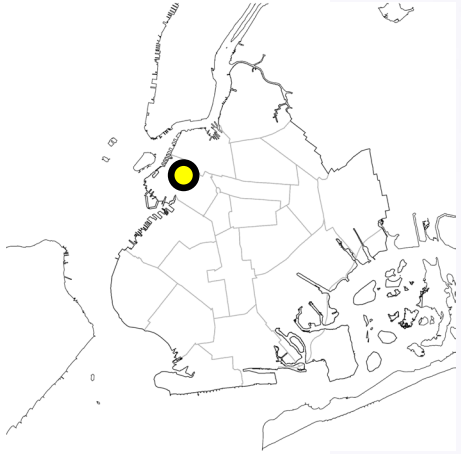
280 BERGEN STREET REZONING

Pre-Hearing :: September 6, 2022



NYC PLANNING

BACKGROUND



Applicant:
BNW3 Re-Gen, LLC

Project Location:
Boerum Hill, BK CD 2

Proposed Development:
A four-building **238,000 sf mixed-use** development

- **228,000 SF** of residential space
  (300 dwelling units, ~90 MIH)
- **9,600 SF** commercial space
- **10,000 SF** community facility space



PROPOSED ACTIONS

1. **Zoning Map Amendment:**
   - Rezone the project area* from **M1-2** and **R6B** districts to an **R7A** district.

2. **Zoning Text Amendment:**
   - Amend Appendix F to establish a **Mandatory Inclusionary Housing** (MIH) area.

*The project area includes Brooklyn Block 388 Lots 19, 42, and 51. and non-Applicant controlled Lots 8, 9, 11, 12, p/o 43, 52, and 58, and City-owned Lot 1.

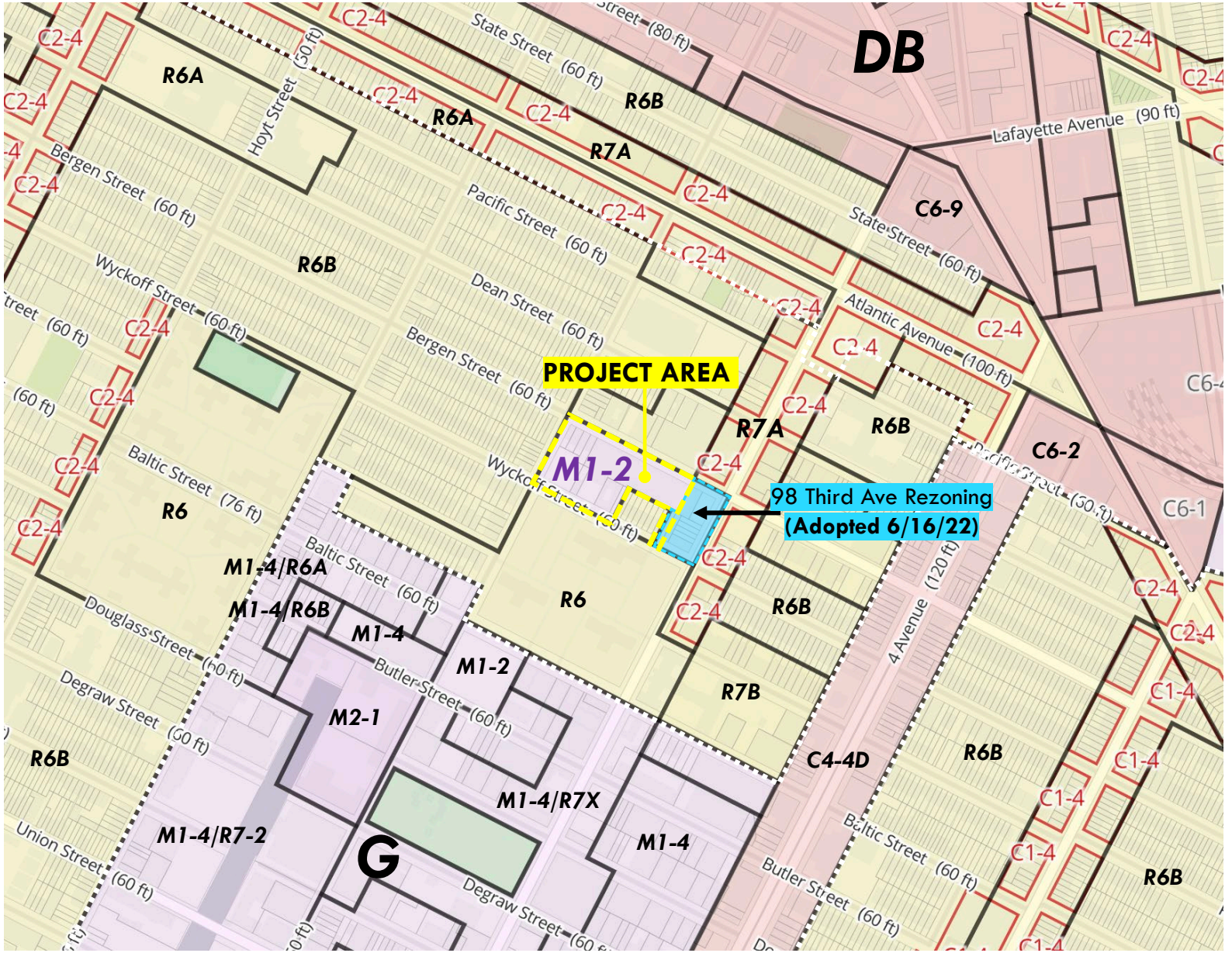
SURROUNDING AREA



*The project area includes Brooklyn Block 388 Lots 19, 42, and 51. and non-Applicant controlled Lots 8, 9, 11, 12, p/o 43, 52, and 58, and City-owned Lot 1.

