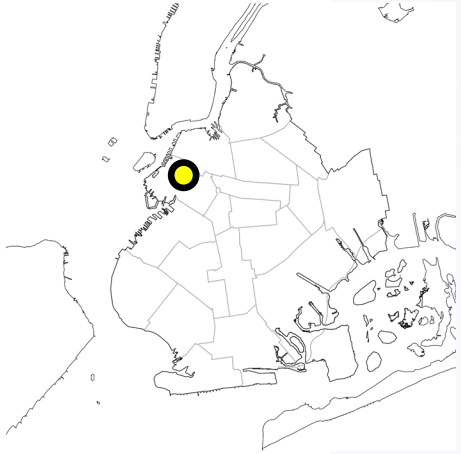
280 BERGEN STREET REZONING

Review Session :: June 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 an **M1-2** district to **R7-D/C2-4** and **R7A** districts.

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

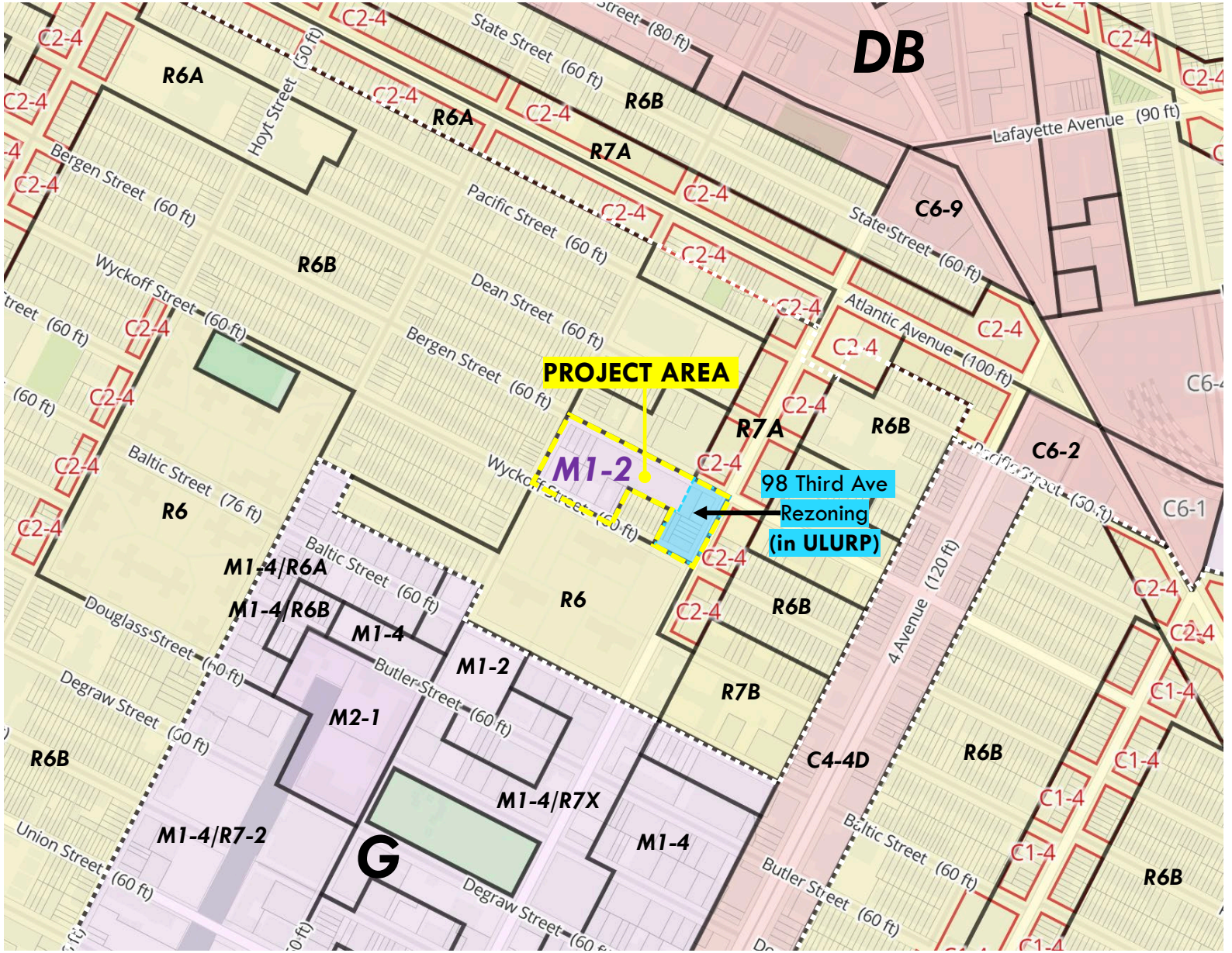
*The project area includes Brooklyn Block 388 Lots 19, 42, and 51. and non-Applicant controlled Lots 8, 9, 11, 12, 31, p/o 43, 52, and 58, and City-owned Lots 1, 34, 35, 36, 37, 38, and 41

SURROUNDING AREA



*The project area includes Brooklyn Block 388 Lots 19, 42, and 51. and non-Applicant controlled Lots 8, 9, 11, 12, 31, p/o 43, 52, and 58, and City-owned Lots 1, 34, 35, 36, 37, 38, and 41

