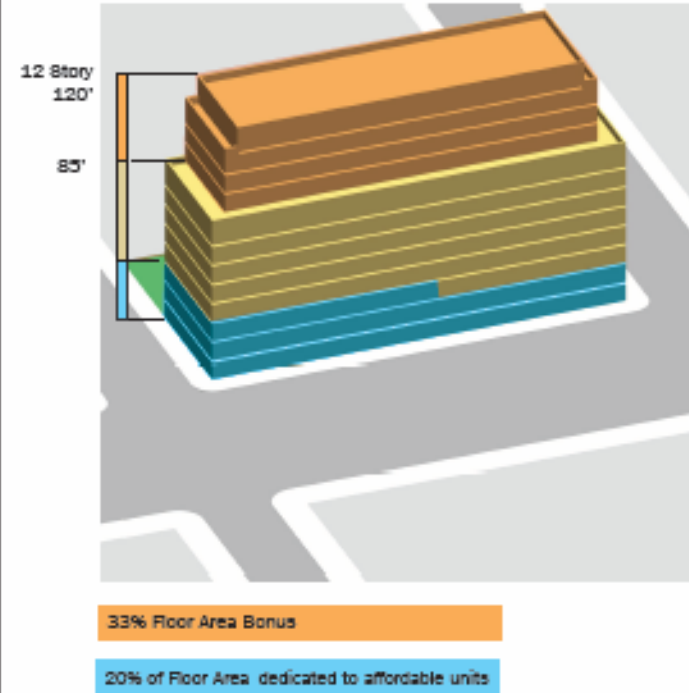
# Inclusionary Zoning: South Park Slope (15<sup>th</sup> – 22<sup>nd</sup> Streets)

## South Park Slope Rezoning Proposed Inclusionary Housing Program

Massing without Inclusionary Bonus (5.4 FAR)



Massing with Inclusionary Bonus (7.2 FAR)



# **“Standard” NYC Inclusionary Zoning Elements**

- **Voluntary program: Developers can choose the bonus or not.**
- **33% FAR bonus (no height bonus)**
- **Affordability requirements:**
  - 20% of total units for households between 0 and \$56,720**
  - or -**
  - 10% of total units for households between 0 and \$56,720, and**  
**15% of total units for households at or below \$88,625**
- **Units must be permanently affordable.**
- **Options for: onsite, offsite new construction, offsite preservation (within ½ mile radius or same community district).**

# Inclusionary Zoning: Issues

- Voluntary, not mandatory
- Only being applied with upzonings
- Affordable homeownership not included in recent rezonings.
- Uneven use by developers:
  - Upland Greenpoint-Williamsburg
  - South Park Slope
- Anti-harassment/anti-demolition provisions not generally included

Do we need a “what is affordable?” slide?

# Sunset Park Rezoning: Opportunities & Questions

- Are there areas where new development should be limited?
- Are there appropriate areas for new development?
- What planning, infrastructure, and services are needed to accommodate growth?
- What can the Sunset Park community gain through growth and development?
- Where should inclusionary zoning be applied?
- How else can affordable housing be preserved & created?
  - Anti-harassment or anti-demolition provisions
  - Non-zoning-related steps