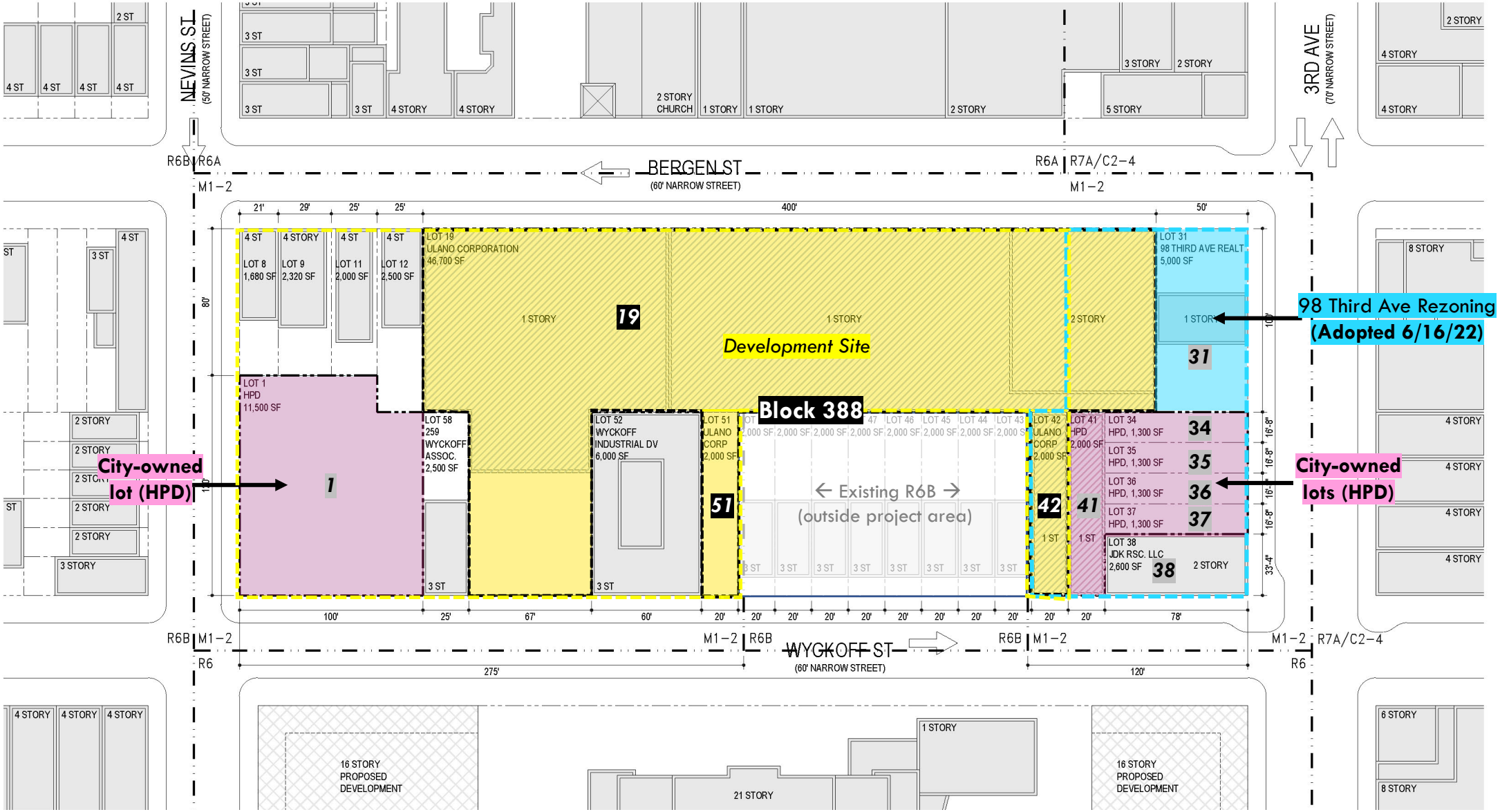
EXISTING ZONING

- Project Area
- 98 Third Ave Rezoning*
- Residence Districts
- Commercial Districts
- Manufacturing Districts
- Park
- **DB** Special Downtown Brooklyn District
- **G** Special Gowanus Mixed Use District



*The 98 Third Avenue Rezoning was adopted on June 16th, 2022. Portions of Block 388 were amended from M1-2 to R7D/C2-4 and R6B districts.

EXISTING CONDITIONS

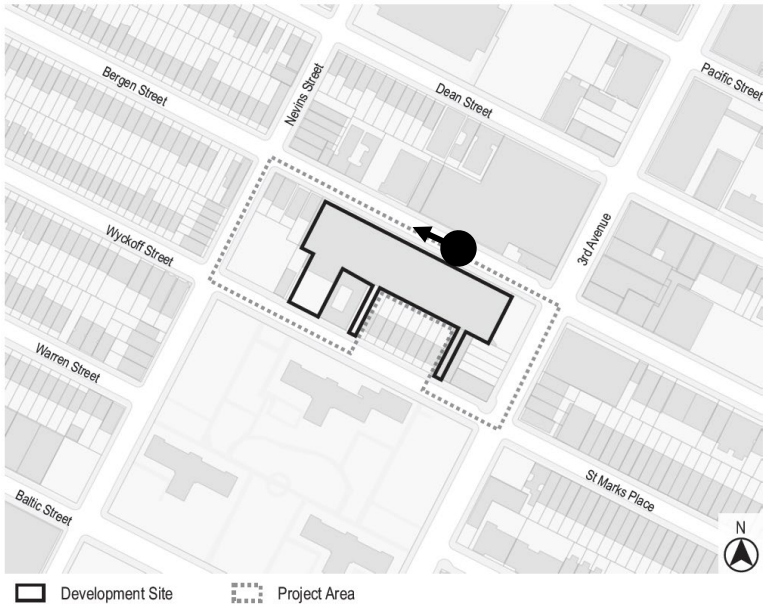


The project area was formerly part of the Bergen Street Urban Renewal Area (URA) designated in July 1971. The URA expired in 2011.

PROJECT AREA PHOTOGRAPHS



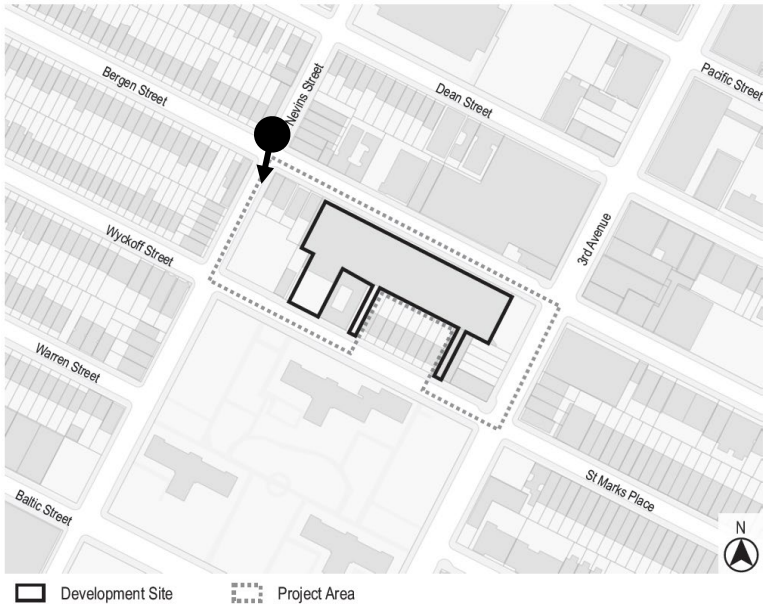
Bergen Street looking west



PROJECT AREA PHOTOGRAPHS



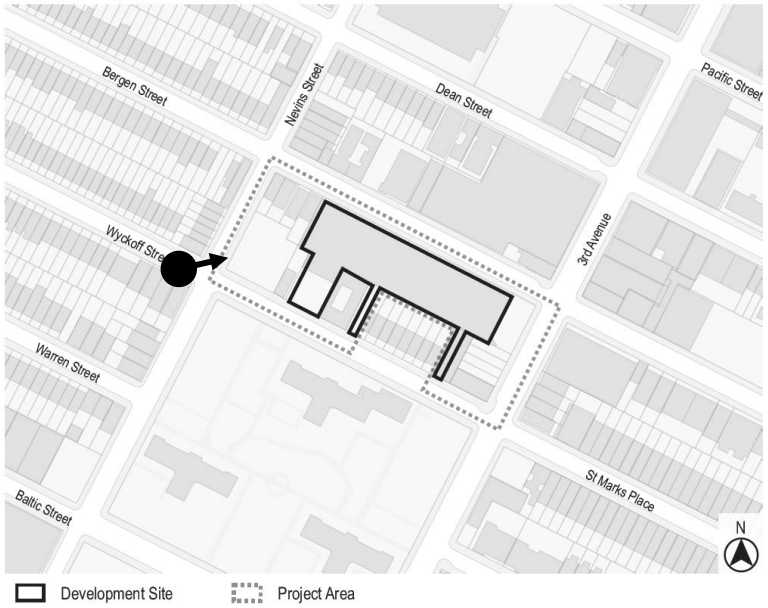
The corner of Nevins Street and Bergen Street looking south



