1584 FLATBUSH AVENUE REZONING
BROOKLYN COMMUNITY DISTRICT 14
APRIL 2026

1. INTRODUCTION

1584 Flatbush Avenue Partners LLC (the "Applicant") requests the following actions (the "Proposed Actions"):

1. a zoning map amendment to change an existing C4-4A zoning district to a C6-3 zoning district on Block 7558, Lots 1, 11, 14, 15, 16, and 17 within Brooklyn Community District 14 (the "Project Area"); and

2. a zoning text amendment to amend ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Brooklyn Community District 14, to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.

The Proposed Actions will facilitate the development of 1584 Flatbush Avenue located on Block 7558, Lot 1 (the "Development Site"). The Applicant proposes to build a new 16-story plus cellar, approximately 105,027 sq. ft. (9.95 FAR) mixed-use commercial, residential, and community facility building (the "Proposed Development"). The Proposed Development will consist of approximately 95,152 sq. ft. (9.02 FAR) of residential uses, approximately 330 sq. ft. of community facility uses (0.03 FAR), and approximately 9,544 sq. ft. of commercial uses (0.9 FAR). The Proposed Development will consist of 112 dwelling units, including approximately 28 permanently income-restricted units pursuant to MIH Option 1.

2. BACKGROUND

In 2009, the entirety of Block 7558 was rezoned from a C4-3 zoning district to the current C4-4A as part of the 2009 Flatbush Avenue Rezoning (C 090336 ZMK, effective July 29, 2009). The rezoning sought to match new zoning to the existing built character of the neighborhood that varied from detached homes, row houses, and apartment buildings. The rezoning area was also mapped as an Inclusionary Housing Designated Area to increase incentives for the development and preservation of affordable housing.

In 2013, a portion of Block 7575, directly to the southwest of the Project Area was rezoned from a C8-2 zoning district to an R6/C2-4 zoning district as part of the Brooklyn College Campus Rezoning (C 130306 ZMK, effective October 9, 2013). The rezoning sought to facilitate the development of a new 235,705 sq. ft. building that included approximately 140,000 sq. ft. of academic space, 72,500 sq. ft. of dormitory space and 20,549 sq. ft. of ground floor retail for Brooklyn College. The building was never built.

Recently, in 2019, a private rezoning application was approved to the southeast of the Project Area under the 1640 Flatbush Avenue Rezoning (C 190053 ZMK, effective May 18, 2019). The rezoning sought to rezone the project area from a C8-2 zoning district to a C4-4D zoning district. The rezoning sought to facilitate a new 13-story mixed-use development with approximately 30,000 sq. ft. of retail uses and 114 dwelling units.

3. DESCRIPTION OF SURROUNDING AREA

The Project Area is located within the Flatbush neighborhood of Brooklyn Community District 14. The area within 600 feet of the Project Area (the "Surrounding Area") is comprised of the following:

<u>Zoning</u>
The existing zoning districts in the Surrounding Area include:

C4-4A
The Project Area is located entirely within a C4-4A zoning district. C4-4A districts are commercial contextual zoning districts that allow for a mix of commercial, community facility, and residential uses. The commercial uses are usually department stores, retail, entertainment, offices, and other commercial uses. The residential equivalent for C4-4A is an R7A zoning district. The maximum permitted FAR for commercial and community facility uses is 4.0. The maximum permitted residential FAR is 4.0 (5.01 for Qualifying Affordable Housing). The maximum building height is 85 ft. (115 ft. for Qualifying Affordable Housing). Within the Outer Transit Zone, parking is required for 15% of the standard dwelling units and is not required for the qualifying affordable units. The parking requirement is waived if 10 or fewer spaces are required.

R7A
An R7A zoning district is located to the northwest of the Project Area. R7A zoning districts are contextual residential districts that allow for new medium-density residential development and community facility uses. The maximum permitted residential FAR is 4.0 for standard lots and 5.01 for Qualifying Affordable Housing. The maximum permitted FAR for community facility uses is 4.0. The minimum base height is 40 ft., and the maximum base height is 75 ft. (85 ft. for Qualifying Affordable Housing). The maximum building height is 85 ft. (115 ft. for Qualifying Affordable Housing). Within the Outer Transit Zone, parking is required for 15% of the standard dwelling units and is not required for the qualifying affordable units. The parking requirement is waived if 10 or fewer spaces are required.