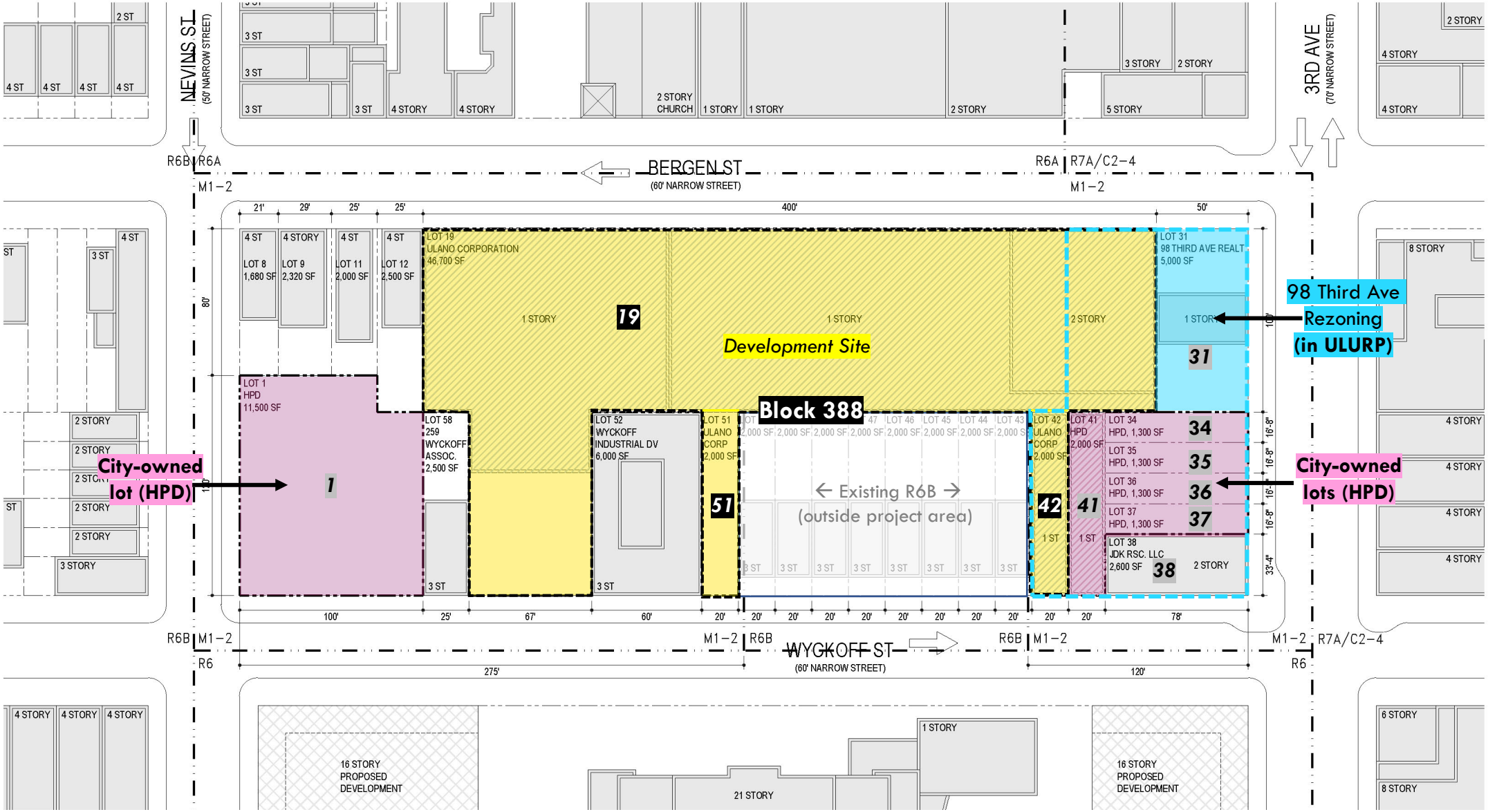
EXISTING ZONING



- 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 is currently in ULURP (City Council Review). The CPC voted to approve the application on May 11, 2022.

EXISTING CONDITIONS

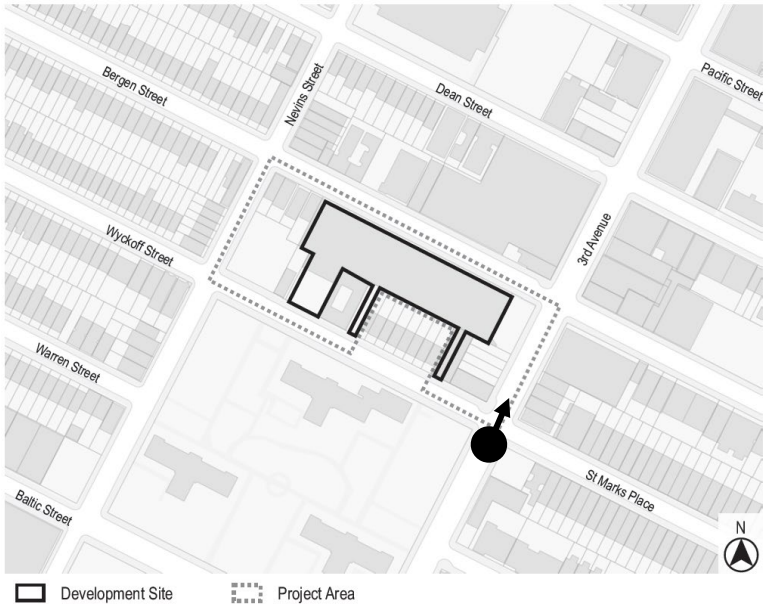


The project area was formerly part of the Bergen Street Urban Renewal Area (URA) designated in July 1971. The URA expired in 2011.

