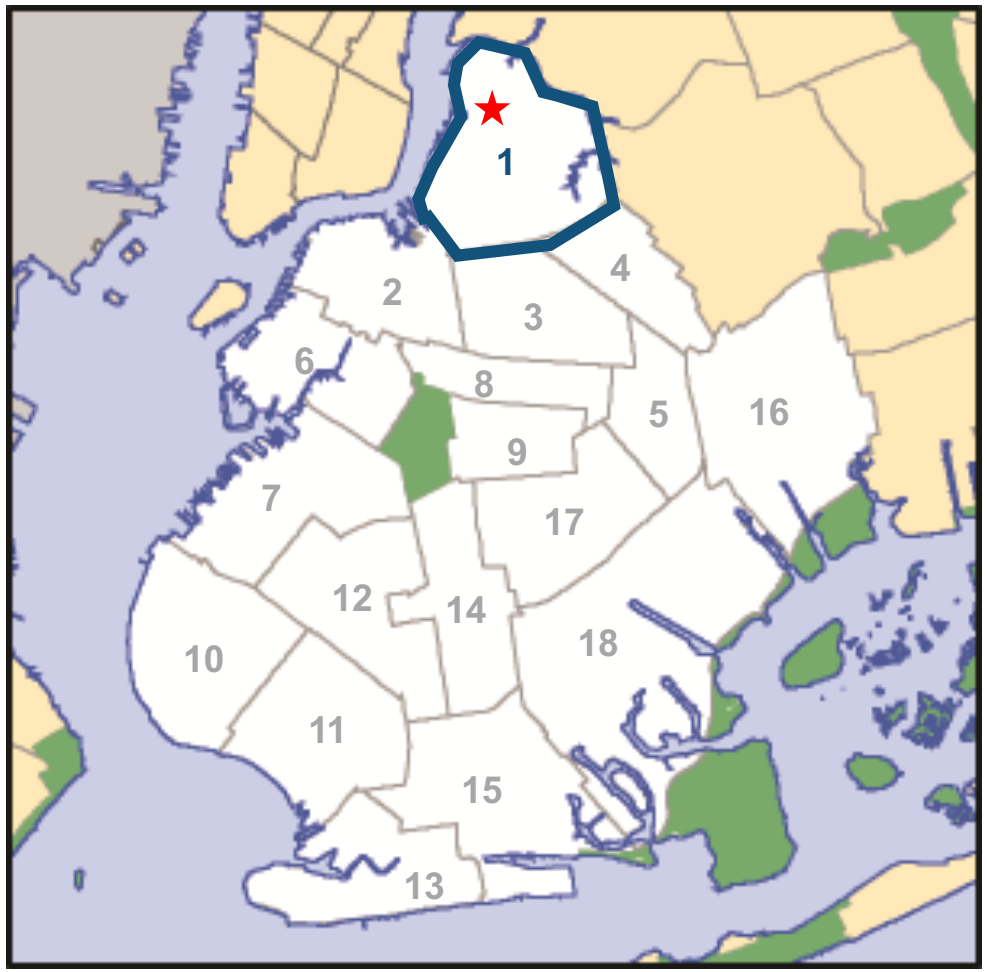
840 Lorimer Street Rezoning

C 210299ZMK, N 210300ZRK



840 Lorimer Street
Block 2679, Lots 32, 34, 42, and 43
Greenpoint, Brooklyn, Community District 1

NYC PLANNING

Proposed Development



Rendering for illustrative purposes only

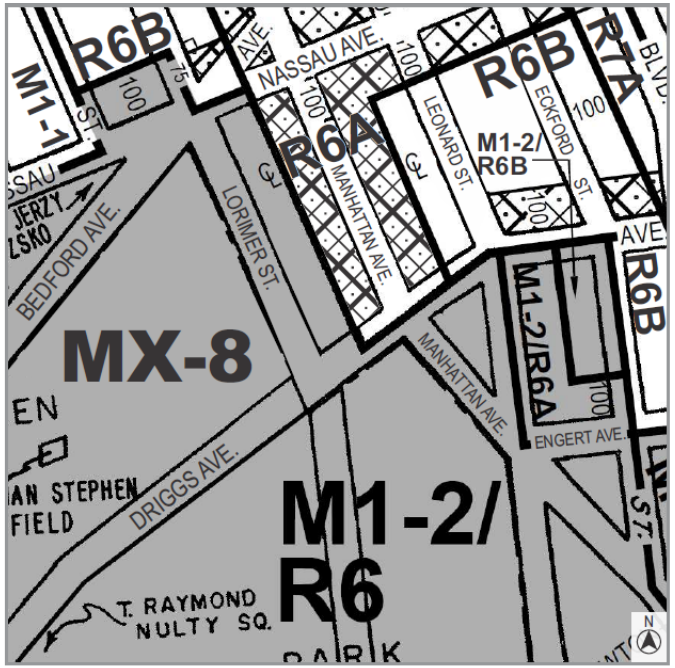
A new residential and commercial building:

- 84,000 square feet (5.54 FAR)
- Ten stories (115 feet, with a base height of 93 feet)
- 25,000 square feet of retail use
- 60,000 square feet of residential use (74 DUs)

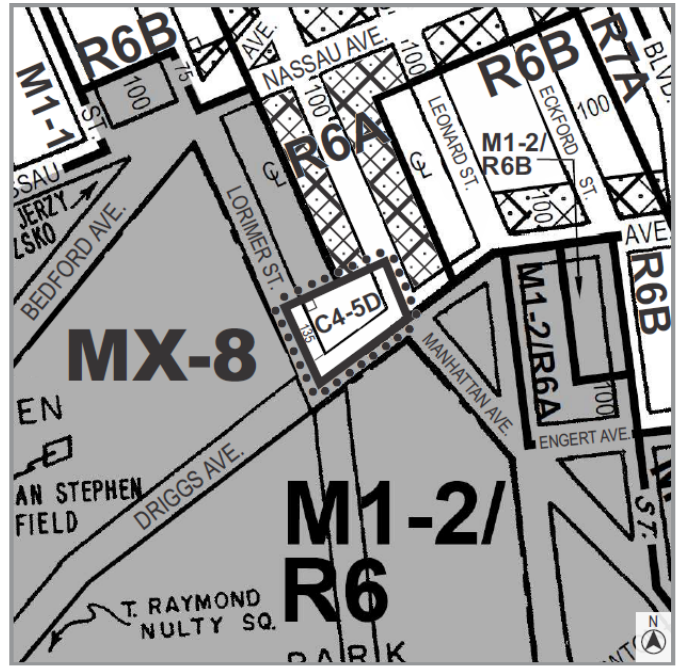
Proposed Actions

Zoning Map Amendment
- M1-2/R6 (MX-8) and R6A/C2-4 to C4-5D

Zoning Text Amendment
- ZR Appendix F: Establish a new MIH area, mapped with Options 1 and 2

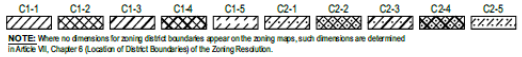


Current Zoning Map (13a)



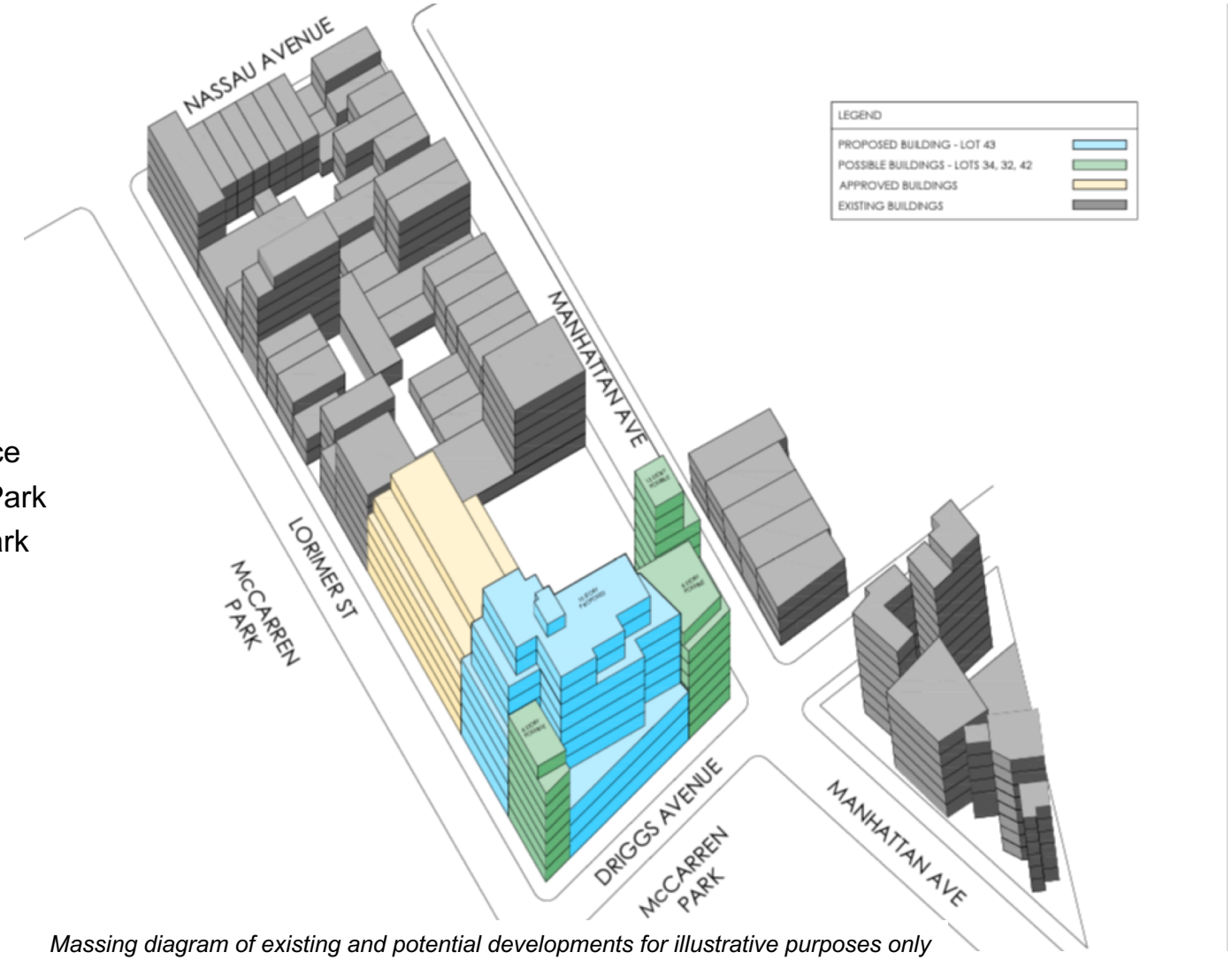
Proposed Zoning Map (13a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-2/R6 (MX-8) to C4-5D
Rezoning from R6A/C2-4 to C4-5D