R5B
R5B zoning districts are located northwest of the Project Area. R5B districts are designed to provide for all types of residential buildings. The maximum permitted residential FAR is 1.5 for standard lots and 2.0 for Qualifying Residential Sites ("QRS"). The maximum building height for standard lots is 35 ft. For QRS, the maximum base height is 45 ft. and the maximum building height is 55 ft. A minimum front yard of 5 feet is required. Detached houses must have two side yards, each with a minimum width of 5 ft. For QRS, side yards are only required if the adjacent zoning lot has a side yard adjoining the subject zoning lot – in these instances, an open area with a minimum width of 5 ft. is required. Within the Outer Transit Zone, parking is required for 25% of standard dwelling units and is not required for qualifying affordable units. The parking requirement is waived if 10 or fewer spaces are required.

R6
R6 zoning districts are located to the southwest and to the east of the Project Area. R6 zoning districts are non-contextual zoning districts. R6 zoning districts permit residential uses with a maximum FAR of 2.20 (3.90 for Qualifying Affordable Housing). Along narrow streets, the minimum base height is 30 ft. and the maximum base height is 45 ft. (65 ft. for Qualifying Affordable Housing). The maximum building height is 55 ft. (85 ft. for Qualifying Affordable Housing). Along wide streets, the minimum base height is 40 ft. and the maximum base height is 65 ft. The maximum building height is 75 ft. (95 ft. for Qualifying Affordable Housing). Within the Outer Transit Zoning, parking is required for 25% of the standard dwelling units and is not required for qualifying affordable units. The parking requirement is waived if the required number of spaces is 15 or less.

R4
An R4 zoning district is mapped southwest of the Project Area. R4 zoning districts permit residential uses with a maximum FAR of 1.0 (1.5 for QRS). The maximum building height 35 ft. (45 ft. for QRS). A 10-foot front yard is required. Rear yard requirements vary depending on lot type, lot width and building heights. Within the Outer Transit Zone, parking is required for 35% of the standard dwelling units and is not required for qualifying affordable units. The parking requirement is waived if 5 or fewer spaces are required.

C2-4 Commercial Overlays
C2-4 overlays are mapped along portions of the R7A, R6 and R6A zoning district within the Surrounding Area. C2-4 overlays are mapped within residential districts along streets that serve local residence retail needs (Flatbush Avenue, Nostrand Avenue, and Avenue H). C2-4 generally permit use groups I, II, III, IV, VI, VII, and VIII. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial

overlays are mapped in R6 through R10 zoning districts, the maximum commercial FAR is 2.0. Parking requirements depend on the specific use.

C8-2
A C8-2 zoning district is mapped southeast of the Project Area between Flatbush Avenue and East 32 Street. C8-2 districts are typically heavy commercial uses bordering manufacturing zoning. The commercial uses are usually retail, department automotive showrooms, car washes, warehouses, and other commercial uses. C8-2 districts allow a maximum FAR of 2.0 for commercial uses and 4.8 for community facility uses. The building height within an initial setback distance is 60 feet or 4 stories, whichever is less. Alternate height and setback regulations can apply if open space for the entire length of the front line is provided. The depth of an optional front yard is 15 feet on a narrow street and 10 feet on a wide street.

C8-4
A C8-4 zoning district is mapped south of the Project Area between Nostrand Avenue and Flatbush Avenue. C8-4 districts are typically heavy commercial uses bordering manufacturing zoning. The commercial uses are usually retail, department automotive showrooms, car washes, warehouses, and other commercial uses. C8-4 districts allow a maximum FAR of 5.0 for commercial uses and 6.5 for community facility uses. The building height within initial setback distance is 85 feet or 6 stories, whichever is less. Alternate height and setback regulations can apply if open space for the entire length of the front lot line is provided.

