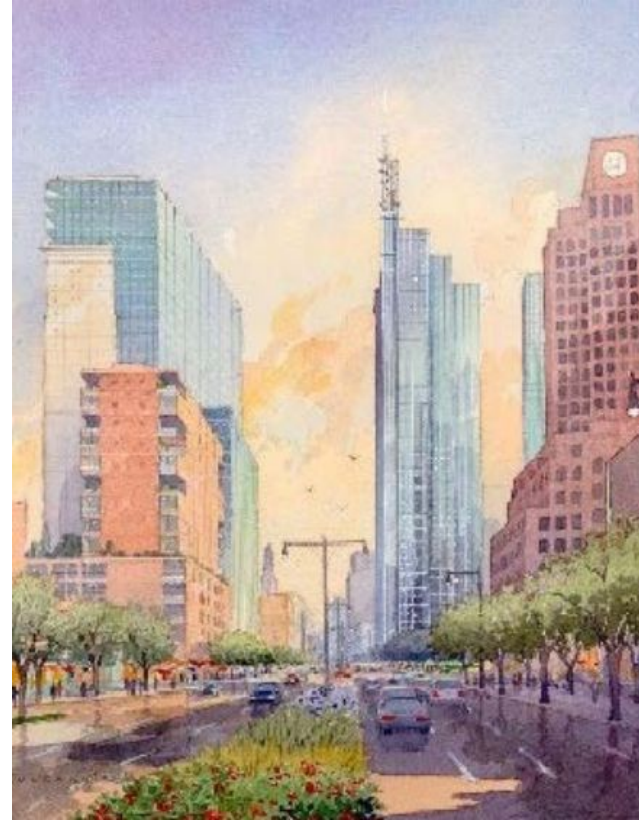
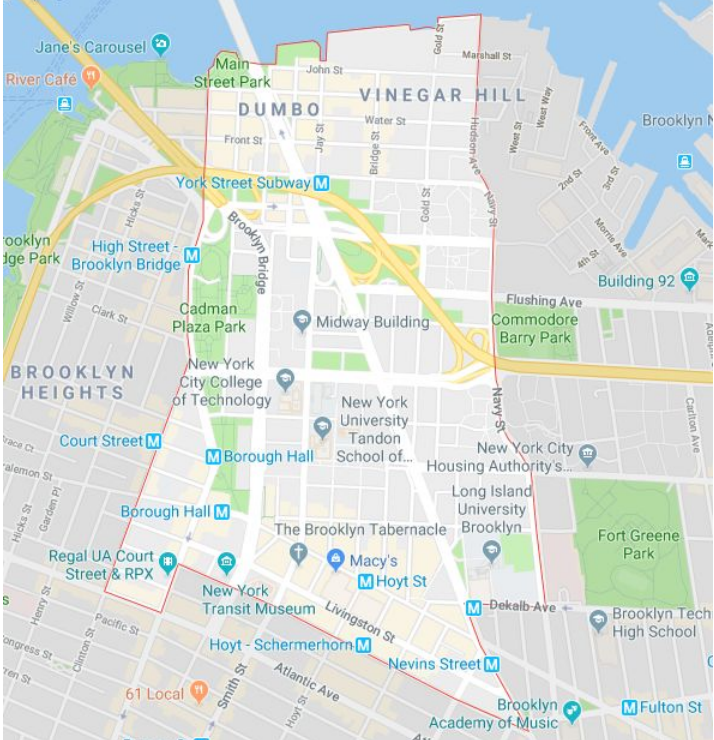
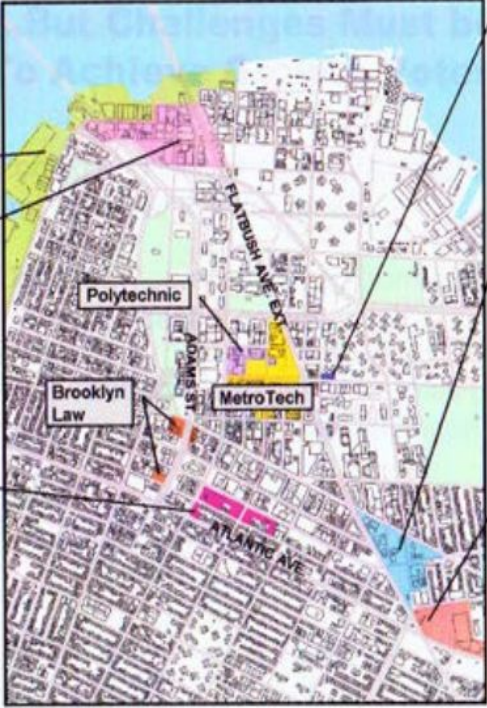
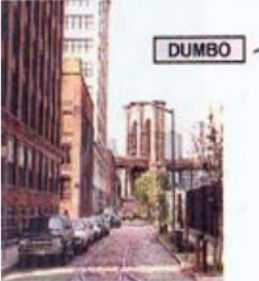