Community Board Recommendations

- Public hearing on January 11, 2022
- Vote on February 8, 2022: disapprove with conditions
  - 23 votes for conditional unfavorable recommendation
  - 1 vote against conditional unfavorable recommendation
  - 8 abstentions
- Community Board conditions:
  - Provide 35% affordable DUs
  - Remove Lots 32 and 34 from the project area
  - Give preference to local businesses in commercial space
  - Contribute “substantial sustained funds” for McCarren Park
  - Establish an escrow account for potential damage to Park Luncheonette building
  - Building design and sustainability:
    - Integrate masonry into first six floors, replicating the original building
    - Incorporate “Royal Lace Paperworks” sign into new building façade
    - No fossil fuels for heating or air conditioning
    - Consideration of passive house technologies and vertical forest designs



Massing diagram of existing and potential developments for illustrative purposes only

Borough President Recommendations

- Public hearing on February 17, 2022
- Recommended to approve with conditions
  - Requests and conditions for applicant:
    - Do not lease first two commercial floors to “big box” stores
    - Work with Borough President, Community Board, and Council Member to make streetscape improvements at this intersection
    - Work with a non-profit administering agent on MIH lottery
    - Collaborate with Council Member and Community Board on MIH affordability, beyond Option 1
    - Incorporate resiliency and sustainability features
    - Work with DEP, DOT, and DPR to install rain gardens
    - Provide ongoing funding funding for McCarren Park
    - Construct a contextual façade incorporating historic signage
    - Use Brooklyn-based contractors and employ area residents
  - Requests for CPC and/or City Council:
    - Modify proposed zoning district to map R7D/C2-4
    - Map MIH Option 1 only
  - Requests for DCP:
    - Work with Borough President to provide more opportunity to modify applications throughout ULURP
    - Discourage mapping C4-5D districts until a stronger land use rationale can be developed



Lorimer St. elevation for illustrative purposes only

Certification Questions

- Building plans and unit mix
- Existing buildings on Lorimer Street
- Commercial uses
- Rear yard requirements

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Appendix

Applicant Zucker Enterprises, LLC

Action Requested

- Zoning Map Amendment to change a M1-2/R6 (MX-8) and R6A/C2-4 zoning districts to a C4-5D zoning district in the Greenpoint neighborhood of Brooklyn, Community District 1
- Zoning Text Amendment to Appendix F to establish a new Mandatory Inclusionary Housing Area (MIH)