PROJECT AREA PHOTOGRAPHS

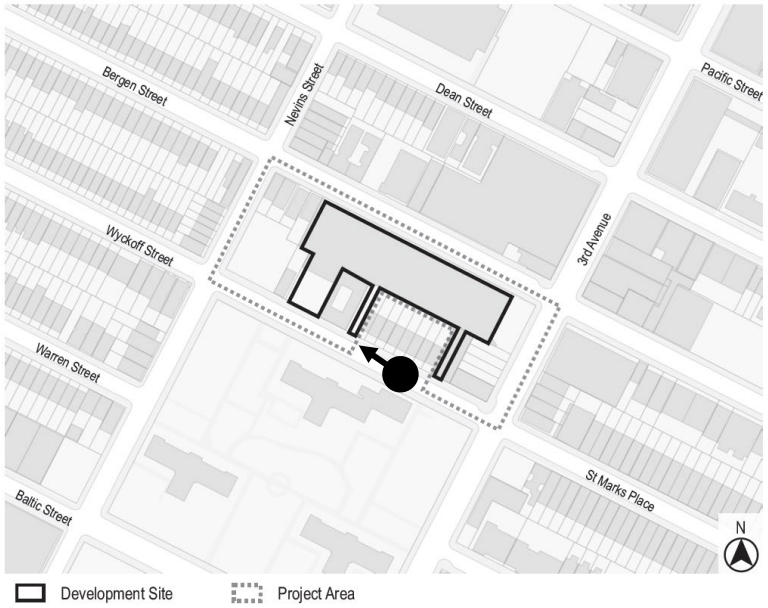


Wyckoff Street looking east



PROJECT AREA PHOTOGRAPHS

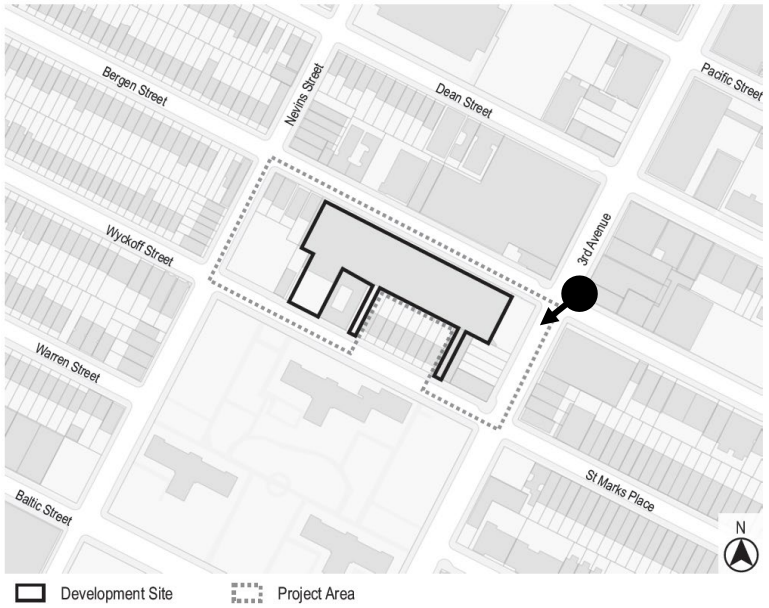




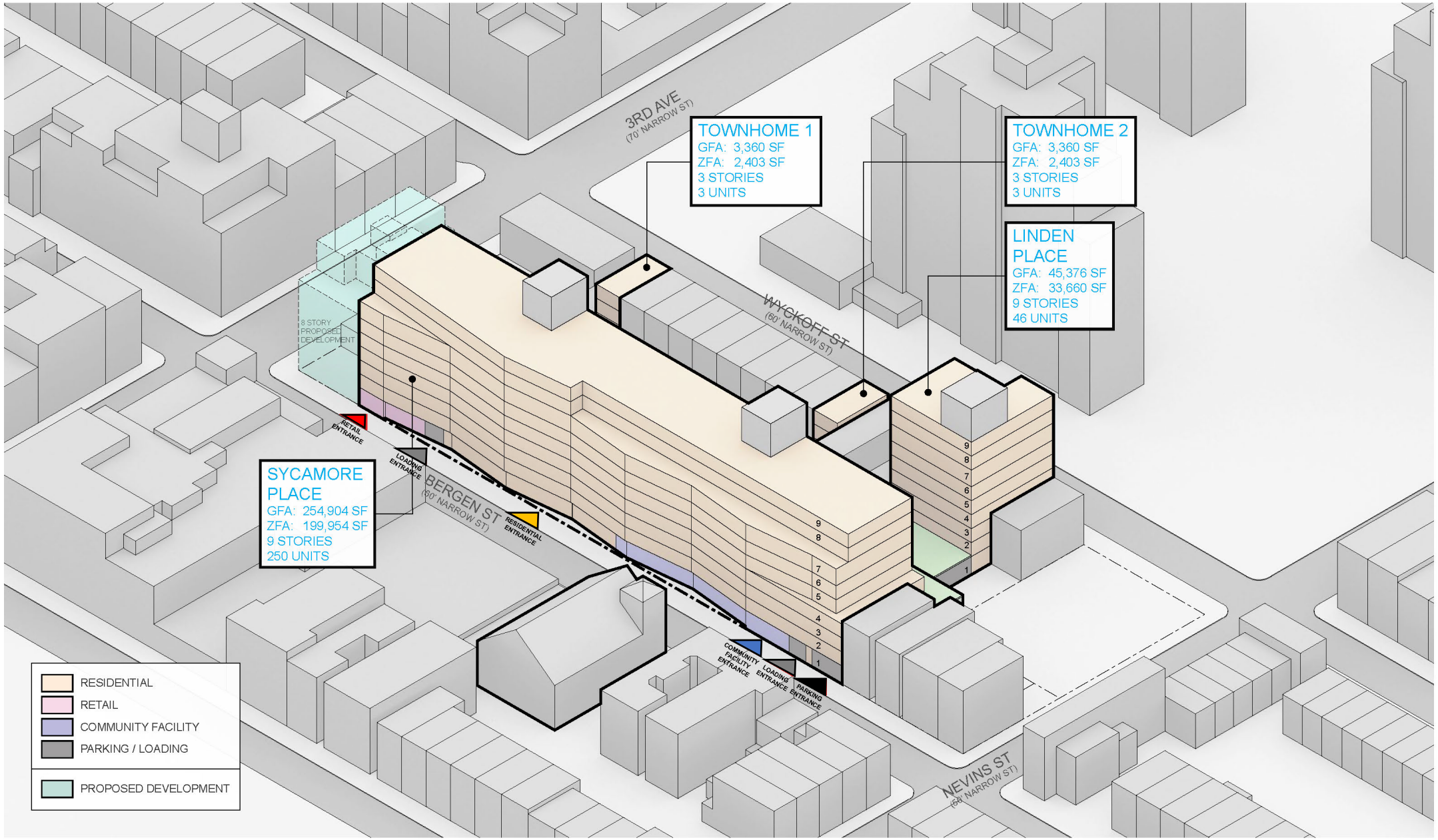