PROJECT AREA PHOTOGRAPHS



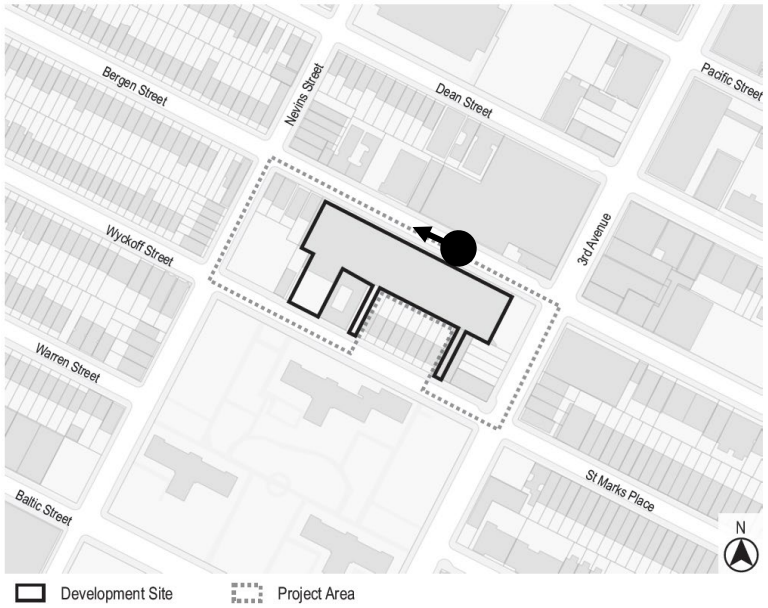
Third Avenue looking north



PROJECT AREA PHOTOGRAPHS



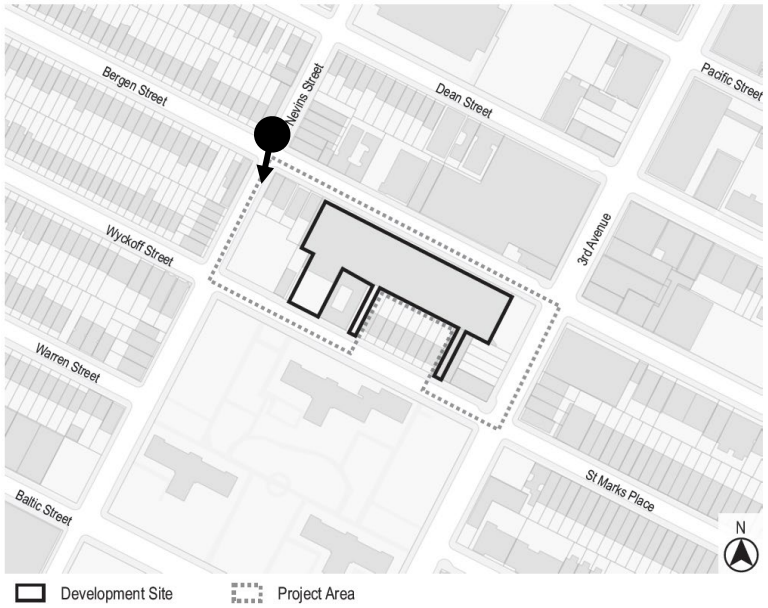
Bergen Street looking west



PROJECT AREA PHOTOGRAPHS



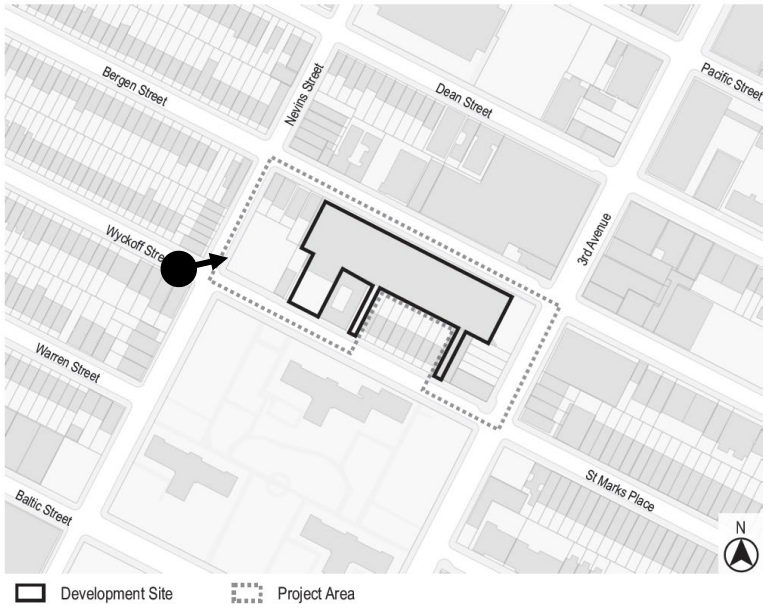
The corner of Nevins Street and Bergen Street looking south



PROJECT AREA PHOTOGRAPHS



Wyckoff Street looking east



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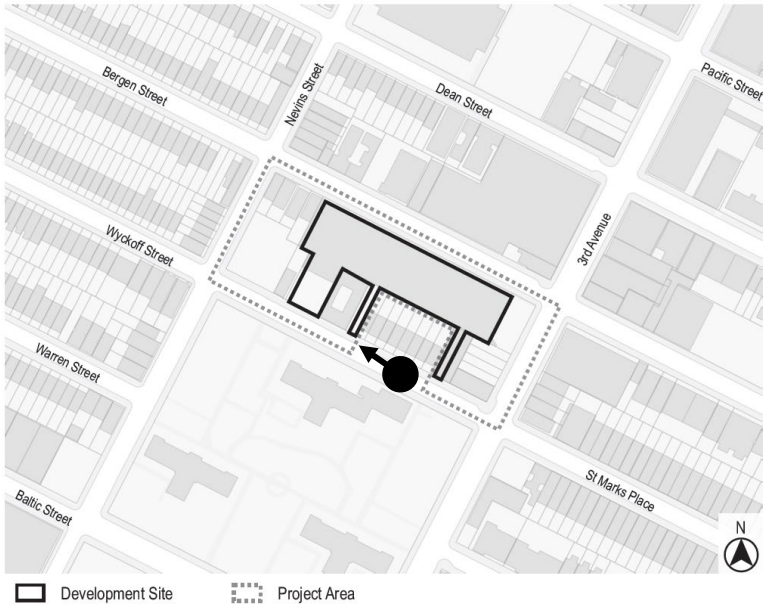
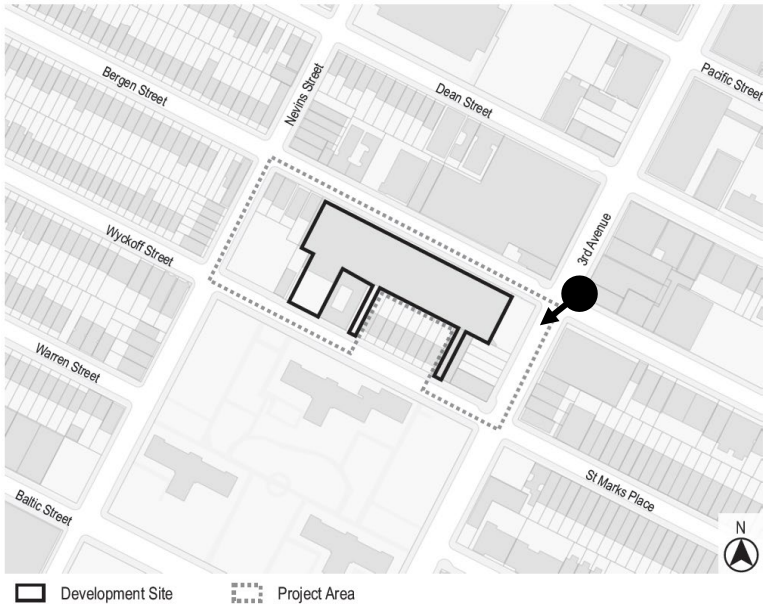