Community District 1
Project Site

840 Lorimer Street, Brooklyn

Area Map

Block: 2679, Lots: 32, 34, 42 & 43

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

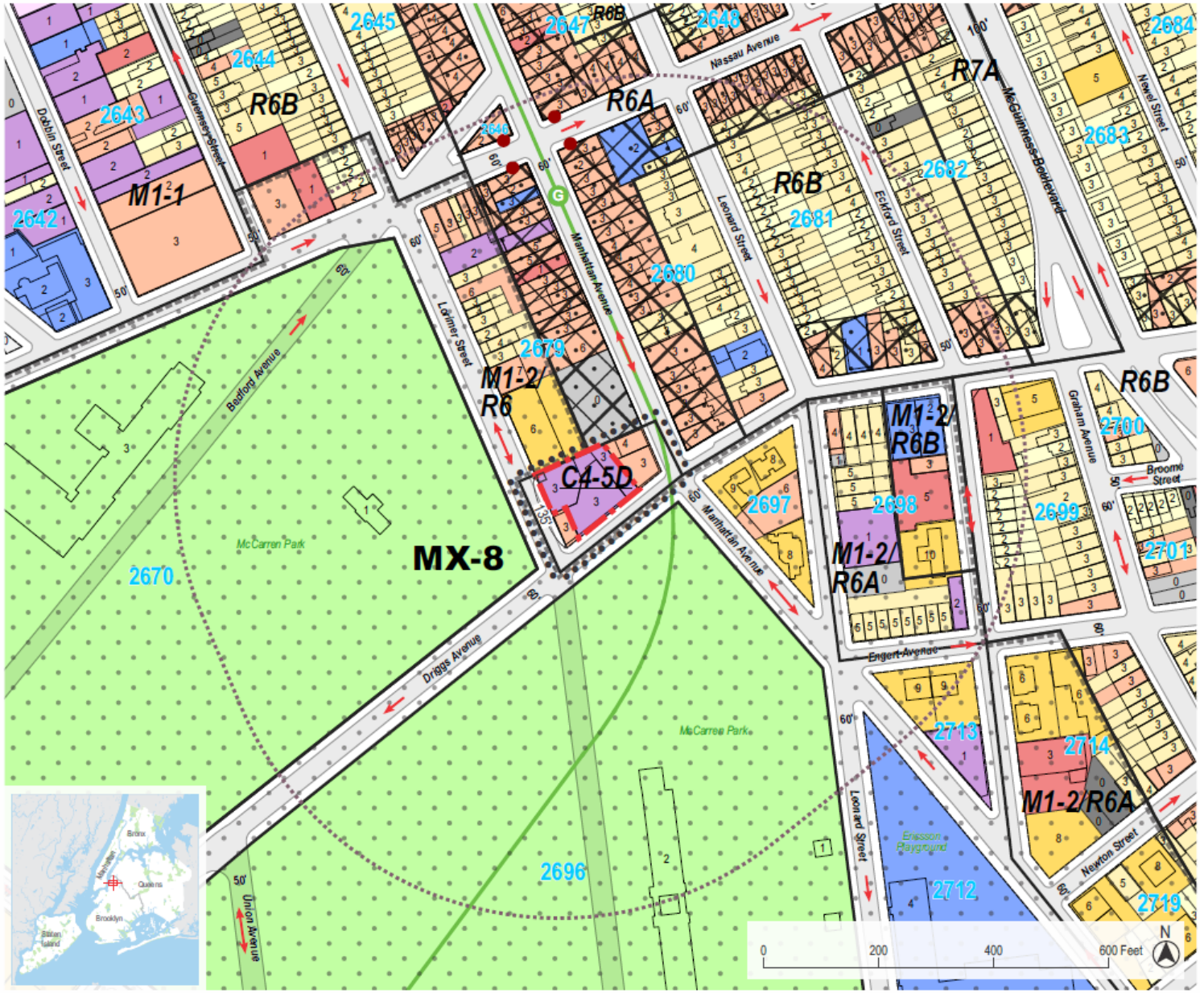
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

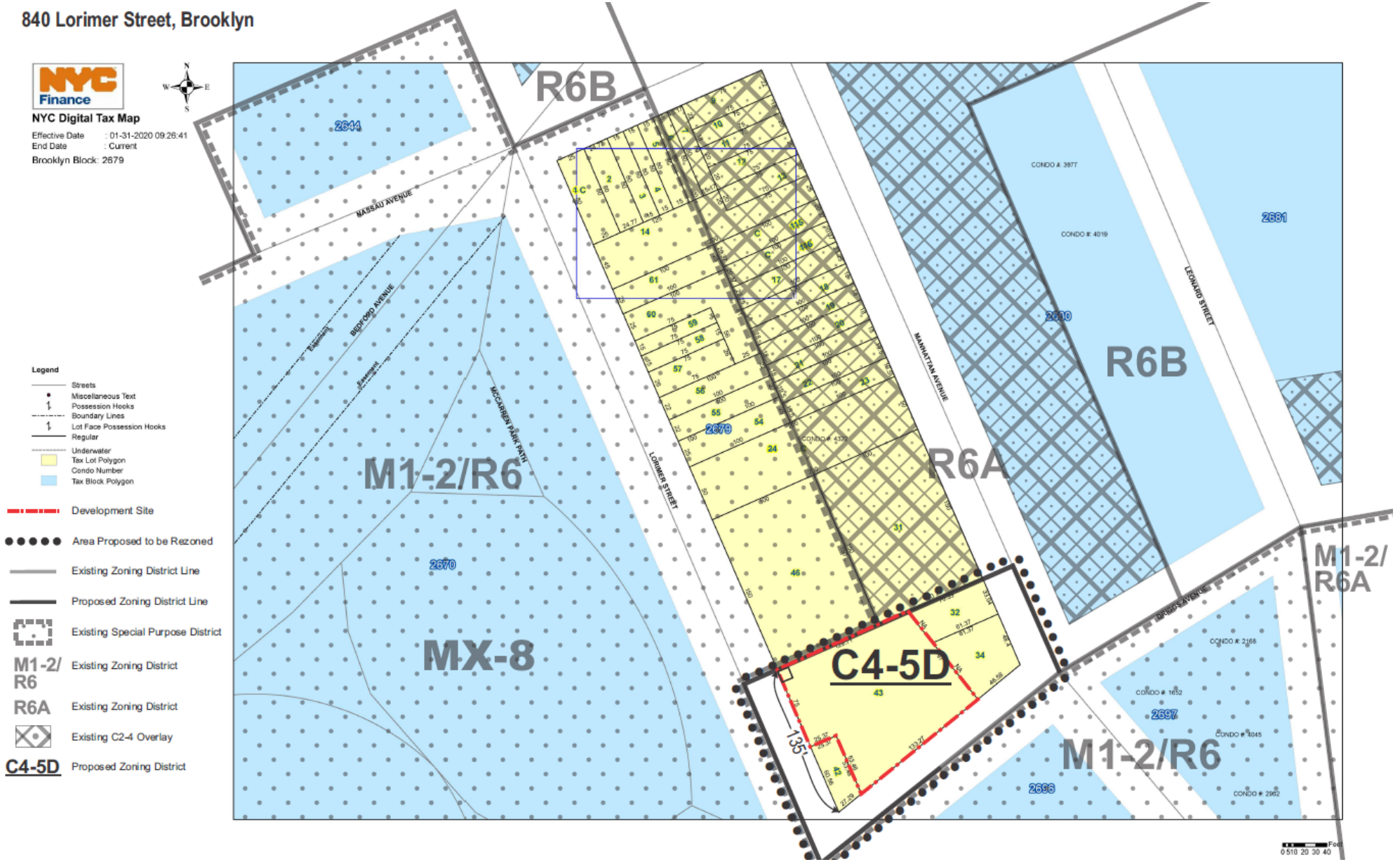
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Surrounding Area