PROJECT AREA PHOTOGRAPHS



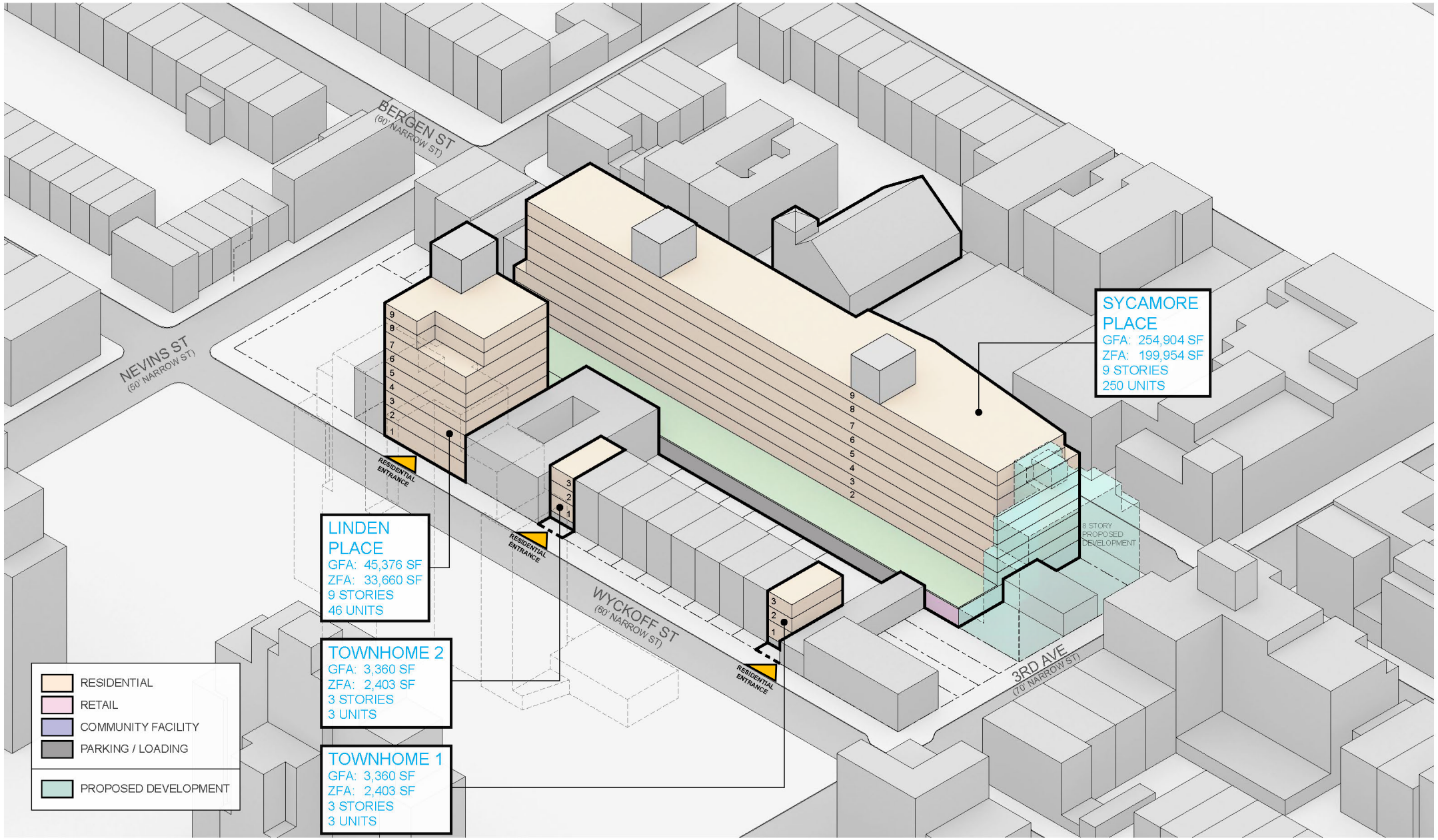
Third Avenue and Bergen Street looking south



PROPOSED DEVELOPMENT



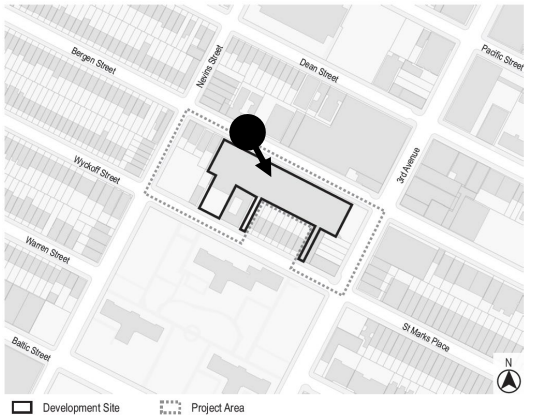
PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT

Sycamore Place along Bergen Street looking east

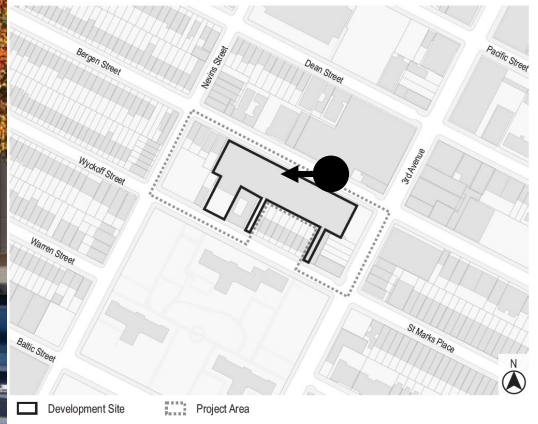




PROPOSED DEVELOPMENT

Sycamore Place along Bergen Street looking west



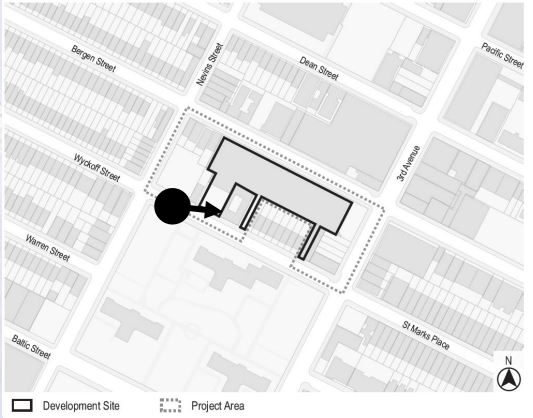


NYC PLANNING

PROPOSED DEVELOPMENT

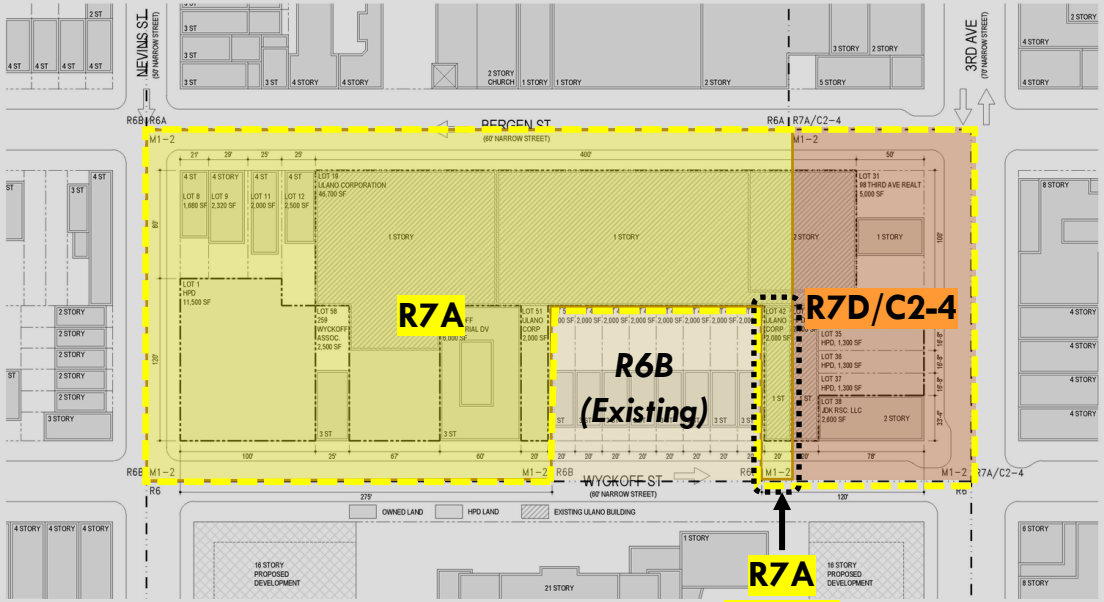
Linden Place along Wyckoff Street looking east



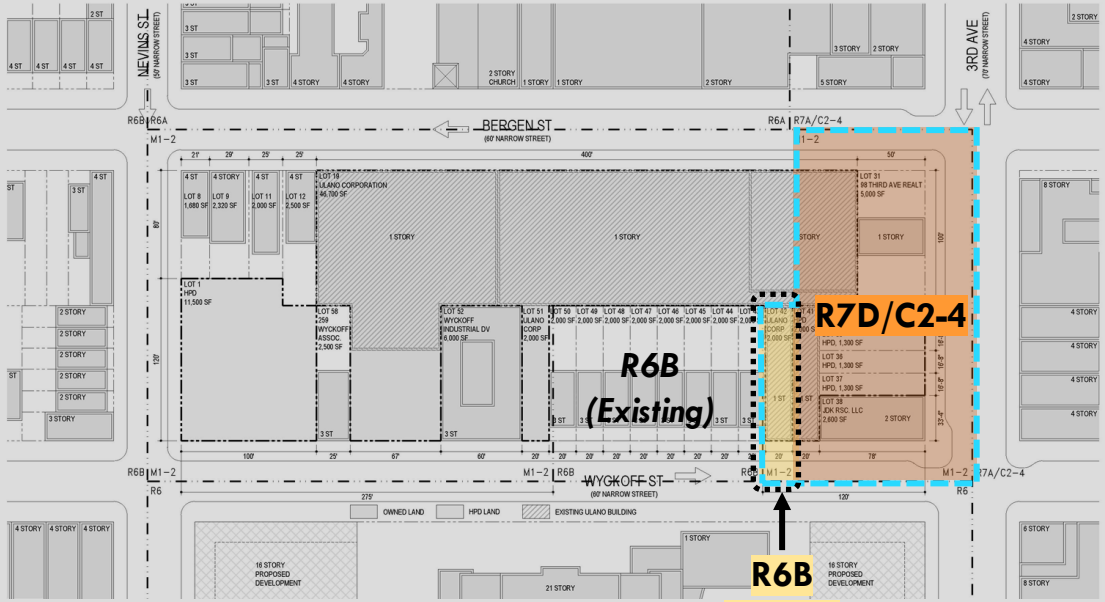


ZONING MAP AMENDMENT – As Certified (June 6th, 2022)

A Zoning Map Amendment to rezone the project area from an **M1-2** district to **R7D/C2-4** and **R7A** districts



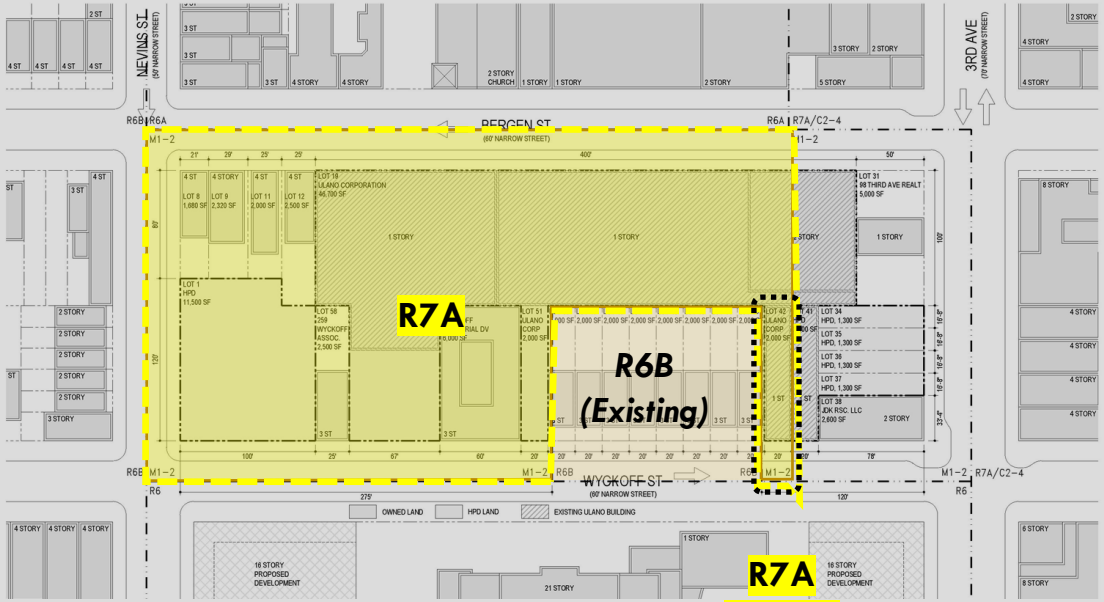
280 Bergen Street Rezoning
M1-2 to **R7D/C2-4** and **R7A**



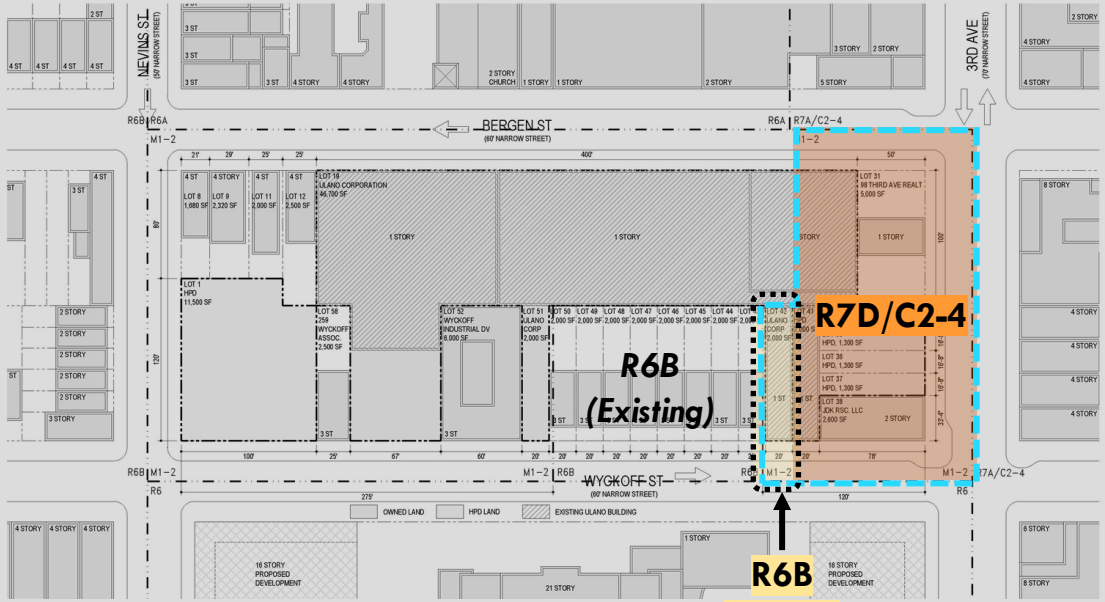
98 Third Ave Rezoning – **APPROVED 6/16/22**
M1-2 to **R7D/C2-4** and **R6B**

ZONING MAP AMENDMENT – Amended (to reflect adoption of 98 Third Ave Rezoning)

A Zoning Map Amendment to rezone the project area from **M1-2** and **R6B** districts to an **R7A** district.



280 Bergen Street Rezoning
M1-2 to **R7D/C2-4** and **R7A**



98 Third Ave Rezoning – **APPROVED 6/16/22**
M1-2 to **R7D/C2-4** and **R6B**

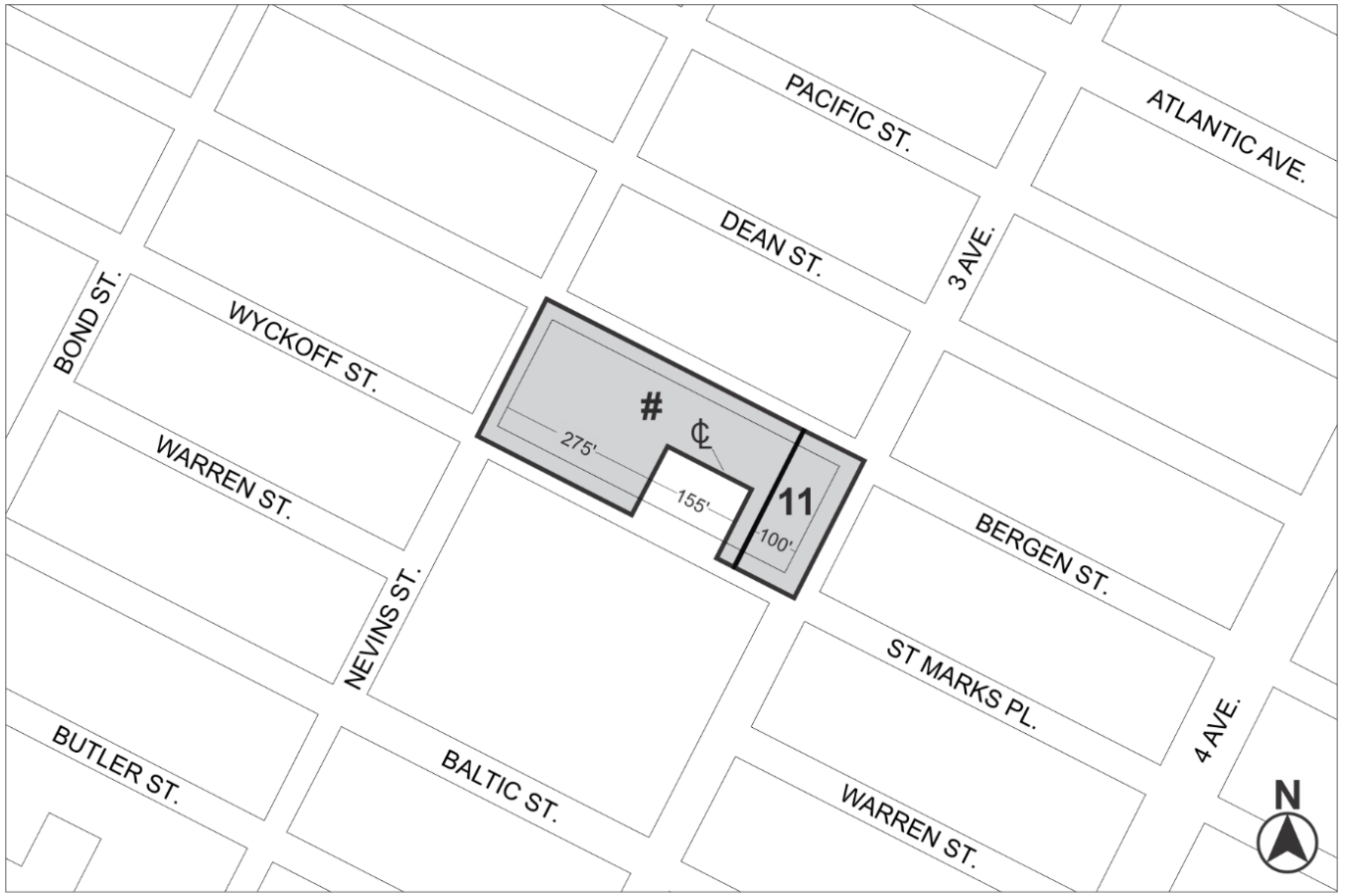
ZONING TEXT AMENDMENT

Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

MIH Option 1:
25% affordable housing set-aside at an average of **60% of AMI**

MIH Option 2:
30% affordable housing set-aside at an average of **80% of AMI**

*The applicant is proposing to comply with **MIH Option 2**: approx. **90 MIH units** (**68,500 SF** of affordable housing floor area) at an average of **80% AMI.***



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **11** — 6/16/22 — MIH Program Option 1 and Option 2

Area **#** — [date of adoption] — MIH Program Option 1 and Option 2

PUBLIC REVIEW

Community Board

Brooklyn Community Board 2 held a Public Hearing on June15, 2022, and voted to **disapprove the application** on June 27, 2022.