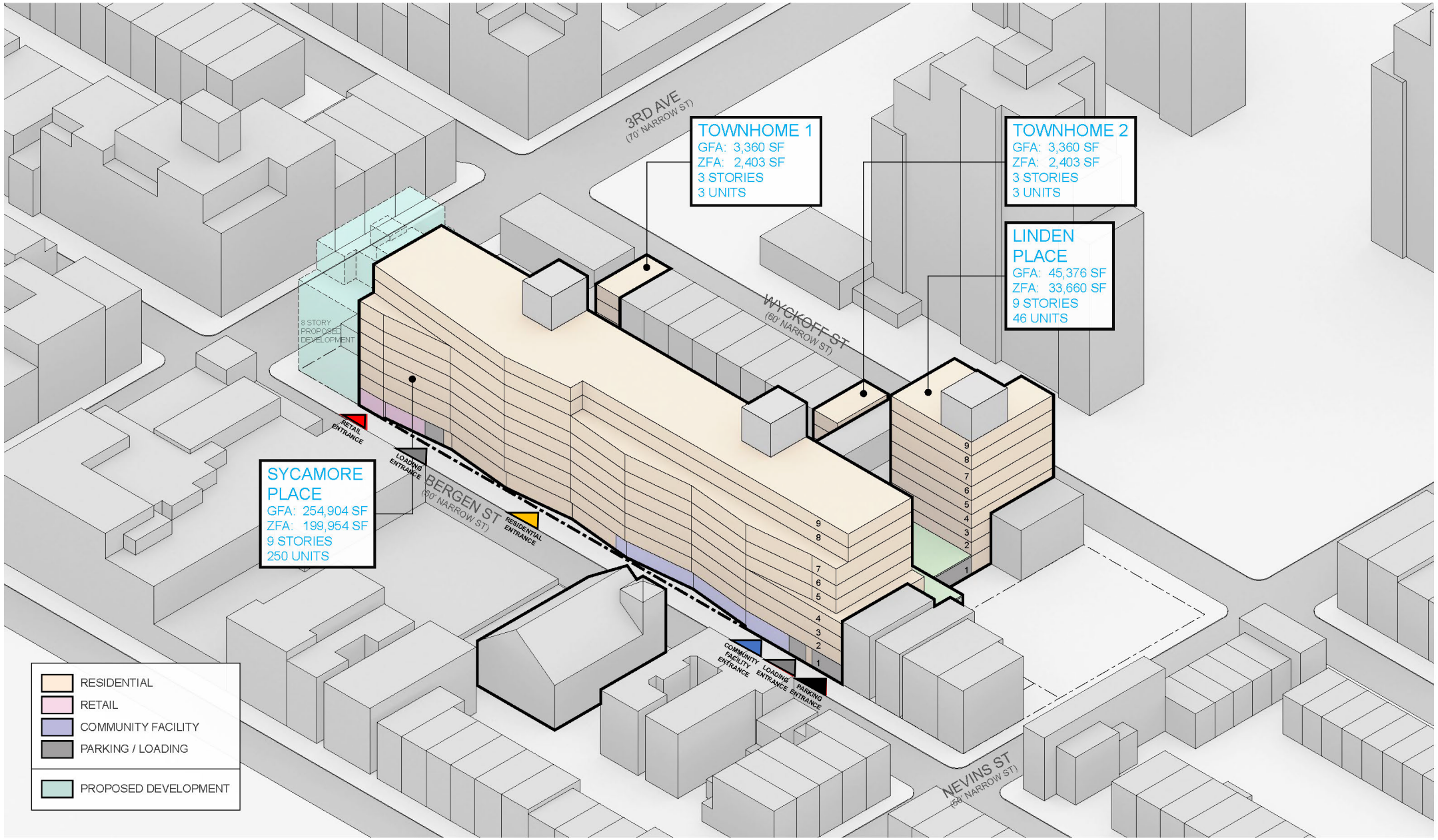
PROJECT AREA PHOTOGRAPHS



Third Avenue and Bergen Street looking south



PROPOSED DEVELOPMENT



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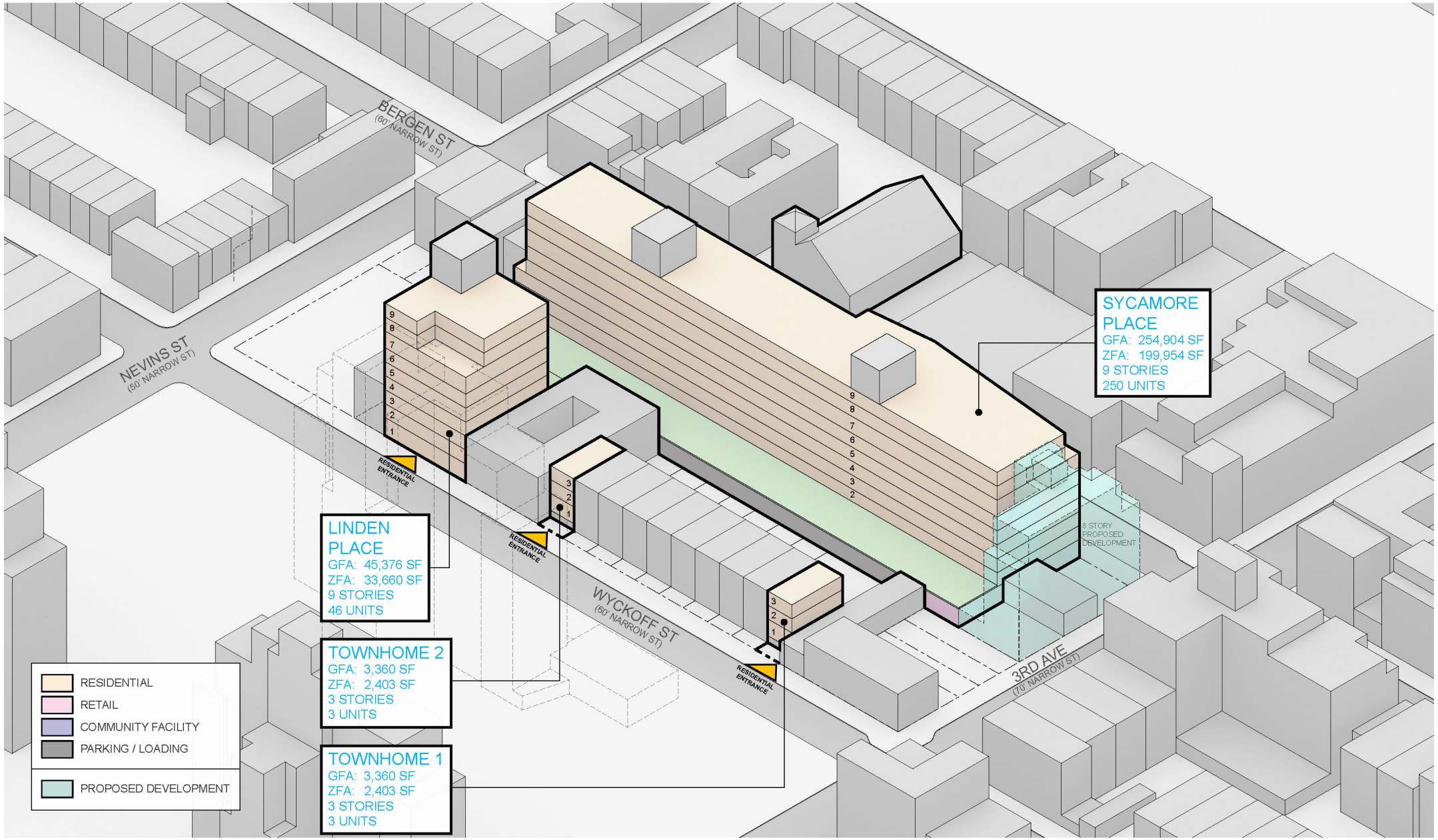
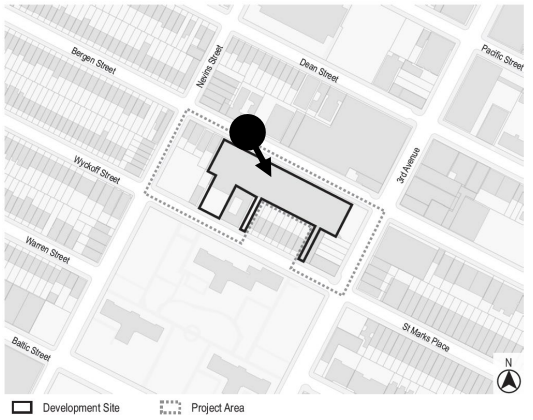