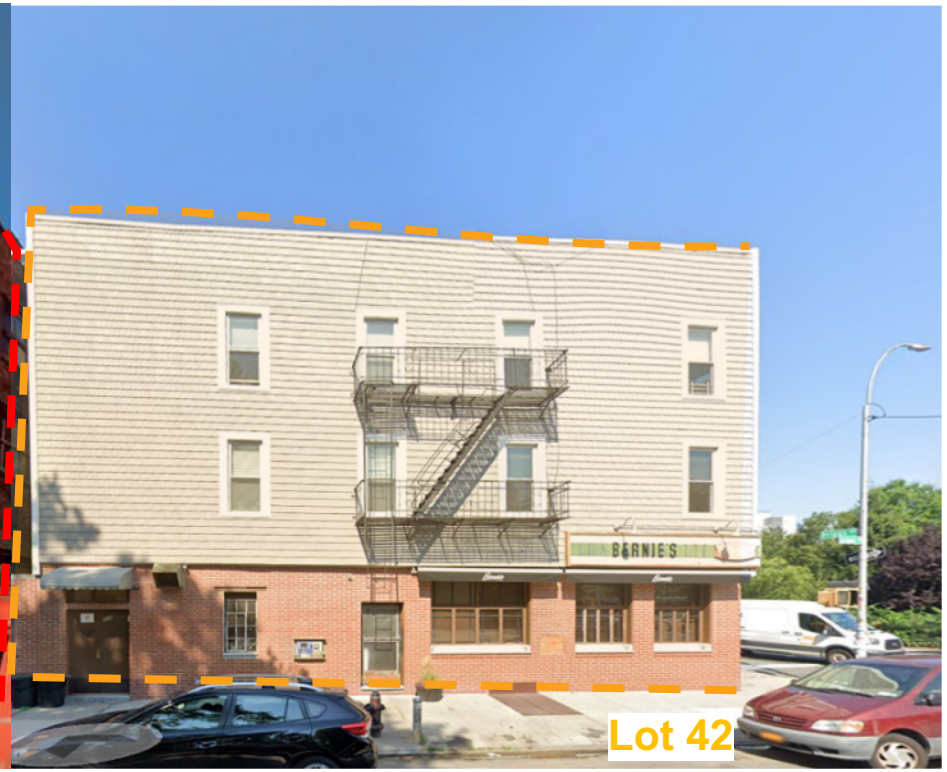
840 Lorimer Street, Brooklyn





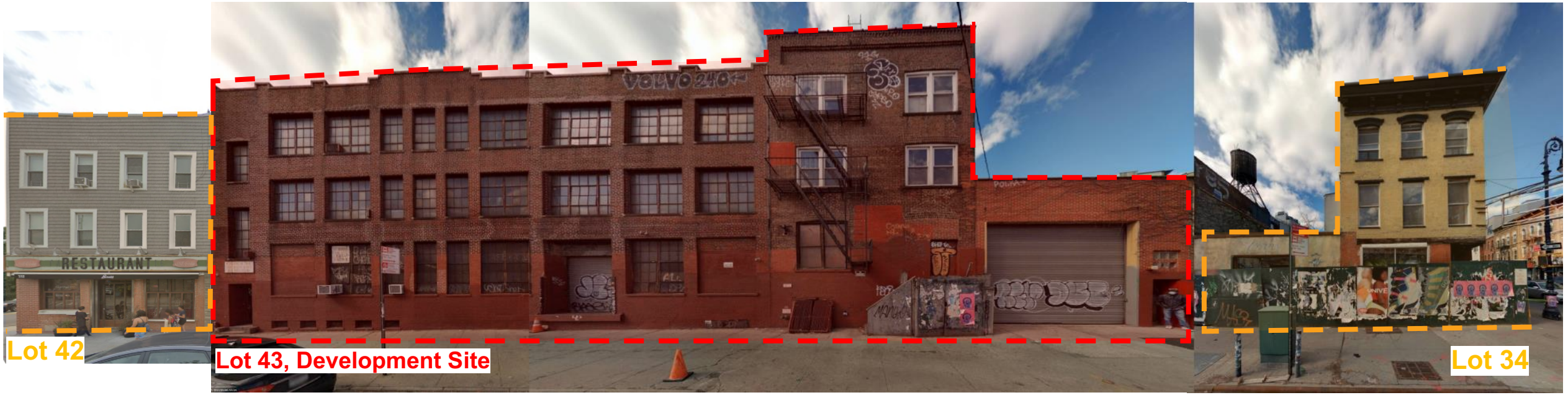
Northeast side of Lorimer Street (between Nassau and Driggs avenues)