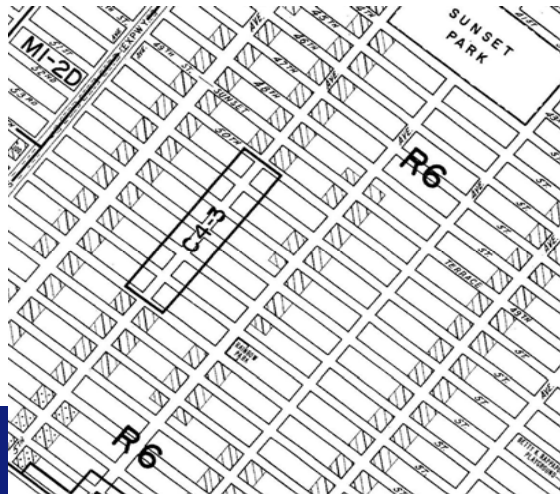


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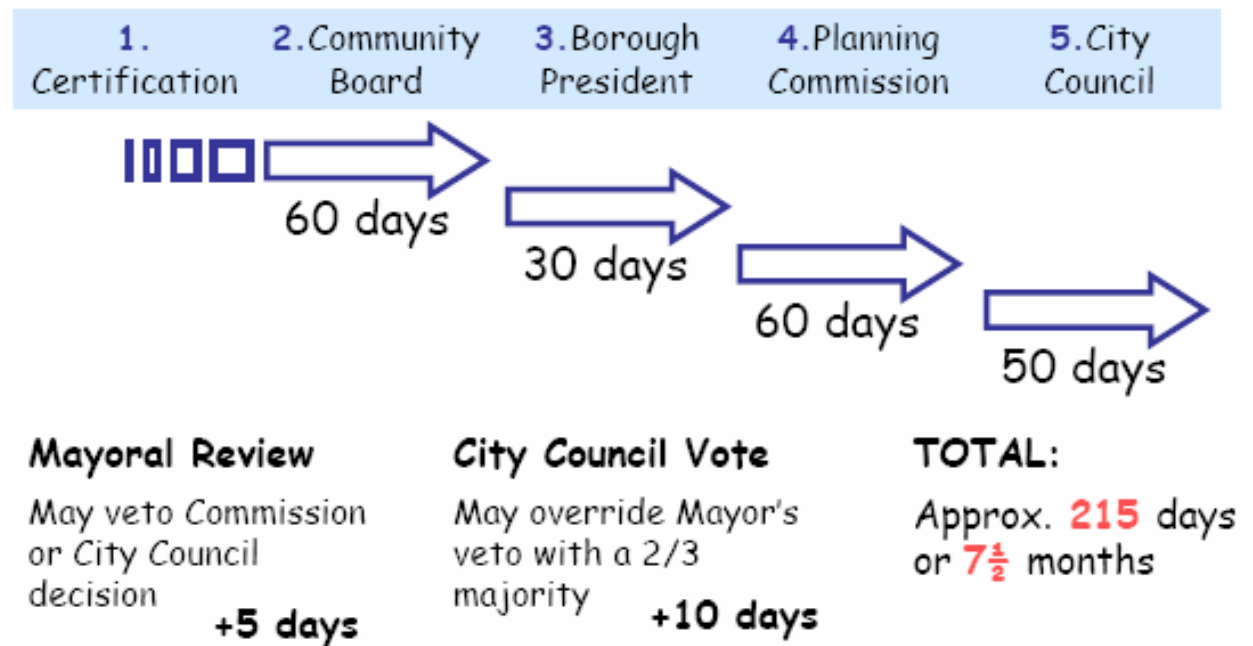
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**DELETED SLIDES  
(FOR REFERENCE)**

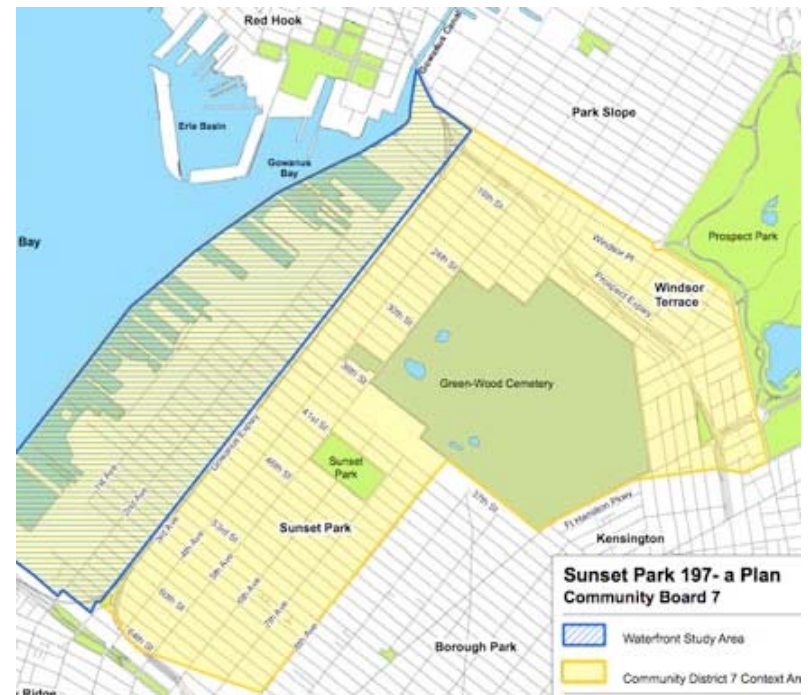
# Uniform Land Use Review Procedure (ULURP)