PROPOSED DEVELOPMENT

Sycamore Place along Bergen Street looking east





NYC PLANNING

PROPOSED DEVELOPMENT

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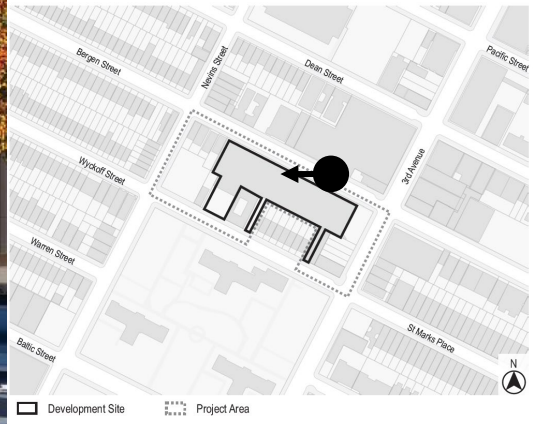
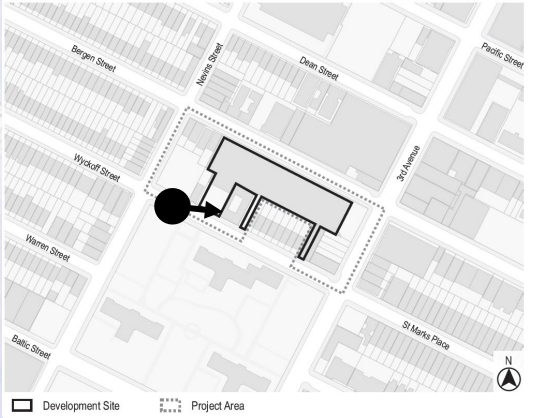


NYC PLANNING

PROPOSED DEVELOPMENT

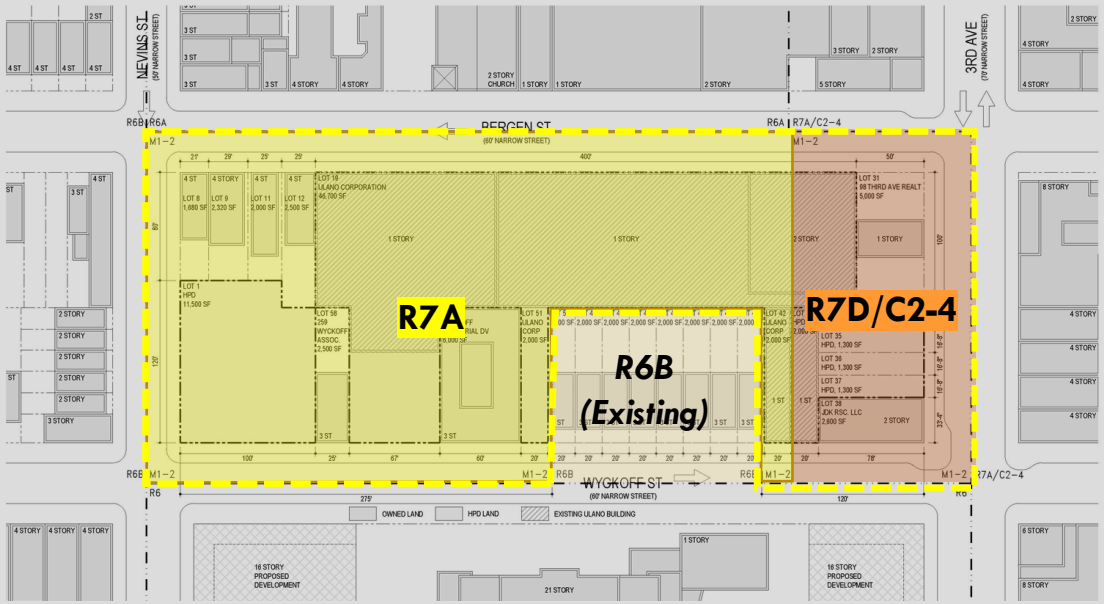
Linden Place along Wyckoff Street looking east





ZONING MAP AMENDMENT

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
M1-2 to **R7D/C2-4** and **R6B**

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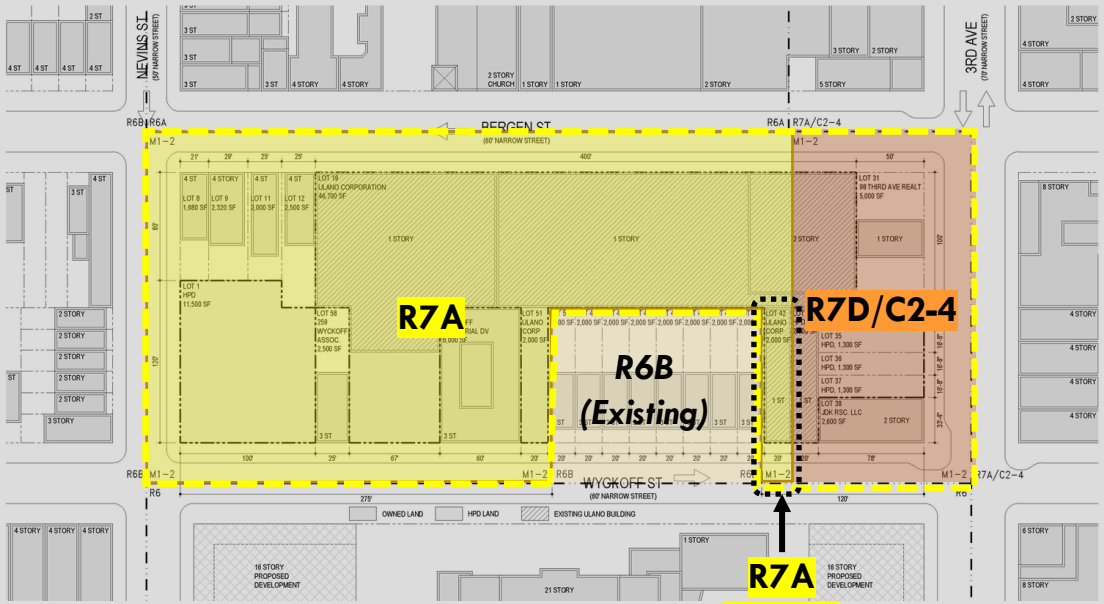