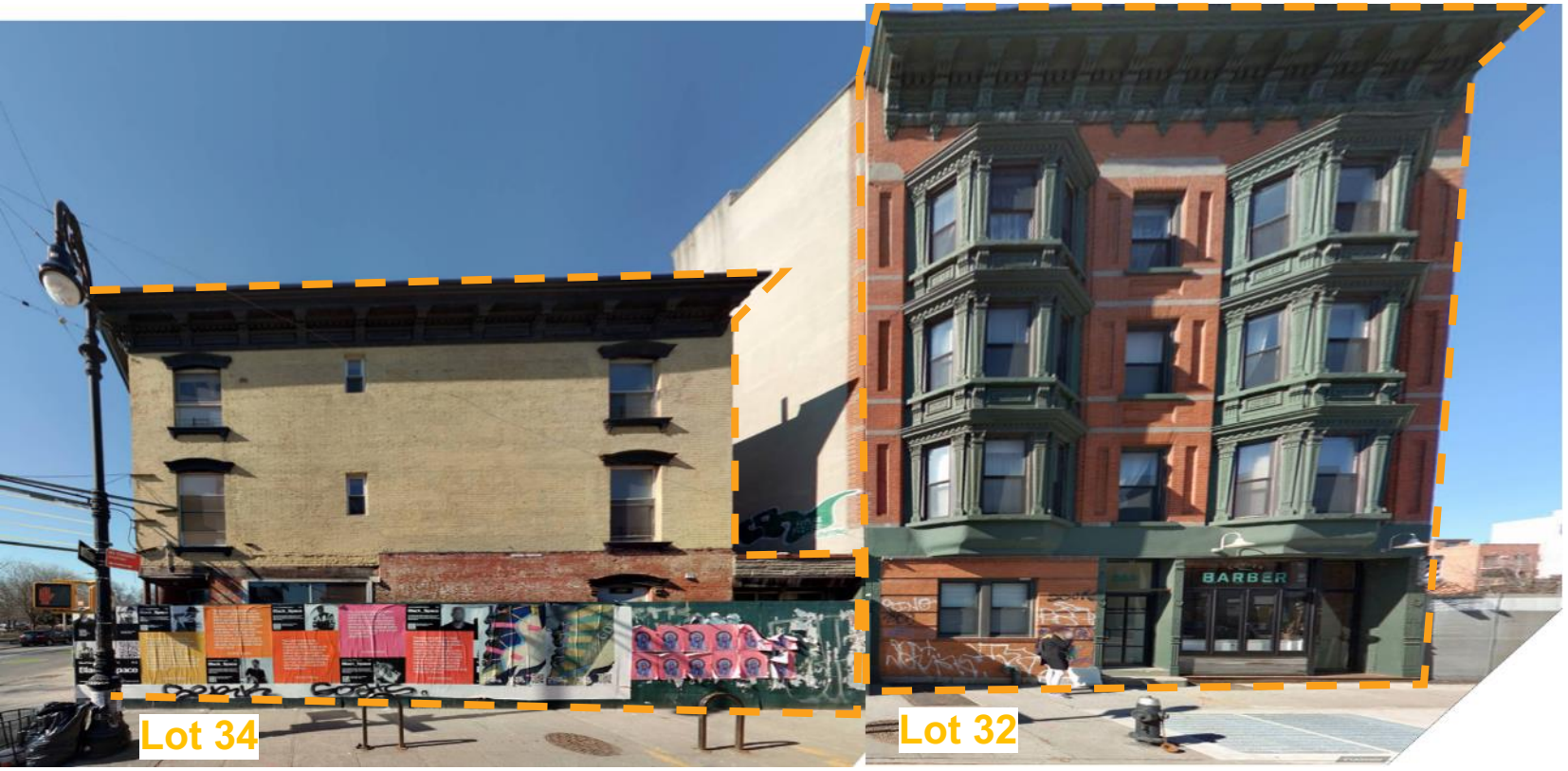


Northwest side of Driggs Avenue (between Lorimer Street and Manhattan Avenue)





Southwest side of Manhattan Avenue (between Driggs and Nassau avenues)