DOWNTOWN BROOKLYN ZONING



By Khady Niasse and Gassendy Moliere

Downtown Brooklyn



Introduction

- ❖ The Department of City Planning and the New York City Economic Development Corporation (EDC) partnered with the Downtown Brooklyn Council (DBC) to propose a new development plan to the continued growth of Downtown Brooklyn.
- ❖ Downtown Brooklyn is New York City's third largest central business district after Midtown and Downtown Manhattan and that's because it's close to Lower Manhattan and it has excellent local and regional mass transit access.
- ❖ The plan recommends a series of zoning map and zoning text changes.
- ❖ This plan would create new retail and housing which will expand academic and cultural facilities.
- ❖ In July 2001, the City Planning Commission approved the Special Downtown Brooklyn District (SDBD) with more flexible height and setback controls and several upzonings.

Issues To Overcome

- ❖ Zoning and lack of adequate development sites limit opportunities for growth
- ❖ Downtown core is isolated from surrounding strong residential communities
- ❖ Poor streetscape experience limits desirability as business and residential destination
- ❖ Downtown has not tapped into vast cultural and educational resources



The plan

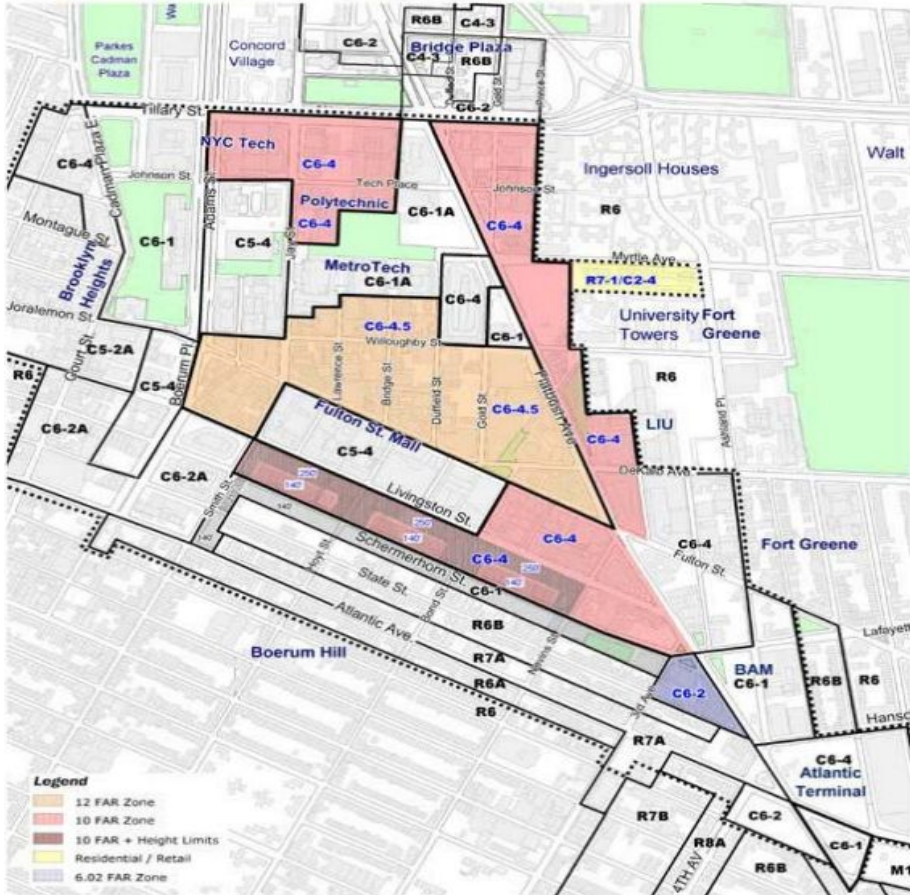
- ❖ The economic center of what would be equal to America's 4th largest city
- ❖ Strong and diverse commercial & retail markets
- ❖ Residential communities that are integrated in Downtown
- ❖ Expanding premier cultural and educational destinations
- ❖ A vibrant public environment served by enhanced transit network



