47 Hall Street Rezoning
Applicant's Project Description
August 8, 2024

1. Introduction

RXR 9-47 Hall Street Owner LLC (the "Applicant") respectfully requests the following actions with respect to Brooklyn Block 1876, Lot 1 (the "Development Site"):

a. Zoning map amendment:

   i. Changing from an M1-2 District to an M1-5 District property bounded by a line perpendicular to the easterly street line of Hall Street distance 220 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Flushing Avenue and the easterly street line of Hall Street, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the eastern street line of Hall Street, and Hall Street; and

   ii. Changing from an M1-2 District to an M1-6A/R8 District (MX-27) property bounded by Flushing Avenue, Ryerson Street, Park Avenue (southerly portion), Hall Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the eastern street line of Hall Street, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distance 220 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Flushing Avenue and the easterly street line of Hall Street (collectively, the "Project Area" or "Rezoning Area").

b. Zoning text amendment to the Zoning Resolution of the City of New York, as amended, ("ZR" or "Zoning Resolution"):

   i. To amend Section 123-63 (Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts) to add the R8 District to the new Special MX-27 in Community District 2, Borough of Brooklyn;

   ii. To amend Section 123-90 (Special Mixed Use Districts Specified) to add Special Mixed Use District 27; and

   iii. To amend Appendix F of the Zoning Resolution to designate portions of the Rezoning Area proposed to be mapped as a mixed-use M1-6A/R8 district as a Mandatory Inclusionary Housing ("MIH") area.

c. A zoning special permit pursuant to ZR Section 74-52 (Reduction of Parking Spaces to Facilitate Affordable Housing) to waive the required residential accessory off-street parking spaces to facilitate affordable housing.

The zoning map amendment, zoning text amendment and zoning special permit are referred to collectively as the "Proposed Actions."

The Proposed Actions would transform the predominantly vacant and underutilized Development Site[1] into an active mixed-use campus comprised of new buildings as well as conversions of existing buildings, which would bring new housing into the community while allowing the preservation of much of the historic manufacturing building stock of the Development Site. The planned mixed-use campus would contain a total of approximately 816,908 SF of zoning floor area, of which approximately 536,170 SF would be residential floor area and approximately

[1] As discussed further below, portions of the Development Site are currently licensed to the City of New York to temporarily operate as a HERRC (defined below).

280,738 SF would be commercial floor area (the "Proposed Development"). The Proposed Development would provide approximately 611 dwelling units, including affordable housing units, across the campus, approximately 60 accessory parking spaces, and commercial spaces including ground floor retail to activate the street frontages, office/maker studio spaces in support of and to foster creativity and innovation, and a self-storage facility that is compatible with the neighborhood's surrounding uses.[2]

2. Background

The Project Area and blocks to the east and west of the Project Area between Flushing and Park Avenues have been zoned an M1-2 zoning district since the adoption of the current Zoning Resolution in 1961.

Nearby recent rezonings include the following:

- Portions of Block 2033, which is located five blocks to the west of the Development Site, were rezoned as follows:
    - In 2009, most of the portion of Block 2033 was rezoned from an existing M1-2 district to an R8 district with a C2-4 commercial overlay under Application No. C 090444 ZMK (Cal. No. 22, August 19, 2009).
    - In 2018, the Park Avenue frontage of Block 2033 was rezoned from an existing M1-2 district to an R7D district with a C2-4 commercial overlay under Application Nos. C 170164 ZMK (Cal. No. 13, July 25, 2018) and N 170165 ZRK (Cal No. 14, July 25, 2018). The subject block portion was also mapped with an MIH area with Options 1 and 2.
- In 2021, the Brooklyn Navy Yard directly north of the Development Site was rezoned to expand the existing Brooklyn Navy Yard. The actions changed the existing M1-2, R6B, and M3-1 districts to an M2-1 district and established the Special Brooklyn Navy Yard District with special use, bulk, parking and loading, and publicly accessible space regulations, under Application Nos. C 210462 ZMK (Cal. No. 16, October 20, 2021) and N 210463 (A) ZRK (Cal. No. 18, October 20, 2021).

3. Description of the Surrounding Area

The Project Area is located in the Wallabout neighborhood of Brooklyn Community District 2. The Wallabout neighborhood is comprised of blocks flanked by Flushing Avenue to the north and Park Avenue to the south with the Brooklyn Navy Yard abutting Flushing Avenue to the north side, Fort Greene to the south, Clinton Hill to the east and south, and Downtown Brooklyn to the west.