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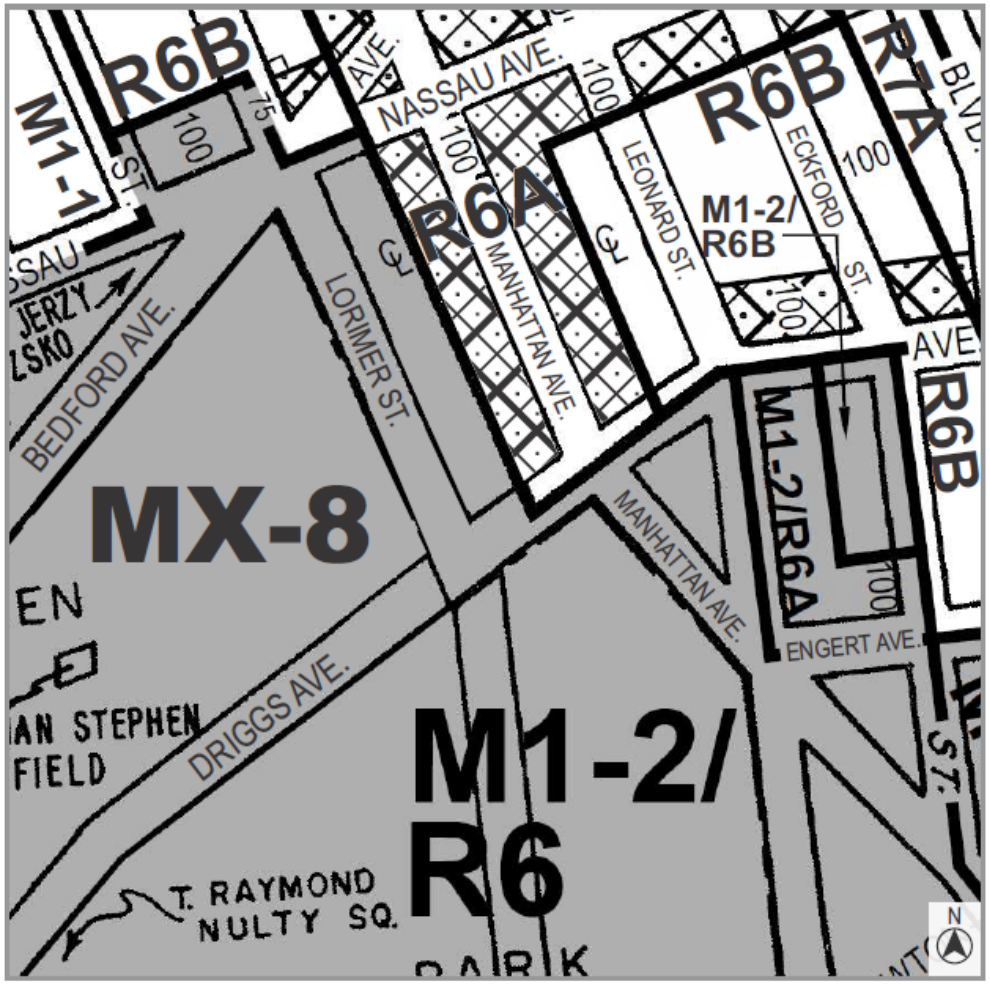
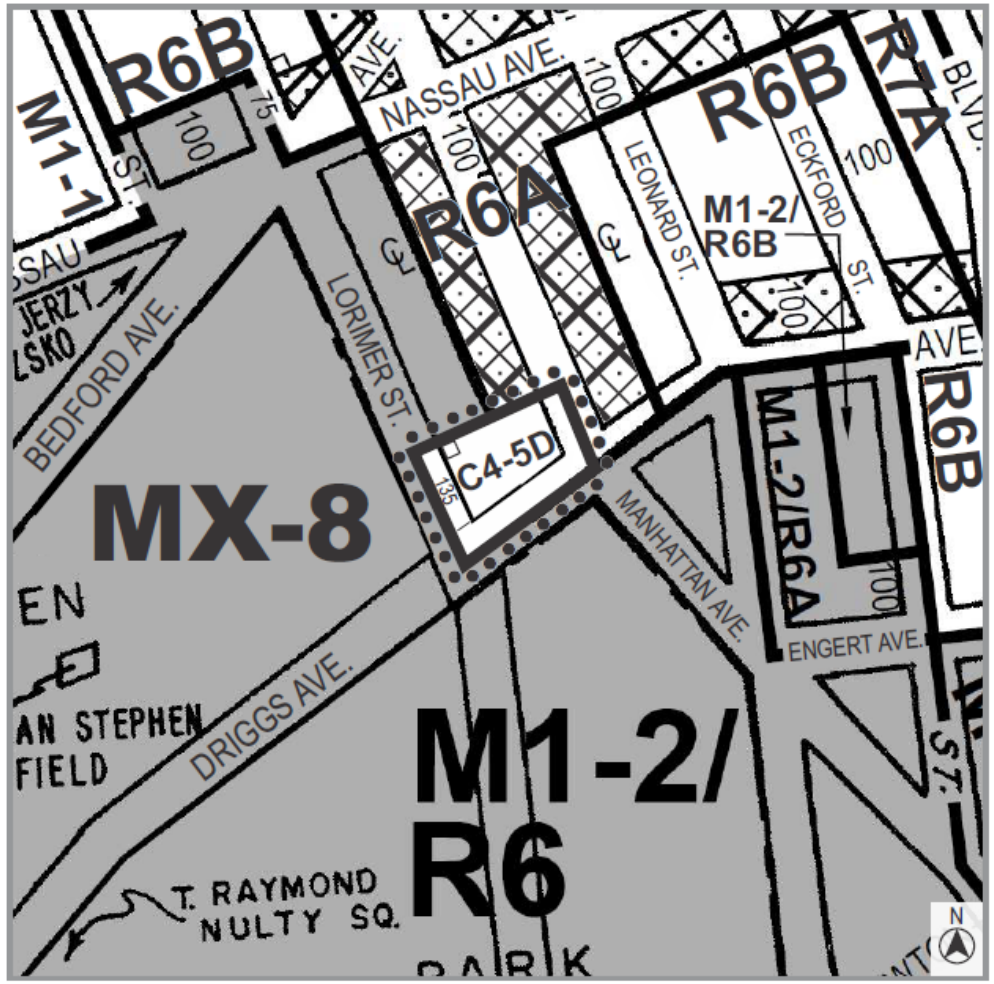