## ULURP Clock



# Context: Sunset Park “197-a” Plan

- “197-a” is a community planning effort
  - Led by CB 7
  - Plan completed, soon to undergo public review
  - Advisory: will not change zoning
- Covers waterfront area
  - Preservation of manufacturing/industrial
  - New waterfront open space



# Anti-displacement measures

- “Anti-harassment” zoning text
  - Gives tenants an opportunity to prove harassment. If owners are found guilty, they must include 28% affordable units in new building (not including the 20% necessary for inclusionary zoning)
  - Application
    - **Used effectively in Special Clinton Preservation District (1974)**
    - **Applied in Greenpoint-Williamsburg and Hudson Yards special districts**
    - **Not applied in South Park Slope rezoning, and not considered part of standard “IZ program.”**
- Anti-demolition provision
  - **Included in Special Clinton Preservation District in 1974, but not by the Bloomberg Administration in any rezonings**

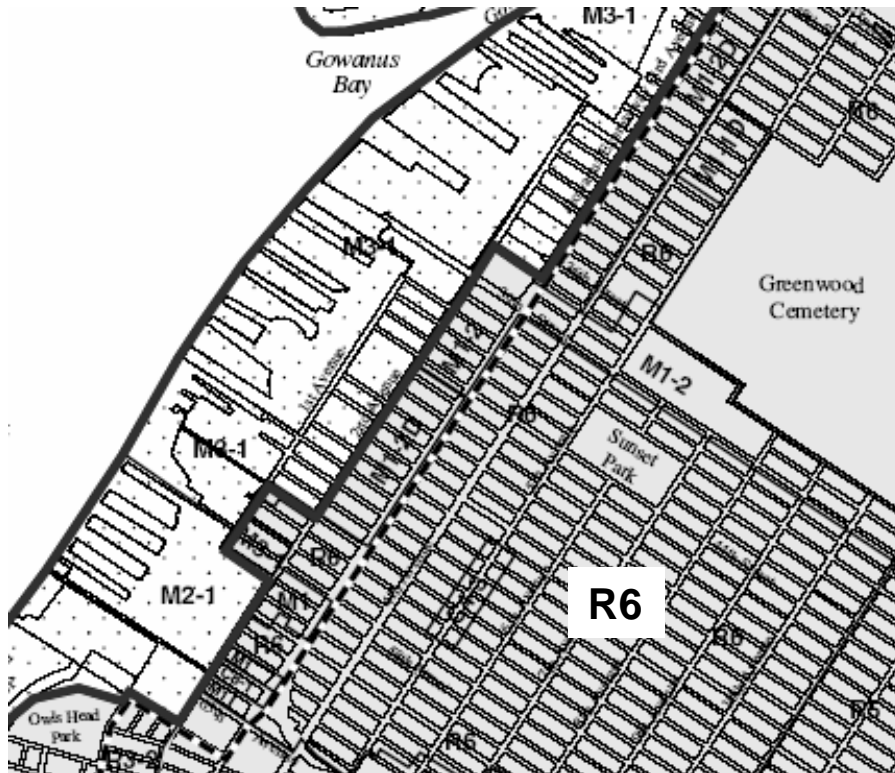
# New Tool: Special Purpose Districts

- Fine-tuned customized zoning districts
- Mapped in defined areas with unique characteristics
- Zoning requirements and/or incentives are tailored to an area's distinctive qualities
- Example: Downtown Brooklyn Special District (2001)