Land Use

Land uses within a 600-foot radius of the Project Area (the "Surrounding Area") include a varied mix of commercial, manufacturing, industrial, maritime, public facilities, and residential uses.

To the north of the Project Area across Flushing Avenue is the Brooklyn Navy Yard spanning approximately 300 acres of land area between Flushing Avenue and the East River. The Brooklyn Navy Yard is located within the Special Brooklyn Navy Yard District, which was established in 2021 in connection with the Brooklyn Navy Yard Master Plan envisioning an expansion of the Brooklyn Navy Yard as a modern manufacturing campus with a total of 4.6 million square feet of space with a mix of uses including industrial, commercial, and community facility uses, in order to spur job growth by allowing for a greater range of uses both to complement the existing uses and better integrate the Brooklyn Navy Yard with its surrounding context. The Master Plan contemplates new developments, including buildings rising up to a height 325 feet

[2] The proposed self-storage use is a permitted use and will be delivered regardless of the approval of the Proposed Actions.

and 375 feet. Immediately north of the Project Area within the Brooklyn Navy Yard on Lot 150 is an approximately five-acre parcel owned by the federal government and occupied by the U.S. Department of Justice, Bureau of Prisons.

To the east and west of the Project Area within the Wallabout neighborhood, the Surrounding Area features a mix of residential, commercial and industrial buildings, including self-storage facilities and warehouses. Most of these buildings typically range from one to seven stories, except for the site across Ryerson Street that is being converted from an existing warehouse building to a 12-story vertically enlarged hotel building.[3] To the west of the Development Site along Washington Avenue features a mix of uses including mixed-use residential and commercial, institutional, transportation/utility, and industrial uses. To the west directly across Hall Street, the adjacent block contains a six-story self-storage facility as well as a one-story cold storage facility. To the east of the Development Site is a mix of commercial and transportation/utility uses, as well as parking facilities, and directly across Ryerson Street, the block contains a nine-story self-storage facility.

Immediately south of the Project Area is Park Avenue, over which the Brooklyn-Queens Expressway ("BQE") is elevated. The BQE and Park Avenue generally splits land uses in the Surrounding Area. Across the BQE and Park Avenue within the Fort Greene and Clinton Hill neighborhoods, the Surrounding Area predominantly contains residential uses consisting primarily of one- and two-family buildings (generally two to three stories) and multifamily walkup buildings (generally four to five stories). There are also commercial, open space, vacant and industrial uses scattered throughout this portion of the Surrounding Area.

Zoning

The Surrounding Area is mapped with a variety of underlying manufacturing and residential zoning districts and parks.

Within the Wallabout neighborhood, the Surrounding Area is located in an M1-2 district. M1-2 districts are light industrial zones which allow for a variety of enclosed manufacturing, industrial, and commercial uses up to a maximum permitted floor area ratio ("FAR") of 2.0 and for certain community facilities uses up to 4.8 FAR. There are no floor area bonuses available. Generally, in M1 districts certain retail establishments have size limitations, which limitations may be modified by special permits by the Board of Standards and Appeals and the City Planning Commission ("CPC"), and community facility uses are limited to outpatient healthcare facilities, houses of worship, and certain museums. The height and setback regulations in M1-2 districts are governed by the sky exposure plane. The permitted maximum front wall height is the lesser of 60 feet or four stories within an initial setback distance of 15 feet from a wide street or 20 feet from a narrow street. Beyond the initial setback distance, the building envelope is governed by a sky exposure plane with a vertical height of 5.6 feet for every foot of horizontal run on wide streets and a vertical height of 2.7 feet for every foot of horizontal run on narrow streets.[4]

To the north immediately across the Project Area, the Surrounding Area is within the Special Brooklyn Navy Yard District (the "Special District"). The Special District established four Subdistricts: Navy Subdistrict, Flushing Subdistrict, Barge Basin Subdistrict, and Core Subdistrict. The portion of the Special District immediately north of the Development Site is within the Core Subdistrict and is located in an M3-1 district. M3-1 districts are heavy industrial zones which allow for a variety of enclosed and unenclosed manufacturing, industrial uses, and some commercial uses, up to a maximum permitted FAR of 2.0. Generally, community facilities, transient accommodations, and retail uses greater than 10,000 SF are not permitted; the only permitted community facility uses are museums ancillary to motion picture, radio, or television studios up to a maximum of 75,000 SF. The height and setback regulations applicable in M3-1 districts are the same as for M1-2 districts discussed above. Further west of the Development Site and within the Surrounding Area is the Flushing Subdistrict, which spans the length of the Flushing Avenue frontage between the prolongation of the westerly street line of North Elliot Place and the

[3] This site is currently also being temporarily operated by the City of New York as a shelter for asylum seekers.
[4] Optional alternate height and setback regulations permit a steeper sky exposure plane (3.7 to 1 on narrow streets and 7.6 to 1 on wide streets) to zoning lots that provide an open area of 10 feet along wide streets or 15 feet along narrow streets along the full length of a zoning lot's front lot line.

centerline of Washington Avenue, and is entirely mapped in an M2-1 district. The Flushing Subdistrict is divided into two Subareas: the Flushing West Subarea, generally encompassing the Flushing Avenue frontage west of Vanderbilt Avenue and the Flushing East Subarea generally encompassing the Flushing Avenue frontage east of Vanderbilt Avenue, which subarea is proximate to the Development Site. Developments within the Flushing East Subarea are required to be located at least within 50 feet of the Flushing Avenue street line. The permitted maximum front wall height is the lesser of 60 feet or four stories within an initial setback distance of 15 feet from the Flushing Avenue street line. Above 60 feet, the building envelope is governed by a sky exposure plane with a vertical height of 5.6 feet for every foot of horizontal run. Within the Flushing East Subarea, the Brooklyn Navy Yard Master Plan contemplated two developments containing a total of approximately 1.25 million square feet of floor area, including retail, office and manufacturing spaces, as well as a 100,000-sf community facility space (high school). The buildings were contemplated to set back 50 feet from Flushing Avenue to provide publicly accessible open spaces along the Flushing Avenue frontage and rise to approximate base heights of 200 feet and building heights up to 325 feet.

South of the Project Area across the BQE and Park Avenue, the Surrounding Area is located in R5B and R6B districts and a Park. R5B districts are low- to medium-density residential zones which allow up to a maximum permitted FAR of 1.35 for residential uses and 2.0 for community facility uses. Buildings in the R5B districts are permitted a maximum street wall height of 30 feet, with a maximum height of 33 feet. R6B districts are medium-density residential zones which allow up to a maximum permitted FAR of 2.0 for residential and community facility uses. Buildings in R6B districts are permitted a minimum base height of 30 feet, a maximum base height of 45 feet, and a maximum building height of 55 feet or five stories.

Open Space

Nearby parks include the Washington Hall Park (0.90 acres) located southwest of the Project Area across the BQE and Park Avenue; the Naval Cemetery Landscape on the site of the former Naval Hospital Cemetery in the Brooklyn Navy Yard; and the Steuben Playground (1.17 acres) located further east just outside of the Surrounding Area.

Landmarks

The Surrounding Area features two Individual NYC Landmarks: the U.S. Naval Hospital (LP-003) and the Surgeon's House (LP-0940), both of which are located north of the Project Area within the Brooklyn Navy Yard. To the northwest of the Surrounding Area, Lot 1 on Brooklyn Block 2023 within the Brooklyn Navy Yard is an Individual Landmark, Dry Dock #1 (LP-0895). The Surrounding Area also features two districts designated on the State and Federal Register as historic: the Rockwood Chocolate Factory Historic District (NR Number 90NR01322), and the Wallabout Industrial Historic District (NR Number 11NR06290). The majority of the Development Site is also within the State Wallabout Industrial Historic District and nine of the ten buildings (Buildings A through H, except Building J) on the Development Site are considered contributing to such historic district.

Transportation

The Surrounding Area features major and local thoroughfares. The Brooklyn Queens Expressway (BQE), bordering and running south of the Project Area, is an arterial highway elevated approximately 30 feet above grade and spans 160 feet wide. The BQE connects Brooklyn and Queens to the mainland in New Jersey and to points in the Bronx and Long Island. The BQE is the only highway that permits freight trucks in and around Brooklyn. To the north bordering the Project Area is the Flushing Avenue running in an east-west direction. Flushing Avenue is a freight truck route. Flushing Avenue also includes a major two-way bicycle pathway that is part of the Brooklyn Greenway Initiative.

The Surrounding Area is served by various modes of public transportation. There are a number of bus routes with approximately six bus stops within the Surrounding Area. The B57 runs along Flushing Avenue and the B62 runs along Park Avenue. There is also a ferry stop at Dock 72 (Brooklyn Navy Yard Landing) in the Brooklyn Navy Yard just northwest of the Project Area. There are also Citi Bike docks located to the west of the Surrounding Area on Flushing Avenue.

The closest subway station is located four blocks south of the Project Area at the Clinton-Washington Avenues Station servicing the G subway line. There is also a subway station entrance for the A and C lines an additional three blocks south.

4. Description of the Project Area and the Development Site

The Project Area comprises the Rezoning Area which is bounded by Flushing Avenue, Ryerson Street, Park Avenue (northerly portion), and Hall Street. The entire Project Area is mapped in an M1-2 zoning district and has been since the adoption of the Zoning Resolution in 1961. The Project Area is within Brooklyn Community District 2, which is entirely located in the Transit Zone.

The Development Site, located within the Rezoning Area, comprises the full block bounded by Flushing Avenue to the north, Ryerson Street to the east, Park Avenue to the south, and Hall Street to the west, in the Wallabout neighborhood within Brooklyn Community District 2. The Development Site has a total lot area of approximately 113,833 SF.

The Development Site is improved with ten (10) existing former manufacturing buildings (Buildings A through J) that date back to as early as 1889, with the most recent one constructed in 1927. In total, the existing buildings contain approximately 532,258 SF of zoning floor area (FAR of 4.68).

- "Building A" is an approximately 52,640-sf, five-story structure, with a basement located at the corner of Flushing Avenue and Ryerson Street.

- "Building B" is an approximately 205,077-sf, nine-story structure with a basement located at the midblock with frontage on Ryerson Street.

- "Building C" is an approximately 96,008-sf, nine-story structure with a basement located at the corner of Ryerson Street and Park Avenue.

- "Building D" is an approximately 60,912-sf, nine-story structure with a basement with frontage on Park Avenue.

- "Building E" is an approximately 2,993-sf, one-story structure located at the corner of Park Avenue and Hall Street.

- "Buildings F, G, H, and I" are four buildings at the midblock with frontage on Hall Street. Building F is an approximately 46,934-sf, eight-story structure; Building G is an approximately 13,372-sf, three-story structure; Building H is an approximately 17,595-sf, five-story structure; and Building I is an approximately 30,864-sf, five-story structure.

- "Building J" is an approximately 5,863-sf, one-story ancillary structure that is setback more than 50 feet from Flushing Avenue with frontage on Hall Street.

The Applicant undertook an extensive renovation of these building after acquiring the site in 2016 to create a fully integrated modern commercial campus. However, due to challenges with the post-COVID commercial/office market, substantially all of the property has remained vacant, aside from approximately 15,768 square feet, or three percent of the total campus, rented in Buildings D and I.

Portions of the Development Site were recently licensed by the NYC Health and Hospitals Corporation for temporarily operating a Humanitarian Emergency Response and Relief Center ("HERRC").[5]

The Proposed Development as a mixed-use campus would retain eight (8) of the existing buildings. Buildings A and J would be demolished as further discussed in detail below.[6]

5. Description of the Proposed Development

The Proposed Development would transform the Development Site from a large underutilized parcel into an active mixed-use campus, introducing new residential uses with affordable housing, a variety of commercial spaces including ground floor retail to activate the street frontages, a parking facility, and a self-storage facility.

In total, the Proposed Development would contain approximately 816,908 SF of zoning floor area, of which 536,170 SF would be residential floor area and 280,738 SF would be commercial floor area. The proposed development would provide approximately 611 dwelling units, including approximately 153 to 183 permanently affordable housing units pursuant to applicable MIH requirements, and approximately 60 accessory parking spaces. The Proposed Development is planned as follows:

New Development

Located at the northernmost portion of the Development Site with full block frontage on Flushing Avenue, existing Buildings A and J would be demolished for development of a new mixed-use building with ground-floor retail and residential units on the upper floors. The new mixed-use building would contain approximately 393,280 SF of zoning floor area, of which approximately 381,220 SF would be residential floor area and 12,060 SF would be commercial retail floor area. It would provide approximately 464 new dwelling units including approximately 116 to 139 permanently affordable housing units in accordance with the applicable MIH requirements. Prominent retail spaces would be allocated at the corners covering a majority of the building's ground-floor street frontages. Flanked between two retail spaces along Flushing Avenue would be the residential lobby entrance. The new mixed-use building would have a base height of approximately 130 feet. Above such base height, the building would be set back 15 feet from the street line before rising to a maximum height of approximately 215 feet (245 feet including mechanical bulkhead). An enclosed accessory loading berth, accessible via a new curb cut on Ryerson Street, would be provided at the ground level adjacent to the retail space wrapping around the corner of Flushing Avenue and Ryerson Street.

Conversion/Renovation of Existing Buildings

Fronting on Ryerson Avenue, the existing Building B, a nine-story structure, would be converted to a residential building containing approximately 154,950 SF of zoning floor area. Building B would be gut renovated to accommodate approximately 147 dwelling units, including approximately 37 to 44 permanently affordable housing units in accordance with the applicable MIH requirements. The primary residential lobby entrance would be accessed from the courtyard located at the rear of the building. The first two floors of the building would be occupied by the proposed accessory parking facility with a capacity of approximately 60 spaces. The proposed accessory parking facility would be accessible via an existing curb cut on Ryerson Street. An enclosed loading berth would also be provided accessible via a curb cut on Ryerson Street adjacent to the loading berth in Building A.

At the southeasternmost portion of the Development Site, the existing Buildings C and D located at the corner of Ryerson Street and Park Avenue are two, nine-story buildings that would be renovated to accommodate self-storage facility uses in Use Group IX(A). In total, the self-storage facility would contain approximately 156,920 SF of zoning floor area.

[5] All of the buildings (Buildings a through H and J, and portions of Building I) on the Development Site is in use by the HERRC, except for portions of Building I (approximately 3,300 gross SF of commercial office space currently in use and approximately 11,601 gross SF of ground floor retail space currently vacant).

[6] The proposed self-storage and other commercial uses are permitted uses and will be delivered regardless of the approval of the Proposed Actions.

The existing one-story Building E, containing approximately 2,993 square feet of zoning floor area, would be renovated to provide retail space to activate the corner of Park Avenue and Hall Street.

Buildings F, G, H, and I, four buildings at the midblock of the Development Site with frontage on Hall Street, would be renovated to provide retail on the ground level and office/maker studio spaces on the upper levels. These spaces would include white-boxed spaces, pre-built spaces and maker studios that would cater to small commercial tenants, containing zoning floor area as follows:

- Building F would contain approximately 46,934 SF of commercial floor area, including 5,276 SF of ground floor retail space and 41,658 SF of commercial office/maker space above;

- Building G would contain approximately 13,372 SF of commercial floor area, including 4,458 SF of ground floor retail space and 8,914 SF of commercial office/maker space above;

- Building H would contain approximately 17,595 SF of commercial floor area, including 2,627 SF of ground floor retail space and 14,968 SF of commercial office/maker space above; and

- Building I would contain approximately 30,864 SF of commercial floor area, including 6,068 SF of ground floor retail space and 24,796 SF of commercial office/maker space above.

Courtyard and Streetscape Amenities

The Proposed Development would implement improvements within the existing interior courtyard space of the Development Site. The approximately 25,000-SF interior courtyard space is a C-shaped interior paved walkway, wrapping around Buildings F through I, and is connected through two openings from Hall Street. The improvements to the interior courtyard space would include various seating arrangements and plantings, designed to activate the pedestrian streetscape for the use and enjoyment of residents and the public at large.

Additional residential amenity spaces would be provided within Buildings A and B. In Building A, outdoor terraces are contemplated at levels 3 and 21 as well as the roof; in Building B, an indoor amenity space is contemplated at level 3.

Along the sidewalks bounding the Development Site, street trees would be proposed, subject to NYC Department of Parks and Recreation approval.

6. Actions Necessary to Facilitate the Project

The Applicant is seeking the following Proposed Actions to facilitate development of the planned mixed-use campus on the Development Site:

a. *Zoning map amendment to (i) change from an M1-2 District to an M1-5 District property bounded by a line perpendicular to the easterly street line of Hall Street distance 220 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Flushing Avenue and the easterly street line of Hall Street, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the eastern street line of Hall Street, and Hall Street; and (ii) change from an M1-2 District to an M1-6A/R8 District (MX-27) property bounded by Flushing Avenue, Ryerson Street, Park Avenue (southerly portion), Hall Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the eastern street line of Hall Street, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distance 220 feet southerly (as*

measured along the street line) from the point of intersection of the southerly street line of Flushing Avenue and the easterly street line of Hall Street.

The proposed rezoning would expand the types of permitted uses, including residential uses, by mapping a mixed-use M1-6A/R8 district on portions of the Development Site and an M1-5 district on the remaining midblock portion of the Development Site. The existing buildings on the Development Site are overbuilt and do not comply with the applicable M1-2 district height and setback requirements, and the new zoning district would bring the existing buildings to remain into zoning compliance with respect to the applicable bulk regulations.

The proposed mixed-use district is appropriate within the context of existing uses in the Surrounding Area and the existing districts mapped in the Wallabout neighborhood. The mixed-use district, which pairs light-manufacturing "M1-6A" and residential "R8" zoning districts would preserve and promote commercial and light-manufacturing uses that are compatible with the existing uses within the Surrounding Area and create new affordable housing opportunities in the Wallabout neighborhood. The M1-6A district is one of the new "Growth" districts established under the City of Yes for Economic Opportunity text amendment (ULURP No. N 240010 ZRY). The M1-A "Growth" district, including the M1-6A district, is intended to "provide a superior alternative for rezonings seeking to encourage a flexible mix of uses near transit and with residential uses." The proposed mixed-use district (M1-6A/R8) permits a wide range of uses, allowing development of an active mixed-use campus with uses complementing the existing uses within the Surrounding Area and a bulk form that would allow appropriately sized building forms that would accommodate the Proposed Development. In the proposed M1-6A/R8 MX district, zoning permits a maximum base height of 155 feet and a maximum building height of 245 feet (and 306 feet for zoning lots greater than 20,000 square feet). This bulk form would produce developments that are appropriate in size and scale along Flushing Avenue and the elevated BQE/Park Avenue while serving as a transition district between the Brooklyn Navy Yard, where taller buildings are permitted, and the lower density districts south of the BQE and Park Avenue.

Consistent with the Mayor's goal to increase housing opportunities in all neighborhood, the proposed R8 district pairing is an appropriate residential district that would encourage more housing, including affordable housing, in the Wallabout neighborhood. Mixed uses including residential uses are typical on blocks within and proximate to waterfront areas. Specifically, the proposed R8 district is consistent with the residential density paired with light manufacturing districts, which are mapped in proximity to the waterfront areas within the Downtown Brooklyn area west of the Development Site, as well as waterfront areas to the north along the East River. Also, within the Wallabout neighborhood, an R8 residential district is mapped at the "Navy Green" project five blocks to the west of the Development Site. Introducing residential uses within the Wallabout neighborhood aligns with the projected job growth within the Brooklyn Navy Yard to accommodate housing needs while alleviating housing pressures within the Surrounding Area.

The midblock portion of the Development Site would be mapped with an M1-5 district to designate portions of the Development Site for commercial uses. The commercial uses would provide ground floor retail to activate the Hall Street frontage and the upper floors would be dedicated for office/maker studio spaces to foster innovation and provide facilities for smaller, creative office tenants.

The existing M1-2 district permits up to a maximum FAR of 2.0, for a total permitted floor area of 227,666 SF on the Development Site (and for certain community facilities uses up to 4.8 FAR). The proposed M1-6A/R8 MX district permits a maximum FAR of 8.0, with a maximum residential FAR of 7.2, and the proposed M1-5 district permits a maximum FAR of 5.0 for commercial uses.

The portion of the Development Site being rezoned to an M1-6A/R8 district has a total lot area of approximately 90,965 SF and the remaining midblock portion fronting on Hall Street being rezoned to an M1-5 district has a lot area of 22,868 SF, for a total lot area of 113,833 SF. The total permitted floor area through the proposed rezoning would be 842,060 SF on the Development Site, of which 654,948 SF may be for residential use. Accordingly, the rezoning would increase the development potential on the Development Site by an additional 304,550 SF of commercial floor area, and more importantly permit residential uses up to 654,948 SF within the mixed-use district portion of the Development Site.

Accordingly, the proposed rezoning is appropriate as the proposed zoning districts would be in line with the City's goals to develop affordable housing by creating new housing opportunities where residential uses are not permitted, in conformance with the applicable height and setback requirements by mapping zoning districts that would bring the existing buildings into zoning compliance, and in keeping with the surrounding context by providing commercial uses that would activate street frontages and be compatible with existing uses in the Surrounding Area.

b. Zoning text amendment to:

i. amend ZR Section 123-63 (Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts) to add the R8 District to the new Special MX-27 in Community District 2, Borough of Brooklyn;

ii. amend ZR Section 123-90 (Special Mixed Use Districts Specified) to add Special Mixed Use District 27; and

iii. amend Appendix F of the Zoning Resolution to designate portions of the Rezoning Area proposed to be mapped as a mixed-use M1-6A/R8 district as a Mandatory Inclusionary Housing ("MIH") area.

The proposed text amendment would create a new MX-27 district in Brooklyn Community District 2 where housing, especially affordable housing, is in critical need while also preserving compatible commercial uses within the Wallabout neighborhood. The proposed MX-27 district would also be mapped as an MIH area under Option 1 or Option 2, ensuring the Proposed Development's commitment to affordable housing, consistent with the City's goals to increase housing capacity citywide. Any residential development within the MX-27 zone would be required to be developed in accordance with the applicable MIH requirements set forth in the Zoning Resolution as follows:

- MIH Option 1: 25 percent of the residential floor area must be provided as housing affordable to households at an average of 60 percent of the Income Index (AMI), with 10 percent at 40 percent AMI and no unit targeted at a level exceeding 130 percent of AMI.

- MIH Option 2: 30 percent of the residential floor area must be provided as housing affordable to households at an average of 80 percent AMI, with no more than three income bands and no unit targeted at a level exceeding 130 percent AMI.

The additional affordable housing units generated by the proposed text amendment would align with the City's *Housing New York: A Five-Borough, Ten-Year Plan* and *Housing New York 2.0* programs. *Housing New York* is the City's comprehensive housing development policy plan that seeks, as a primary goal, to build and preserve 300,000 units of high-quality affordable housing over the next decade.

c. A zoning special permit pursuant to ZR Section 74-52 (Reduction of Parking Spaces to Facilitate Affordable Housing) to waive the required residential accessory off-street parking spaces to facilitate affordable housing.

The Applicant is seeking to waive the required residential accessory off-street parking spaces to facilitate affordable housing on the Development Site. The accessory parking requirements of ZR Sections 25-23 and 25-251, as applicable within the Transit Zone, would require accessory parking spaces at a rate of 40 percent of the number of non-income restricted housing units, as defined in Section 12-10 of the Zoning Resolution (no off-street accessory parking spaces are required for income-restricted housing units in the Transit Zone). Consistent with the goals articulated in the City's Housing New York 2.0 programs to build and preserve 300,000 units of affordable housing, the Proposed Development would provide new affordable housing units in accordance with the applicable MIH requirements, resulting in excess of the 20 percent required as a condition of this special permit, within the Wallabout neighborhood where affordable housing is in high demand. The Proposed Development is located in the Transit Zone

and is well served by various modes of public transportation. The anticipated rate of automobile ownership of the residents of the Proposed Development is projected to be relatively low and the Proposed Development is not expected to result in any significant adverse impacts to traffic, parking, or available public transit. Accordingly, and as further discussed in the Attachment 11, Statement of Findings submitted herewith, the requested modification will not increase traffic congestion and will not have undue adverse effects on residents, businesses, or community facilities in the Surrounding Area, including the availability of parking spaces for such uses.

7. Conclusion

The Applicant respectfully requests the approval of the Proposed Actions which would transform the underutilized Development Site into a vibrant and active mixed-use campus. The Proposed Development will introduce new residential housing, including much-needed affordable housing in the Wallabout neighborhood, and commercial uses, including local retail uses at ground level, office/maker studio spaces, and a self-storage facility. The Proposed Development would retain most of the existing buildings in order to preserve and embrace the historic manufacturing building stock of the Development Site. The planned mixed-use campus would activate the street frontages that would enliven the streetscape, and foster a community that embraces and celebrates the culture, and history of Wallabout and nearby neighborhoods.