C4-4D
A C4-4D zoning district is mapped southeast of the Project Area. C4-4D zoning districts are an R8A equivalent zoning district and permit a maximum FAR of 3.4 for commercial uses, a maximum FAR of 6.5 for community facility uses, and a maximum FAR of 8.5 for residential uses. For commercial buildings, the maximum height of a front wall within a setback is 60 ft. or four stories, whichever is less. The minimum base height for residential buildings is 60 ft, with a maximum base height of 95 ft. (105 ft. for Qualifying Affordable Housing). The maximum building height for a residential building 125 ft. (145 ft. for Qualifying Affordable Housing). Within the Outer Transit Zone, parking is required for 12% of the standard units and is not required for qualifying affordable units. The parking requirement is waived if 30 or fewer spaces are required.

R6A
An R6A zoning district is located to the northeast of the Project Area. R6A districts are medium-density contextual districts that permit residential and community facility uses. R6A districts allow a maximum FAR of 3.0 (3.6 for Qualifying Affordable Housing). The minimum base height is 40 ft. and the maximum base height is 65 ft. The maximum building height is 75 ft. (95 ft. for Qualifying Affordable Housing). Within the Outer Transit Zone, parking is required for 25% of standard dwelling units and is not required for qualifying affordable units. The parking requirement is waived if 15 or fewer spaces are required.

Other Zoning Designations
The Project Area is located within the Outer Transit Zone, where some parking is required for standard dwelling units. The Project Area is located within an existing Inclusionary Housing Zone (formerly Inclusionary Housing Designated Area). A portion of the Project Area is located within a Transit-adjacent Area where applicable developments are subject to additional consultation with the MTA. The Project Area is also located within the Flatbush Nostrand Junction BID.

Land Uses
The Project Area is located in Flatbush, within Brooklyn Community District 14. Existing land uses within the Surrounding Area primarily consist of residential 1- and 2-family and multi-family buildings, mixed commercial and residential buildings, commercial and office uses, industrial uses, and community facilities. Commercial uses are primarily located along Flatbush and Nostrand Avenues. To the east, there are multifamily residential buildings ranging in height from six- to 14- stories. South of the Project Area is a Target and an Aldi grocery store. Southeast of the Project Area is a 20-story multi-family apartment co-op building with approximately 634 residential units. Another multi-family apartment building located east of the Development Site is improved with an 11-story multi-family apartment building with approximately 190 residential units. The Brooklyn College campus is located southwest of the Project Area, generally bounded

generally by Amersfort Place, Campus Road, Ocean Avenue and MTA LIRR tracks to the south. Just north of Brooklyn College, along Campus Road, is Midwood Science, P.S. 152 School of Science & Technology and P.S. 325K School of Performing Arts.

Public Transportation
The Project Area is well served by mass transit as there are numerous public transportation options for bus and subway service. An entrance to the Flatbush Av - Brooklyn College subway stop serving the 2 and 5 lines, is located within the Project Area. There are seven bus routes with stops located within a 3-minute walk of the Project Area: B44/B44 SBS (Sheepshead Bay – Williamsburg), B41 (Kings Plaza – Downtown Brooklyn), B103 (Canarsie – Downtown Brooklyn), B11 (Sunset Park – Midwood), Q35 (Rockaway Park – Midwood/Brooklyn College), and B6 (Bath Beach – East New York). A proposed IBX stop would be located one block from the Project Area and would connect the Project Area to various subway lines within Brooklyn and Queens.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The Project Area is located within the Flatbush neighborhood within Brooklyn Community District 14. The Project Area fronts Flatbush Avenue (100ft. wide street), Nostrand Avenue (80ft. wide street) and Avenue H (80 ft. wide street). The Project Area is improved as follows:

Applicant Controlled

1584 Flatbush Avenue (Block 7558, Lot 1) is an approximately 10,356 sq. ft lot improved with a two-story, approximately 20,600 sq. ft. (1.95 FAR) commercial building, occupied with a retail beauty supply store, a plasma donation center, and an optometrist's office.

Non-Applicant Controlled

1578 Flatbush Avenue (Block 7558, Lot 11) is an approximately 6,100 sq ft. lot improved with a two-story, approximately 12,200 sq. ft. (2.00 FAR) commercial and office building, occupied with a bank.

1576 Flatbush Avenue (Block 7558, Lot 14) is an approximately 1,506 sq. ft. lot improved with a three-story, approximately 3,293 sq. ft. (2.25 FAR) mixed residential and commercial building, occupied with an urgent care center, beauty salon, and residences above.