6 Yes **0** No **3** Abstention

- The Applicant did respond to the Board's **concerns about parking spaces** by initiating a Special Permit pursuant to Section 74-533 of the Zoning Resolution to waive the parking requirement and thus eliminate the parking garage
- The Board objects to the **height and scale of the project,** particularly in the middle of the block;
- The proposal **does not indicate a strong commitment to reasonable affordability;**
- The Applicant provided **no evidence of green strategies;**
- The Applicant provided **no evidence of MWBE or other progressive workforce development** awareness; and
- The Board was **moved by the Boerum Hill Association's testimony** objecting to the lack of community outreach; poor architectural context relative to the Historic District directly adjacent; and lack of reasonable affordability for residents of the Wyckoff Gardens NYCHA campus directly across the street;

Borough President

The **Brooklyn Borough President** held a Public Hearing on July 21, 2022, and voted to **approve the application with conditions:**

1. The **CPC** "take a hard look at the environmental review for this rezoning application and ensure this rezoning would not be ripe for litigation under SEQR law."

2. The **Applicant** provides deeper affordability, and/or more affordable units than proposed under MIH Option 2.

3. Consult **Wyckoff Gardens residents** on beneficial uses for the non-residential space

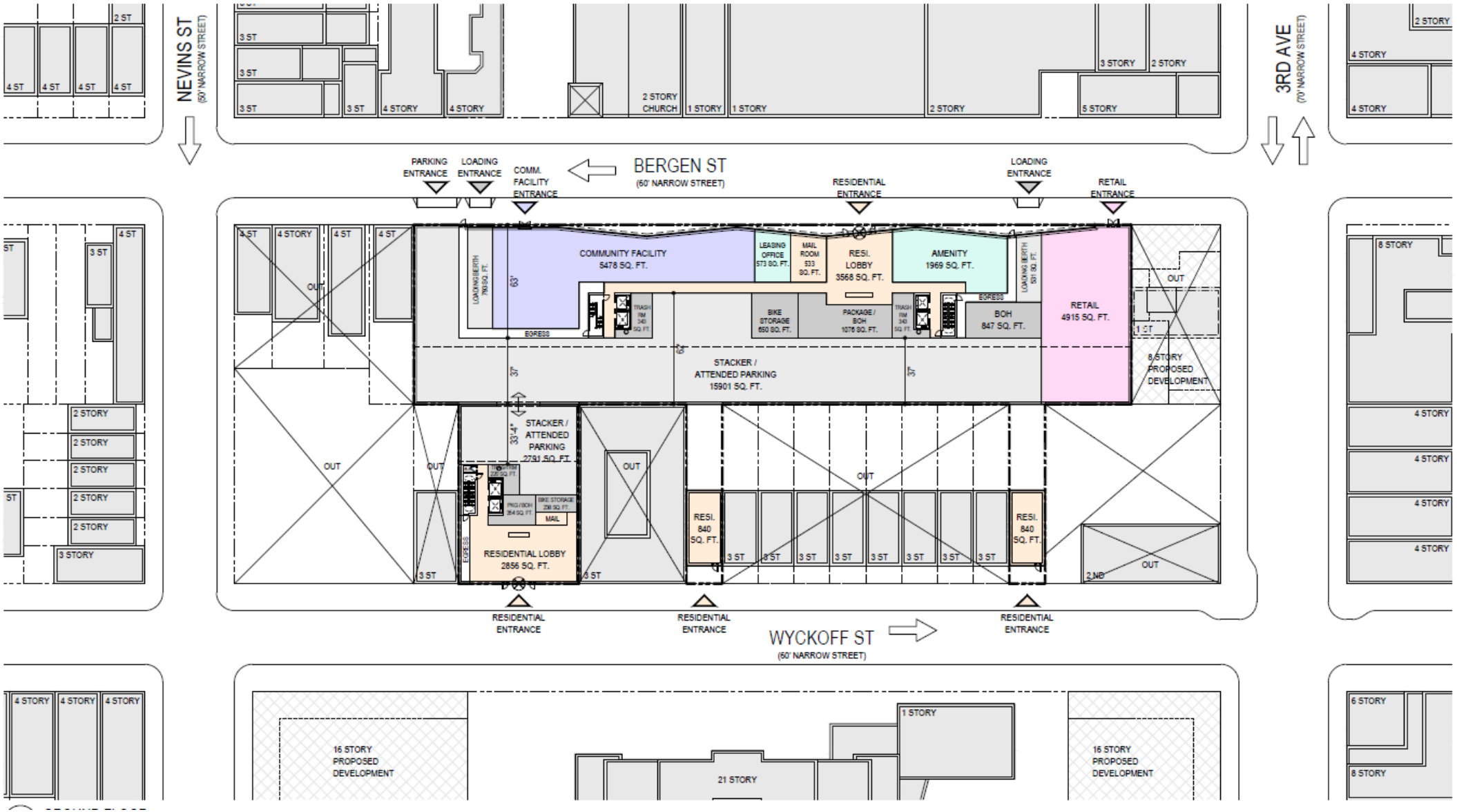
4. The **CPC** and/or the **City Council** map only MIH Option 1 over the rezoning area

5. That **HPD** initiate **a public outreach and RFP process** to develop a mixed-use 100% affordable housing building on the HPD-owned sites within the rezoning area.

6. Prior to consideration by City Council, the **Applicant** commit to:
   - Retain a qualified administering agent for the 280 Bergen Street MIH lottery
   - Incorporate resiliency and sustainability measures, such as blue/green roofs, passive house design, and/or onsite energy generation
   - Coordinate with DEP, DPR, and DOT to install rain gardens along Bergen and Wyckoff streets as part of a BPP in consultation with CB 2 and the local Council Member
   - Reach out to Gowanus businesses at risk of displacement, including innovation and maker uses to tenant the proposed commercial space
   - Retain Brooklyn-based contractors/suppliers, and provide employment opportunities to area residents