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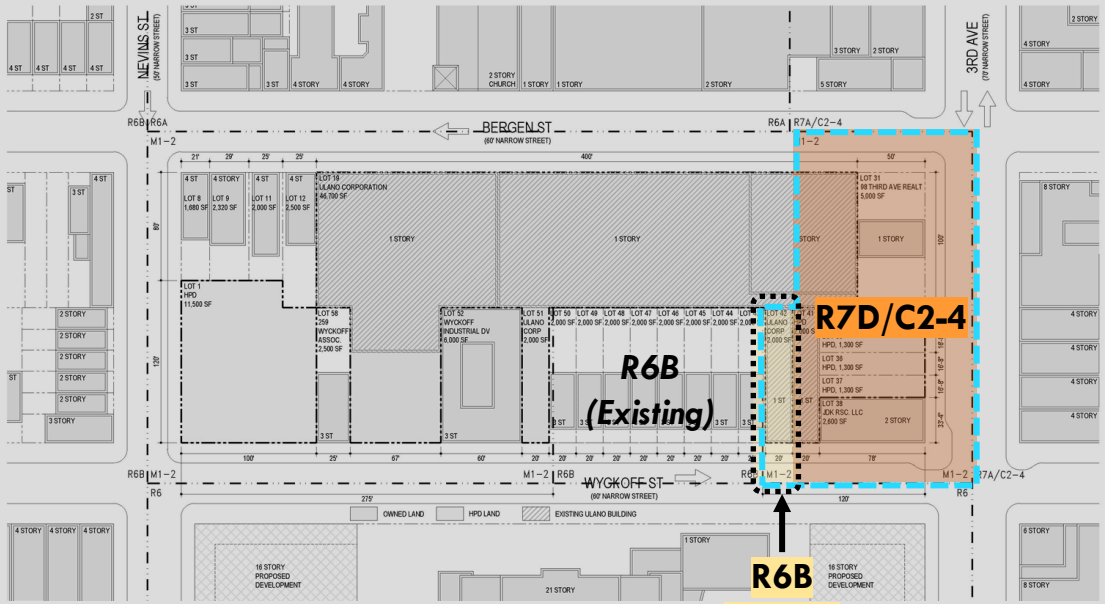
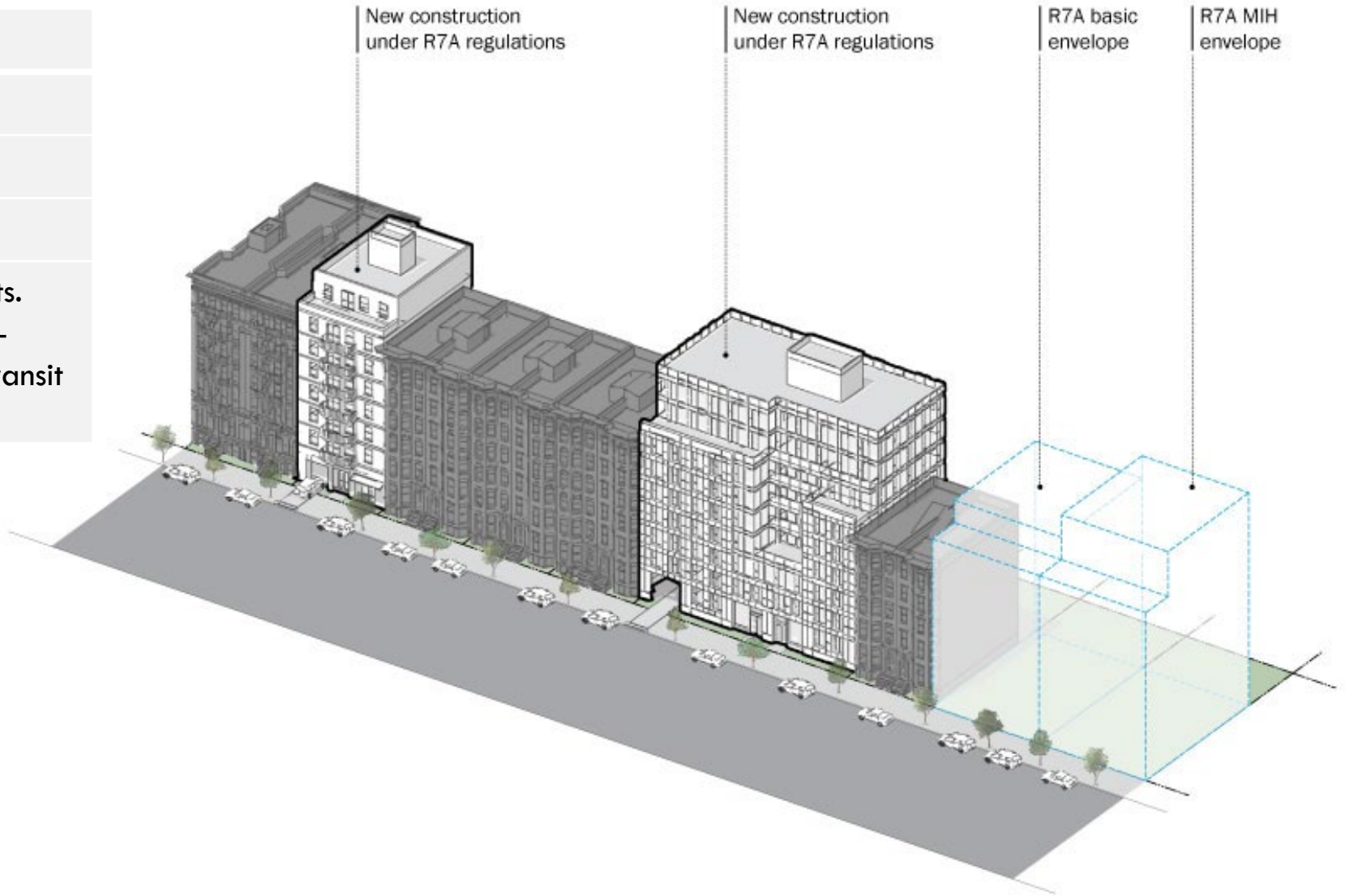