2165 Nostrand Avenue (Block 7558, Lot 15) is an approximately 1,266 sq. ft. lot improved with a three-story, approximately 3,393 sq. ft. (2.68 FAR) mixed residential and commercial building, occupied with a beauty salon, computer repair shop, professional offices and dwelling units above.

2163 Nostrand Avenue (Block 7558, Lot 16) is an approximately 983 sq. ft. lot improved with a 3-story, 2,949 sq. ft. (3.00 FAR) mixed residential and commercial building, occupied with a clothing boutique and dwelling units above.

1570 Flatbush Avenue (Block 7558, Lot 17) is an approximately 1,450 sq ft. lot improved with a 3-story, approximately 3,774 sq. ft. (2.6 FAR) mixed residential and commercial building, occupied with fast food restaurants and residences above.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development at the Development Site is a new mixed-use residential, community facility, and commercial building at 1584 Flatbush Avenue. The proposed 16-story plus cellar, approximately 105,026 sq. ft. (9.95 FAR) building would have a total of 112 dwelling units, 56 bicycle parking spaces in the cellar, flexible ground floor commercial space (9,544 sq. ft. (0.9 FAR), ground floor approximately 330 sq. ft. (0.03 FAR) of community facility uses, and approximately 95,152 sq. ft. (9.02 FAR) of residential use. Commercial uses will have access from Flatbush Avenue and Avenue H. The community facility and residential entrances will be located

along Avenue H. The residential units will be located on the second through 16th floors. The Proposed Development would rise to a total height of 165 ft. A terrace would be located above the ground floor. Due to the unique shape of the lot, the building would have a single corridor, but each unit will have access to large legal ventilating windows facing the street. The building would consist of approximately 112 dwelling units, of which 28 units would be permanently income-restricted pursuant to MIH Option 1. No parking is required and no curb cuts are proposed.

6. ACTIONS NECESSARY TO FACILITATE THE PROPOSED DEVELOPMENT

The actions necessary to facilitate the Proposed Development are:

1. a zoning map amendment to rezone the Project Area from an existing C4-4A zoning district to a C6-3 zoning district; and

2. a zoning text amendment to amend ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Brooklyn Community District 14, to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.

Zoning Map Amendment to a C6-3 Zoning District

The Project Area is located on a block primarily characterized by underutilized lots and is ideally suited to support growth for the Flatbush neighborhood. It is in close proximity to existing residential districts and to public transit. As noted above, there are numerous public transportation options for subway and bus service near the Project Area including the 2 and 5 subway lines and seven bus lines within a 3-minute walk. The existing C4-4A zoning district has not incentivized development within the Project Area. The proposed rezoning would encourage reinvestment and presents an opportunity for new mixed growth. The proposed C6-3 (R9 equivalent) district is a high-density district that would permit residential development at a maximum FAR of 9.02 for developments with Qualifying Affordable Housing, 10.0 FAR for community facility uses, or 6.0 FAR for commercial developments. The maximum base height is 105 ft. (135 ft. for Qualifying Affordable Housing), the maximum building height is 145 ft. (185 ft. for Qualifying Affordable Housing). Within the Outer Transit Zone, parking is required for 12% of the standard dwelling units, but can be waived if the requirement is less than 40 spaces. The proposed C6-3 district is appropriate due to the Project Area's location on Flatbush and Nostrand Avenues, proximity to public transit, and proximity to retail and services. The Project Area is bound by wide streets with Flatbush Avenue (100 ft. wide), Nostrand Avenue (80 ft. wide) and Avenue H (80 ft. wide). The Project Area can accommodate taller buildings while allowing access to light and air.

Mapping the proposed C6-3 district would further the City's goals by promoting development on underutilized property proximate to an existing residential community and public transit that is undergoing a substantial rise in the price of housing related to an inadequate supply of housing to meet the current demand. C6-3 districts promote new contextual mixed-use developments along transit corridors. The Project Area is underutilized and would benefit from the development of mixed-use buildings, as Flatbush Avenue and Nostrand Avenue are commercial thoroughfares. The proposed C6-3 zoning district is consistent with the scale and bulk for existing buildings located within the immediate area, including a 20-story multi-family apartment building southeast of the Project Area, a 14-story building to the south of the Project Area, and an 11-story building to the east of the Project Area.