APPENDIX

GROUND FLOOR PLAN

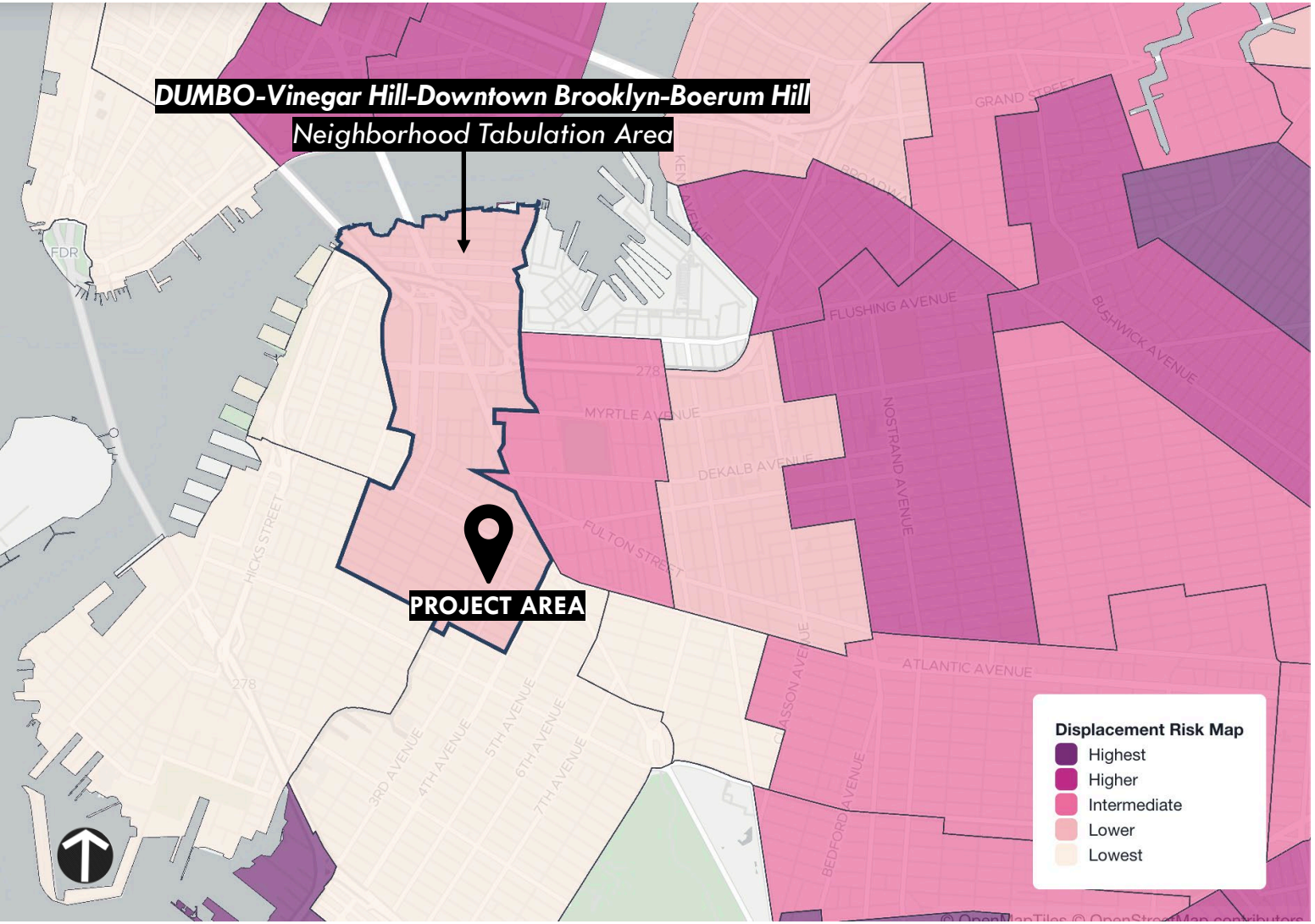


AFFORDABILITY

	MIH Option 1	MIH Option 2
	75 units averaging 60% AMI	90 units averaging 80% AMI
	Annual Income Limits / Max. Monthly Rents*	Annual Income Limits / Max. Monthly Rents*
1 BR Household	$60,060 / $1,501	$80,080 / $2,002
2 BR Household	$72,060 / $1,801	$96,080 / $2,402
3 BR Household	$83,250 / $2,081	$111,000 / $2,775

*Rents not to exceed 30% of income.

DATA FROM APPLICANT'S RACIAL EQUITY REPORT



Annual Median Household Income:

$99,253

[Brooklyn Heights - Fort Greene]

Public Use Microdata Area (PUMA) 4004

> Brooklyn and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	--
Low Income (51-80% AMI)	**45**
Moderate Income (81-120% AMI)	**45**
Not Income Restricted	210
Total New Units	**300**

Estimated monthly rent of affordable units for households earning 80% AMI*:

$1,970

Estimated average income of a household earning 80% AMI*:

$78,800

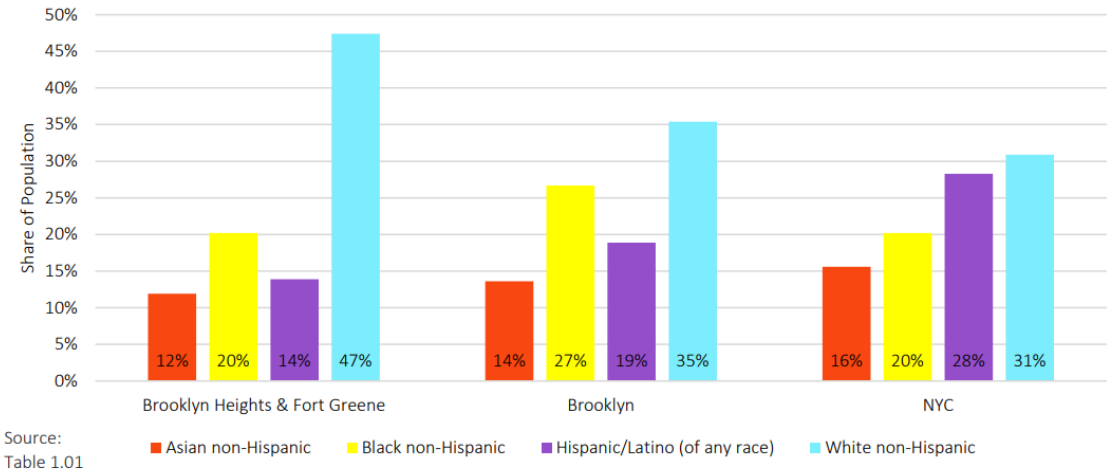
*The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

DATA FROM APPLICANT'S RACIAL EQUITY REPORT

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, X percent of the population in Y area identified as Z race/ethnicity."

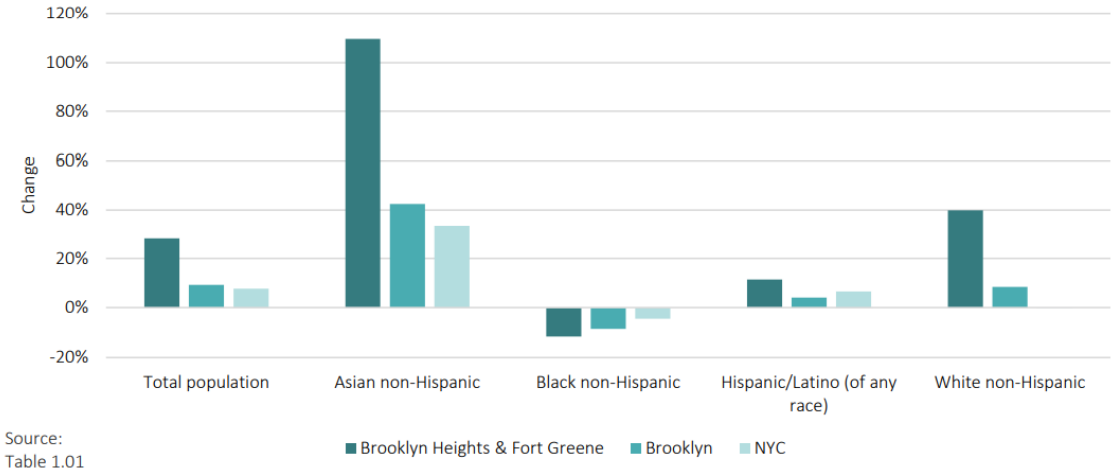


Source: Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the X race/ethnicity population in Y area increased/decreased by Z percent."



Source: Table 1.01