Downtown Brooklyn's Assets

- ❖ 11 million square feet of office space in the commercial core
- ❖ Mass of Class A tenants
- ❖ 70,000 workers. many of them work in financial service companies
- ❖ Seven institutions with over 32,000 students
- ❖ Housing stock in surrounding brownstone neighborhoods and 500 units with 1,200 residents
- ❖ 300,000 square feet of cultural space drawing hundreds of thousands of visitors annually

Zoning Map and Special District Boundary Map



General Purposes

“Special Downtown Brooklyn District” is designed to promote and protect public health, safety and general welfare and:

- ❖ To strengthen the business core
- ❖ To foster development
- ❖ To create and provide a transition between the Downtown commercial core and the lower-scale residential communities
- ❖ To encourage the design of new buildings that are in character with the area
- ❖ To preserve the historic architectural character of development along certain streets and avenues
- ❖ To improve the quality of development
- ❖ To improve visual amenity
- ❖ To promote the most desirable use of land and building development

Definitions

❖ Automated parking facility

Is refer to an *accessory off-street parking facility* or *public parking garage* where vehicular storage and retrieval within such facility is accomplished entirely through a mechanical conveyance system, and shall not refer to a *parking facility* with *parking lift systems* that require an attendant to operate the vehicle that is to be parked.

❖ Development

Includes a *development*, an *enlargement* or an *extension*.

General Provision

- ❖ The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter.

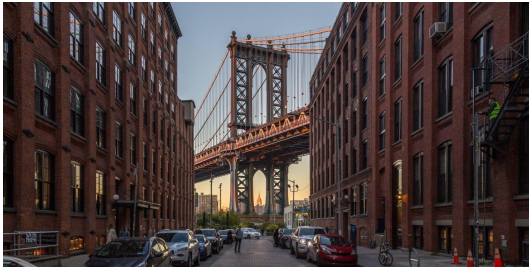
- ❖ In the event of a conflict the provisions of this Chapter shall control:

Whenever a zoning lot is divided by the boundary of the Special downtown Brooklyn District, the requirements set forth in this Chapter shall apply, and shall apply only to that portion of the zoning lot within the Special downtown Brooklyn District.

- ❖ In Mandatory Inclusionary Housing areas, the provisions (Inclusionary Housing) shall apply, except as superseded, supplemented or modified by the provisions of the Chapter.

Applicability of inclusionary Housing

Downtown brooklyn was design to be a commercial space, for offices and such, although there's a couple of commercial places around such as along fulton street but it's mostly residential areas although in some areas it doesn't seem like it so the writing purpose of transitioning from downtown commercial to lower scale residential communities don't really stands out .



