ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**Columbia Heights Rezoning**
CEQR No.	26DCP094K
ULURP Nos.	260139ZMK, N260140ZRK
SEQRA Classification:	Type I
Brooklyn Community District:	K02

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The Applicant, 25-30 Columbia Heights (Brooklyn), LLC., is seeking a zoning map amendment from M2-1 to M1-5A/R10A and M1-5A/R8A affecting Block 204, Lot 1 and Block 208, Lots 1, 2, and 12 (the "Project Area); and a zoning text amendment to establish a Special Mixed-Use (MX) District and to amend Appendix F of the New York City Zoning Resolution (ZR) to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate a mixed-use development including the residential conversion and enlargement of two existing, underutilized commercial buildings (the "Proposed Development"). The Project Area consists of Projected Development Site 1 (25 Columbia Heights; Block 204, Lot 1) and Projected Development Site 2 (30-58 Columbia Heights; Block 208, Lots 1, 2, and 12) and is generally bounded by Doughty, Furman, Columbia and Vine Streets in between the Brooklyn Heights and Dumbo neighborhoods of Community District 2.

The Proposed Development includes a total of approximately 925,000 gross square feet (gsf), comprising 678,000 gsf of residential use (661 dwelling units [DUs]), 133-199 [20-30%] of which would be affordable pursuant to MIH depending on the option selected), 186,000 gsf of commercial and/or community facility use, and 61,000 gsf of accessory residential parking (188 parking spaces). The existing 12-story commercial building on Projected Development Site 1 would be partially converted to residential use, enlarged to a maximum height of approximately 17 stories (approximately 210 feet), and would contain approximately 460,570 gsf (12.0 FAR) comprised of 399,710 gsf of residential use (392 units, including 79-118 affordable DUs), 14,850 gsf of commercial and/or community facility use, and 46,010 gsf of accessory residential parking (165 spaces). Projected Development Site 2 would be partially converted to residential use, enlarged to a maximum height of

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approximately 13 stories (approximately 141 feet), and would contain approximately 464,710 gsf (6.11 FAR) comprised of 278,390 gsf of residential use (269 units, including 54-81 affordable DUs), 171,320 gsf of commercial and/or community facility use, and 15,000 gsf of accessory residential parking (23 spaces). The three smaller buildings on Projected Development Site 2 (commercial buildings of 4 to 5 stories and 39 to 53 feet) would not have any change in bulk or use.

The Build Year for the Proposed Actions is 2029.

An Environmental Assessment Statement is attached. Please contact Stacey Barron, AICP of the Department of City Planning at sbarron@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

February 10, 2026
Date

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