98 Third Ave Rezoning
M1-2 to **R7D/C2-4** and **R6B**

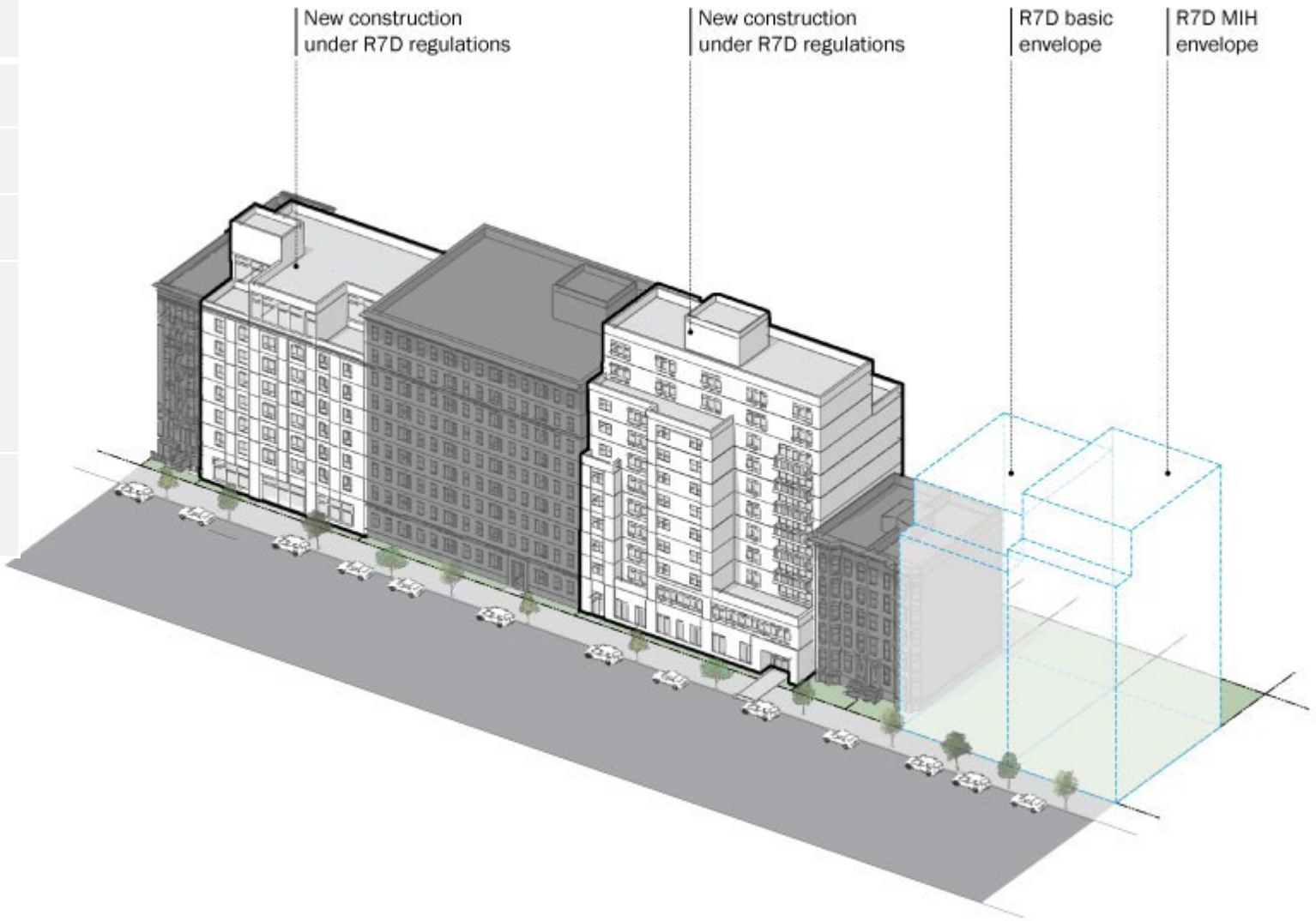
ZONING MAP AMENDMENT: R7A Districts

Max Building Height	**95 Feet**
Max no. of Stories	**9**
Base Height	**40 to 75 feet**
Max Residential FAR	**4.60**
Parking	**50%** of dwelling units. No reqmt for income-restricted units in a transit zone.



ZONING MAP AMENDMENT: R7D Districts w/ C2-4 overlay

Max Building Height	**115 Feet**
Max no. of Stories	**11**
Base Height	**60 to 95 feet**
Max Residential FAR	**5.60**
Parking	**50%** of dwelling units. No reqmt for income-restricted units in a transit zone.
The **C2-4 overlay** requires non-residential uses on the ground floor when paired with an R7D district	



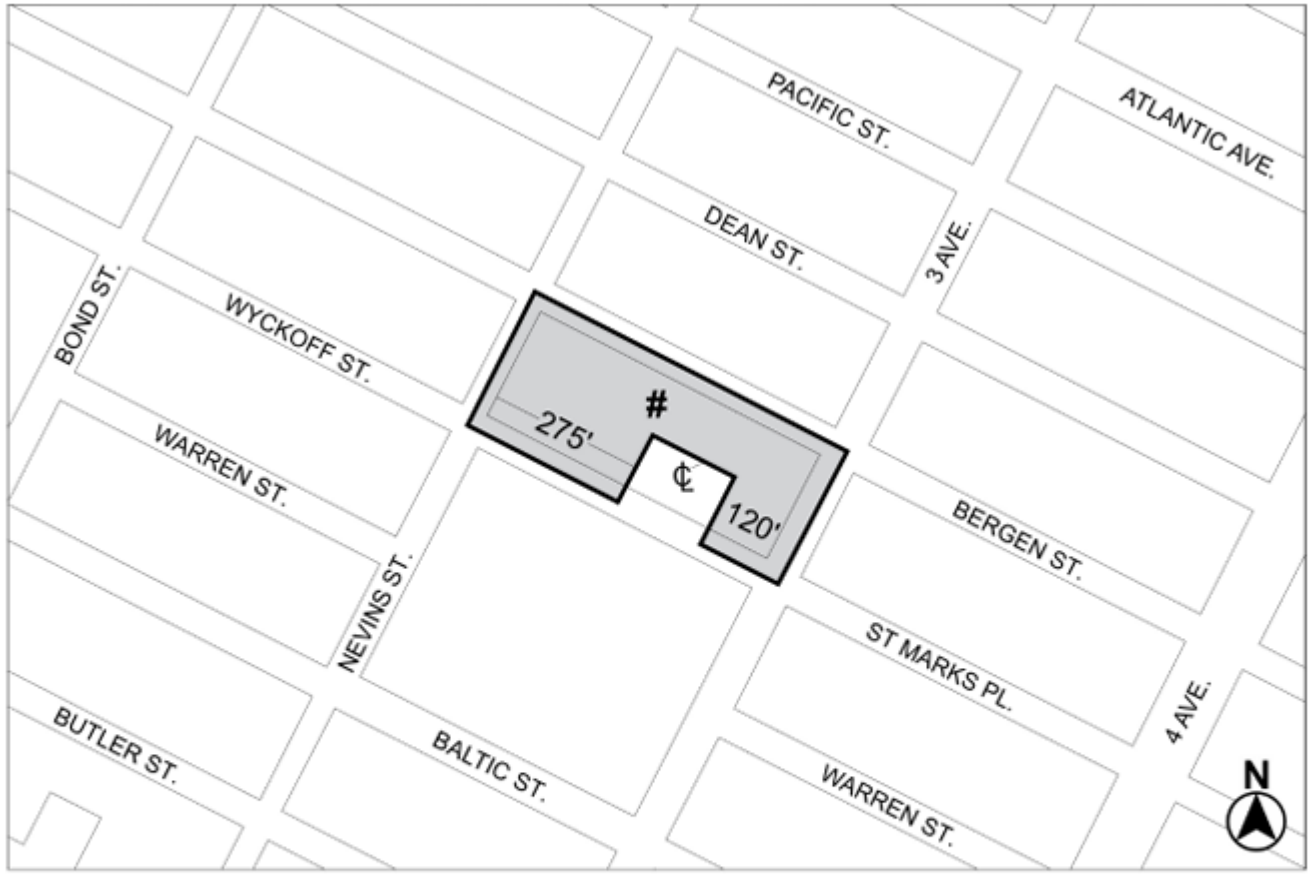
ZONING TEXT AMENDMENT

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**

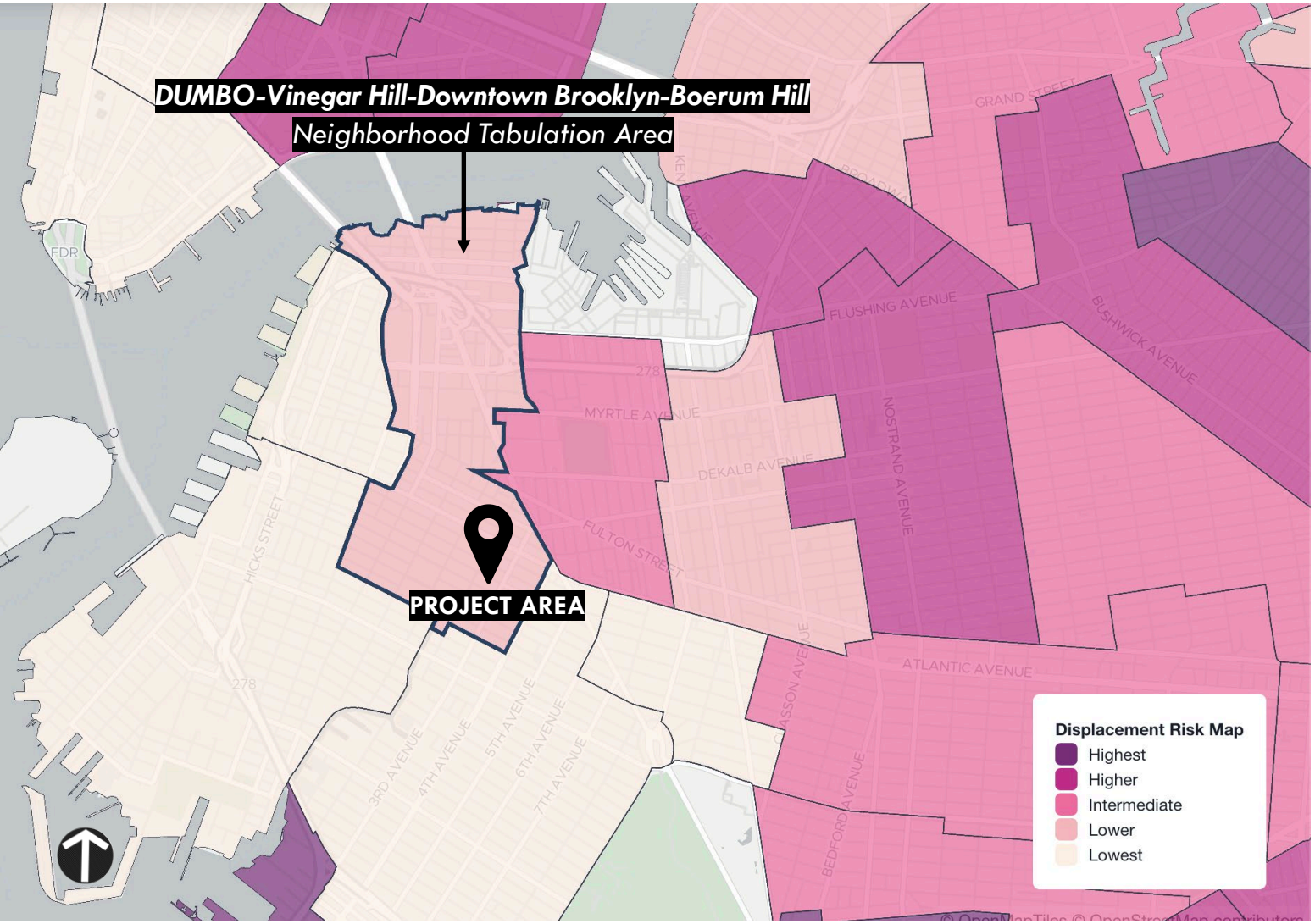
MIH Option 2:
30% affordable housing set-aside at an average of **80% of AMI**

*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**.*



Portion of Community District 2, Brooklyn

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.

APPENDIX

GROUND FLOOR PLAN