Special Sub Districts

- There are two sub district in downtown brooklyn district. Fulton Mall Sub district and Atlantic avenue sub district
- In both sub district there are regulations that do not apply to the other subdistrict

101E.1 Proposed 10/31/17

Appendix E

Special Downtown Brooklyn District Maps

Map 1 Special Downtown Brooklyn District and Subdistricts



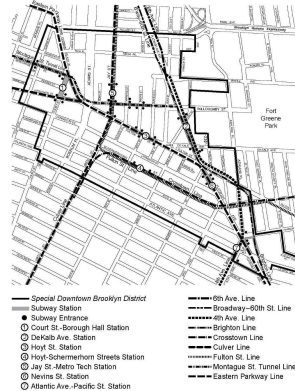
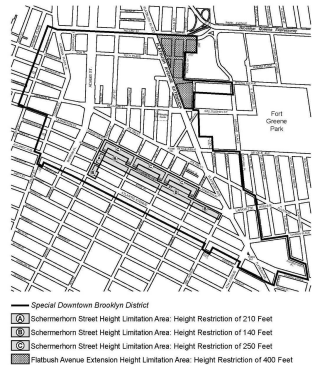
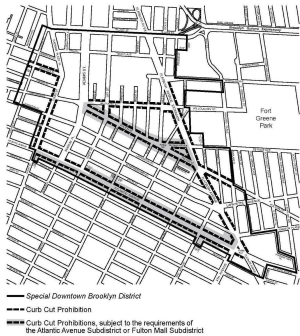
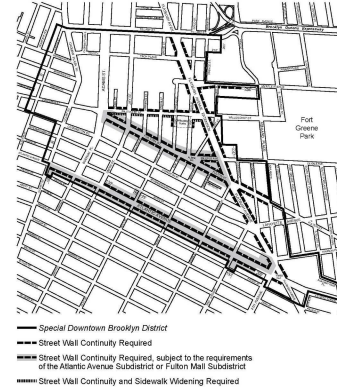
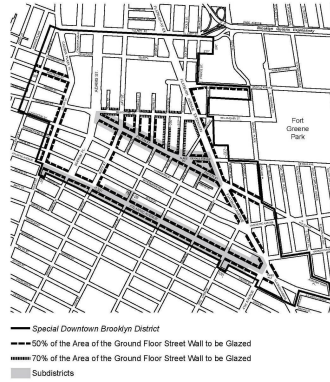
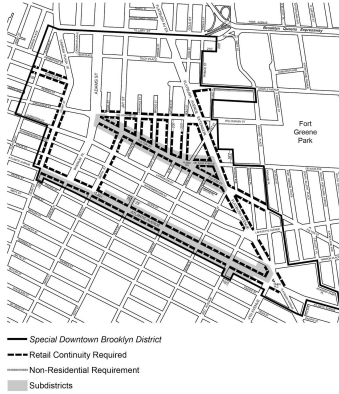
— Special Downtown Brooklyn District

AA Atlantic Avenue Subdistrict

FM Fulton Mall Subdistrict

District Plan and Maps

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 Appendix E
 Special Downtown Brooklyn District Maps
 Map 1 Special Downtown Brooklyn District and Subdistricts



Special Use Regulations and Special Bulk Regulations

Zoning lots that are located within a special scenic view district. The city planning commission, by special permit may allow a sign or a building or other structure to penetrate the view plane, as long as it does not significantly block the scenic view and also as long as the zoning lot does not affect other zoning lot's access to light and air.

If a building or any form of structure that affected the scenic view were to be destroyed or demolished, upon the reconstruction of the structure, the structure cannot affect the scenic view in any way. If it is to do so they will need permission from the city planning commission.

The minimum horizontal distance between the **scenic view** and a **view reference line** shall be at least 1,500 feet and shall not contain distractions which reduce the quality of such view. The specific view to be preserved under the regulation of this **Special Scenic View District** shall be described and made part of this Chapter.

View framing line

The "view framing line" is a line or lines which establish the outer edge of the **scenic view** to be protected. For each **scenic view**, the **view framing line** or **lines** and their elevation are to be located and identified and made part of this Chapter.

View plane

A "view plane" is an imaginary plane above which no obstruction shall be permitted within a **Special Scenic View District** unless authorized by the City Planning Commission. Position of the **view plane** may be conical surfaces. Such **view plane** or **planes** are established by joining the **view reference line** with the **view framing lines** as illustrated below:

View planes and their elevation, length and slopes applicable to each **Special Scenic View District** are to be located and identified and made part of this Chapter.

View reference line

The "view reference line" is a line within a mapped **public park** or an esplanade or a mapped public place from which at any point an outstanding **scenic view** may be observed. A **view reference line** and its elevation applicable to each **Special Scenic View District** are to be located and identified and made part of this Chapter.

The mapped **public park** or an esplanade or a mapped public place in which such **view reference line** is located shall be directly accessible from a **street**.

Tower regulation

The existing tower regulations in the SDBD would be modified to accommodate new office development on small sites in Downtown Brooklyn. The new regulations would be similar to regulations in the Lower Manhattan Special District. Development sites that could potentially take advantage of these new regulations are concentrated on the south side of Willoughby Street and at Adams Street and the Fulton Street Mall. Tower coverage regulations would maintain an 85 foot base but setbacks would be 20' and tower lot coverage would be limited to 65%, with tower lot coverage above 300 feet limited to 50%.

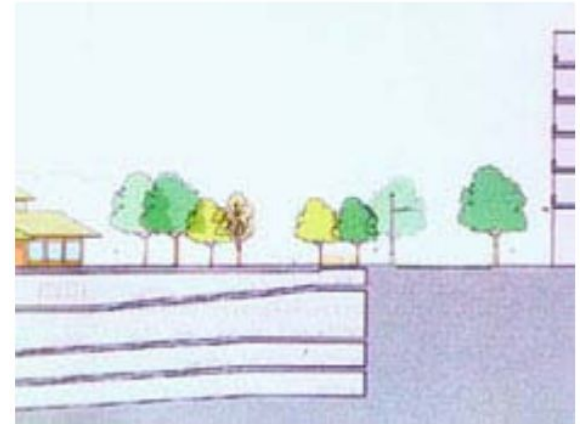
Height and Setback Regulations

The Board may grant such modifications upon consideration that the applicable height and setback or rear yard regulations cannot be complied with by some method feasible for the applicant to pursue because of size or irregular shape of the lot, size or irregular shape of the block, and width of streets. The Board shall also consider the characteristics of surrounding development.

The Board shall require, where appropriate, sufficient safeguards to ensure the free flow of pedestrian and vehicular traffic in the general area. The Board may prescribe additional appropriate conditions and safeguards to enhance the character of the surrounding area.

Mandatory District Plan Elements

New Public Parking To accommodate the parking demand associated with the Downtown Brooklyn Plan, new, integrated public parking facilities would be constructed and accessory parking within new office buildings would be encouraged. One public parking facility for approximately 700 cars would be located below the newly created Willoughby Square public open space and would be modeled after the successful Post Office Square parking garage in Boston, Massachusetts. Another public parking facility would be situated behind ground-level retail in the proposed new residential development at Flatbush Avenue Extension and Myrtle Avenue.



Thoughts?

- ❖ Has it been successful?

Yes, it's been successful because they have created all of their plans and overcome the issues.

- ❖ Have they created buildings that meet the intent?

Yes, they have created buildings that meet the intent of the new zoning rules.

Citations

<https://zr.planning.nyc.gov/article-x/chapter-1>

<https://www1.nyc.gov/assets/planning/download/pdf/plans/downtown-brooklyn2/dwnbklyn2.pdf>

<https://www.google.com/maps/place/Downtown+Brooklyn,+Brooklyn,+NY/@40.696191,-73.9952399,15z/data=!3m1!4b1!4m5!3m4!1s0x89c25a4a8a2a0203:0xdff417da15980851!8m2!3d40.6960679!4d-73.9845407>