The proposed zoning map amendment would promote the development of high-density, contextual housing, including affordable housing, at the Development Site, an underutilized site, which is consistent with the scale and character of the surrounding area and would further the City's housing goals. It would build on the existing and planned high-density residential community and would be supported by and support the adjacent public transit links, commercial and institutional uses. The Project Area is an underutilized area that would benefit from additional residential uses. The proposed rezoning would provide for the productive use of underutilized property and provide for growth in a transit-accessible area.

Zoning Text Amendment to ZR Appendix F

The proposed text amendment of ZR Appendix F is necessary to establish an MIH Area, which would require new developments to set aside 25-30 percent of residential floor area for affordable housing. MIH Option 1 requires an affordable housing set aside of 25 percent of the residential floor area at an average of 60 percent of AMI with 10 percent at 40 percent AMI. MIH Option 2 requires an affordable housing set aside of 30 percent of the residential floor area at an average of 80 percent AMI. The Applicant proposes mapping both MIH Option 1 and Option 2 within the Project Area to provide maximum flexibility for non-Applicant controlled sites. The Applicant intends to utilize MIH Option 1 for the Proposed Development.

The proposed zoning text amendment will provide the Flatbush neighborhood with new permanently income-restricted dwelling units, which will support the City's effort to increase the overall supply of affordable housing. The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. For decades, New York City has added new housing at significantly lower rates compared with other cities. The scarcity of available housing has resulted in generally higher costs for housing than would be the case if housing were more generally available.[1] Recently, there has been more consensus on the need to add additional housing. A 2022 Real Estate Board of New York (REBNY) report estimated that New York City would need 560,000 additional housing units by 2030.[2] The Where We Live NYC Plan, the City's fair housing plan, aims to provide equitable housing development in the city, preserve affordable housing and prevent displacement of long-standing residents.[3] The Plan notes that there is a housing crisis and that the city has not built enough housing to keep up with the increasing population and jobs. The Proposed Development will provide additional housing on a severely underutilized lot. In December of 2022, former Mayor Adams unveiled a three-pronged Get Stuff Built strategy to tackle the affordable housing crisis and called for "rapidly accelerating the pace of housing production, with a 'moonshot' goal of meeting the need for 500,000 new homes over the next decade." Former Mayor de Blasio's Housing New York 2.0, an extension of the City's comprehensive housing development policy (Housing New York: A Five-Borough, Ten-Year Plan) included a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. Housing New York 2.0 was developed in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in Housing New York, the City Council adopted an amendment to the ZR to establish the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

The proposed land use actions would facilitate the development of a mixed-use building with approximately 112 dwelling units, of which 28 are to be permanently income-restricted. The proposed actions represent an opportunity to pioneer transit-oriented, mixed-use development of both affordable housing and job-generating space, that is appropriate for the surrounding neighborhood and consistent with community and citywide goals. The proposed actions would encourage investment in the neighborhood and promote opportunities for workers to live in the vicinity of new jobs. The proposed actions will enhance the vitality and character of the neighborhood.

7. CONCLUSION

The Applicant proposes a zoning map amendment to rezone the project Area from an existing C4-4A to a C6-3 zoning district. The proposed zoning map amendment will facilitate the development of a new sixteen-story mixed-use residential, community facility and commercial building. The applicant also proposes a zoning text amendment to amend ZR Appendix F: Mandatory Inclusionary Housing Designated Areas for Brooklyn Community District 14, to designate the development of approximately 28 income-restricted housing units within the Proposed

[1] *Housing's Unequal Contest: Why the Rich Won't be Denied*, in City Limits, November 1983
[2] https://www.crainsnewyork.com/real-estate/new-york-needs-560k-additional-housing-units-2030-rebny-report-says?utm_source=real-estate-tuesday&utm_medium=email&utm_campaign=20220111&utm_content=article2-headline
[3] https://www.nyc.gov/assets/hpd/downloads/pdfs/wwl-plan.pdf

Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes.