

Changing Industry: The Brooklyn Navy Yard Rezoning

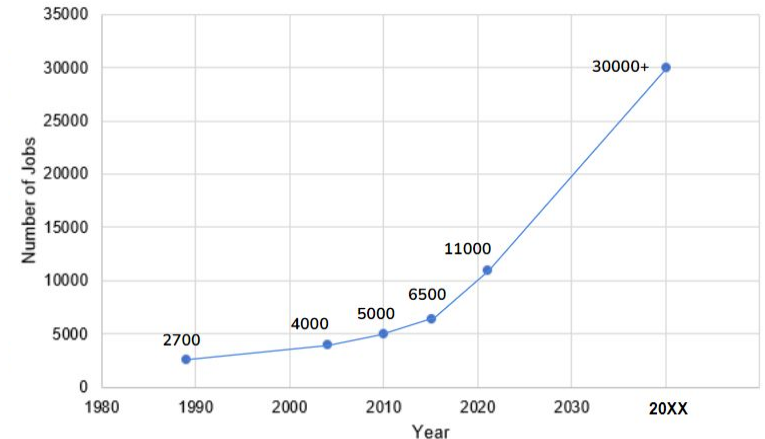


Background

- Navy Yard owned by city since 1969, has always been used as an industrial park
- Navy Yard Development Corporation wants to further aid in job creation, bring zoning in line with evolving use
- Dev Corp created a master plan, rezoning is targeted to fulfil this plan
- Diverse industry: still some shipyard activity, film studio, breweries, education, office space, warehousing, some commercial space
- Many small rezonings since 1980s
- Facilitate more modern manufacturing, office and commercial space
- More community facilities and parks, open to workers and area residents
- Less parking



Number of Jobs at Brooklyn Navy Yard since 1980s



2021 Zoning Changes

	Previous Zoning Category	New Zoning Category
1	R6B	M2-1
2	M1-2	M2-1
3	M3-1	M2-1
4	N/A	Creation of Special Brooklyn Navy Yard District (BNY) overlapping all other changes

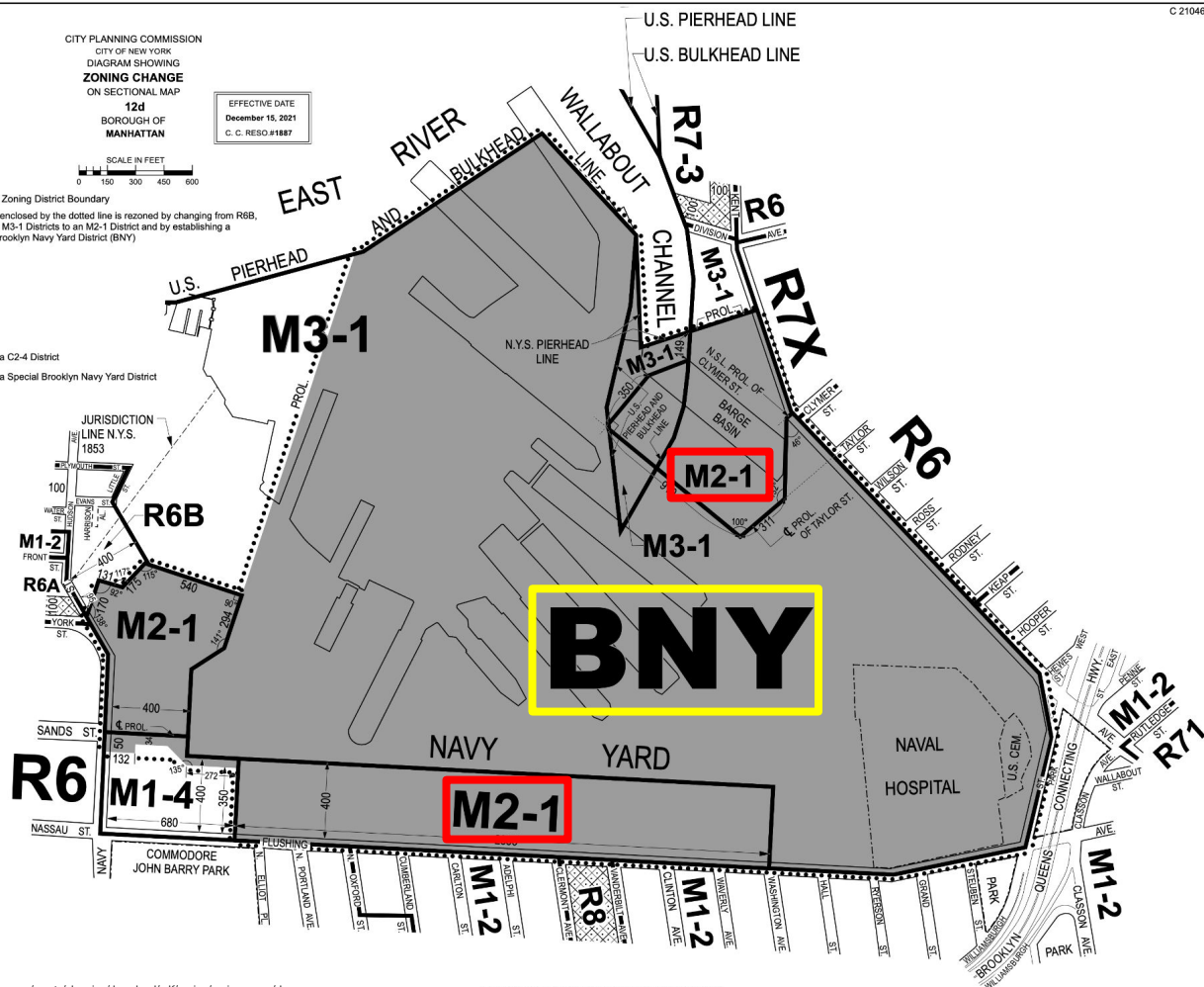
EFFECTIVE DATE
December 15, 2021
C. C. RESO.#1887

— Indicates Zoning District Boundary

••••• The area enclosed by the dotted line is rezoned by changing from R6B, M1-2 and M3-1 Districts to an M2-1 District and by establishing a Special Brooklyn Navy Yard District (BNY)

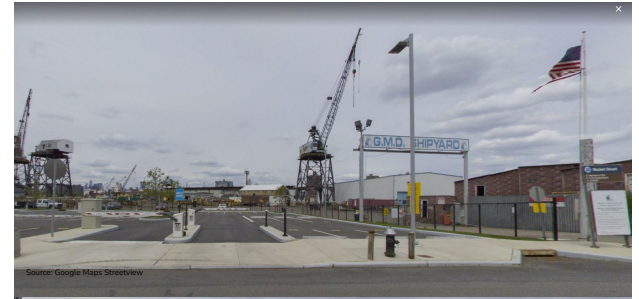
 Indicates a C2-4 District

BNY Indicates a Special Brooklyn Navy Yard District



Change 1: M3-1 to M2-1

	M3-1	M2-1
FAR	2.0	2.0
Height before setback	60ft	60ft
Parking	1 for 300 sqft	1 for 300 sqft
Berths	1 for over 8000 sqft, 1 for next 17000 sqft, 1 for next 15000 sqft, additional 1 every 80000 sqft	1 for over 8000 sqft, 1 for next 15000 sqft, 1 for next 20000 sqft, additional 1 every 80000 sqft
Signs	6x street frontage	6x street frontage
Use group/nuisance level	5 to 18 except 15	5 to 17 except 15



Change 1: M3-1 to M2-1

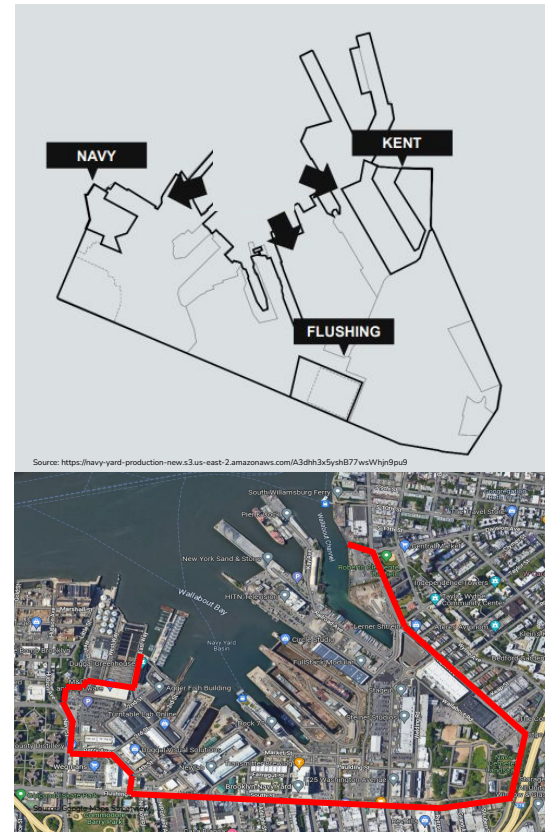
Motivation

- Goal to create more multi-use buildings, office space and light manufacturing
- Less noxious uses along edges of Navy Yard, warehouses, offices instead of power plants
- Better connect businesses with public/surrounding community, step down intensity
- M2-1 districts still disallow community uses and limit retail to small 10,000 sqft footprints



Change 2: Creation of the Special Brooklyn Navy Yard District

- Covers the entire Yard, overlays the existing M3-1 and new M2-1 zones
- Allows for community facilities, schools and retail in manufacturing zones
- Allows for manufacture of alcohol in all zoning districts (normally only allowed in M3-1)
- Creates several subdistricts/subareas (Navy, Flushing and Barge Basin/Kent Districts)
- Community facilities limited to 300,000 sqft footprint, commercial space limited to 100,000 sqft footprints
- Allows colleges to occupy space in M3-1 if program is tied to industrial use
- Loading berths no longer required
- Accessory off-street parking minimums can be lowered/waived if a plan is created providing for alternative transit options and monitored annually
- New buildings must be 30ft back from shoreline

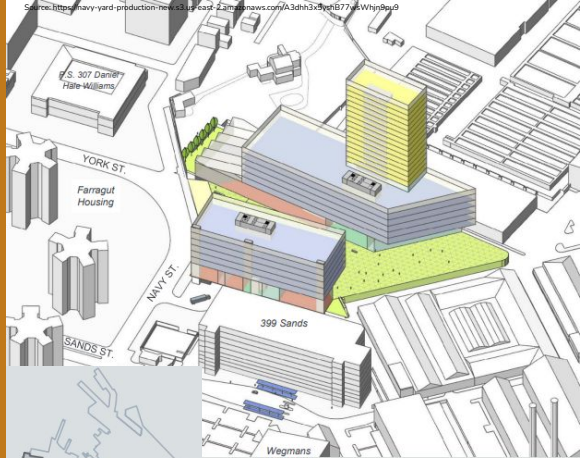


Change 2: Special Brooklyn Navy Yard District Subdistricts

Navy Street Subdistrict	Flushing Subdistrict	Barge Basic Subdistrict
<ul style="list-style-type: none">- One subarea- Min 15% lot area for public space	<ul style="list-style-type: none">- Two subareas- Flushing Avenue now considered a wide street, 50 ft setback	<ul style="list-style-type: none">- Two subareas- Sidewalk widened to 15ft- Land between streetwall and streetline used as public space- BB east portion min 30% of lot area for public space, BB west portion min 20% of lot area- Base height of 30ft- Street wall must be recessed if width exceeding 200ft- Certain buildings to be regulated by M1-5 rules (FAR 5.0)

- Each subarea is allowed a non-flashing illuminated sign of 750 sqft
- FAR of 2.0 across entire Navy Yard remains unchanged
- Bulk other than FAR can be modified via special permit
- Tailored to buildings shown in master plan

Change 2: Special Brooklyn Navy Yard District Planned Construction



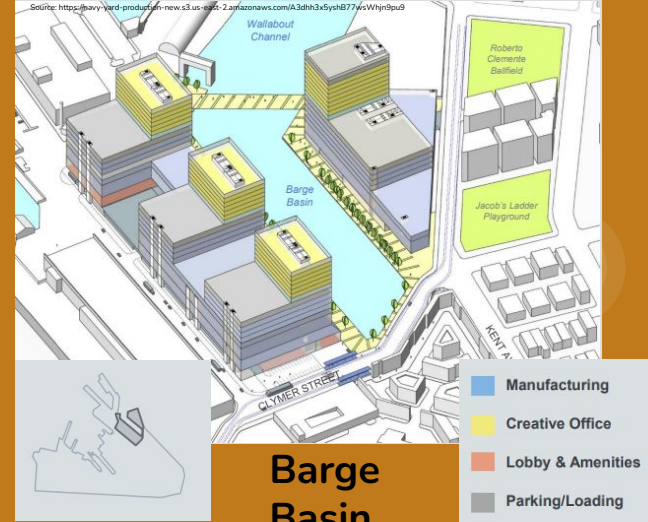
Navy Street

851,000 sqft of new development



Flushing Avenue

1,250,000 sqft of new development



**Barge
Basin**

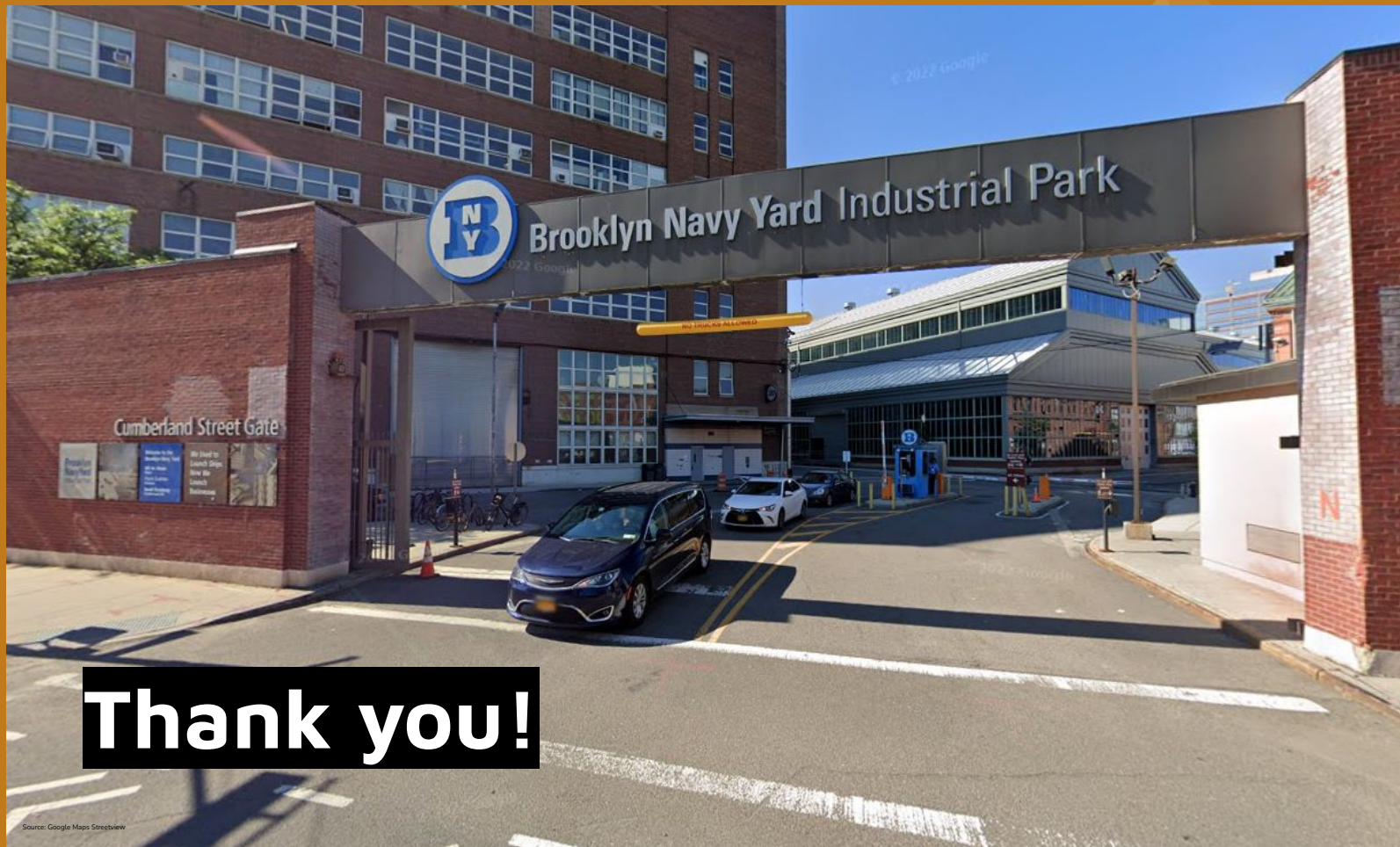
1,900,000 sqft of new development



Change 2: Special Brooklyn Navy Yard District Motivation

- More flexibility to go along with the partial M2-1 downzoning
- Facilities like daycares and gyms to attract tenants/workers, provide amenities to nearby residents
- More space for educational purposes, universities, museum
- “Loft-style buildings” to create a streetwall
- Create parcels of publicly accessible space near street and waterfront
- Allow for more control over traffic management, discourage car use, less onerous parking minimums
- Signs to identify the space
- Want FAR to remain low to avoid crowding out light and eclipsing other buildings
- Existing Navy Yard Dev Corp lease approval process to protect against gentrification





Thank you!



References

- <https://zola.planning.nyc.gov/l/zma/210462zmk?aerial-year=aerials-2016&layer-groups=%5B%22building-footprints%22%2C%22commercial-overlays%22%2C%22street-centerlines%22%2C%22subway%22%2C%22tax-lots%22%2C%22zoning-districts%22%2C%22zoning-map-amendments%22%5D&print=false&search=false&selectedFirm=%5B%22A%22%2C%22Shaded%20X%22%2C%22V%22%5D&selectedOverlays=%5B%22C1-1%22%2C%22C1-2%22%2C%22C1-3%22%2C%22C1-4%22%2C%22C1-5%22%2C%22C2-1%22%2C%22C2-2%22%2C%22C2-3%22%2C%22C2-4%22%2C%22C2-5%22%5D&selectedPfirm=%5B%22A%22%2C%22Shaded%20X%22%2C%22V%22%5D&selectedZoning=%5B%22BP%22%2C%22C1%22%2C%22C2%22%2C%22C3%22%2C%22C4%22%2C%22C5%22%2C%22C6%22%2C%22C7%22%2C%22C8%22%2C%22M1%22%2C%22M2%22%2C%22M3%22%2C%22PA%22%2C%22R1%22%2C%22R10%22%2C%22R2%22%2C%22R3%22%2C%22R4%22%2C%22R5%22%2C%22R6%22%2C%22R7%22%2C%22R8%22%2C%22R9%22%5D&shouldRefresh=false>
- <https://zap.planning.nyc.gov/projects/2018K0463>
- <https://zr.planning.nyc.gov/article-xiv/chapter-4#144-02>
- <https://www.nyc.gov/site/planning/zoning/districts-tools/mfq-districts.page>
- <https://navy-yard-production-new.s3.us-east-2.amazonaws.com/A3dhh3x5yshB77wsWhin9pu9>
- <https://zr.planning.nyc.gov/article-iv/chapter-4/44-52>
- <https://ny.curbed.com/2018/9/27/17906392/brooklyn-navy-yard-master-plan-wxy-vertical-manufacturing>