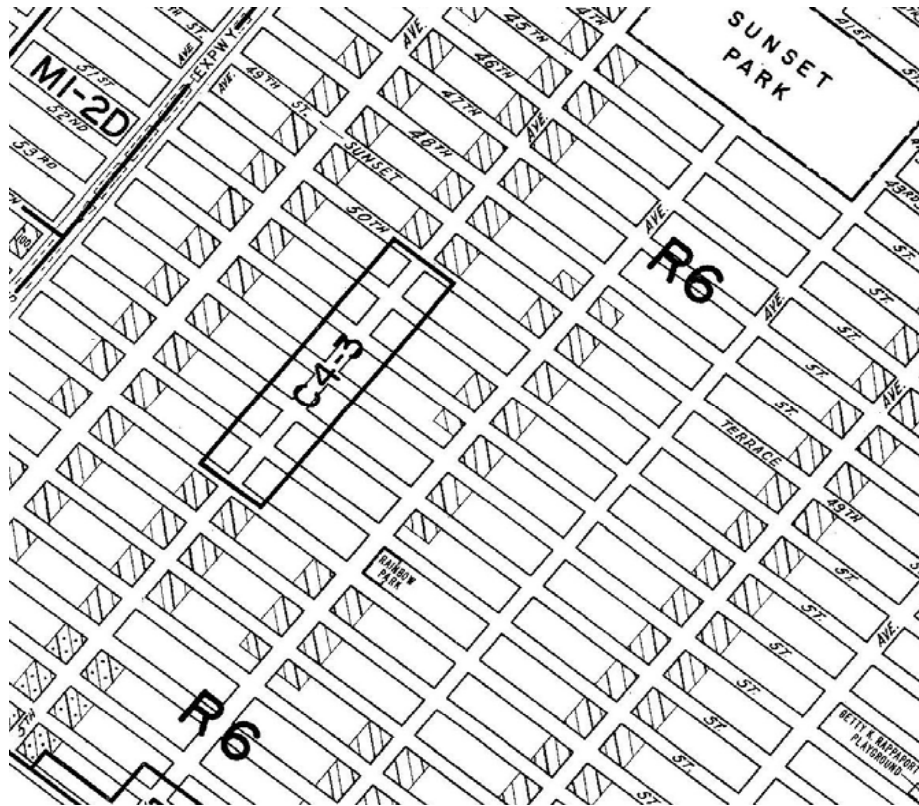
Urban design guidelines and flexible height and setback regulations for mixed use development on irregularly shaped blocks.

- May not be applicable to Sunset Park

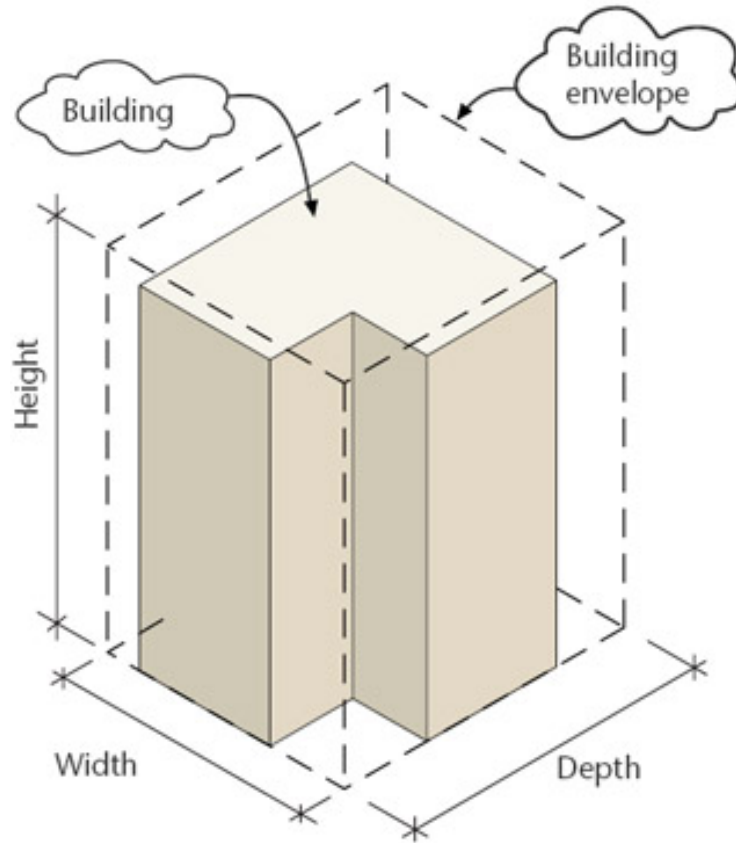
# Zoning 101: Regulating Uses



# Zoning 101: Regulating Uses



# Zoning 101: Building Size



# South Slope Rezoning (2005)