Current Zoning Map (13a)



Proposed Zoning Map (13a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-2/R6 (MX-8) to C4-5D
Rezoning from R6A/C2-4 to C4-5D

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

	EXISTING		*PROPOSED*
	R6A/C2-4	**M1-2/R6 (MX-8)**	**C4-5D (R7D Equivalent)**
Residential FAR	3.0 base | 3.6 IHDA	2.43 HF | 3.0 QH | 3.6 IHDA	4.2 base | 5.6 MIH
Commercial FAR	2.0	2.0	4.2
Residential Parking	50% of total units	70% of total units (50% QH)	50% of total units
Commercial Parking	1 per 1000 sf (retail and office)	1 per 300 sf (retail) 1 per 200 sf (food stores >2,000 sf) 1 per 600 sf (office)	1 per 1,000 sf

Applicant Zucker Enterprises, LLC

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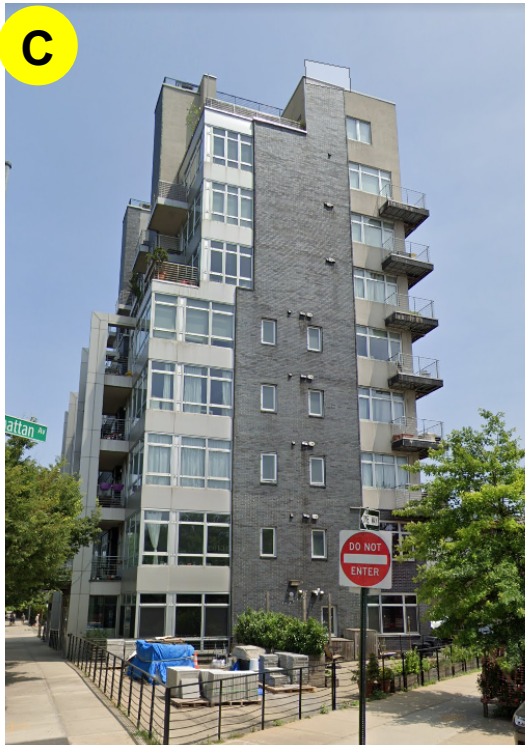
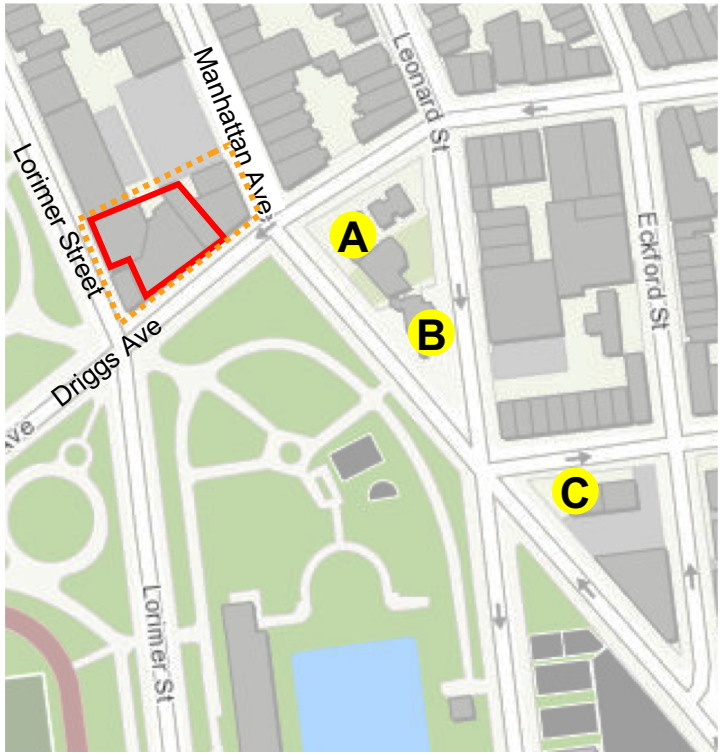
9 Stories



8 Stories



9 Stories

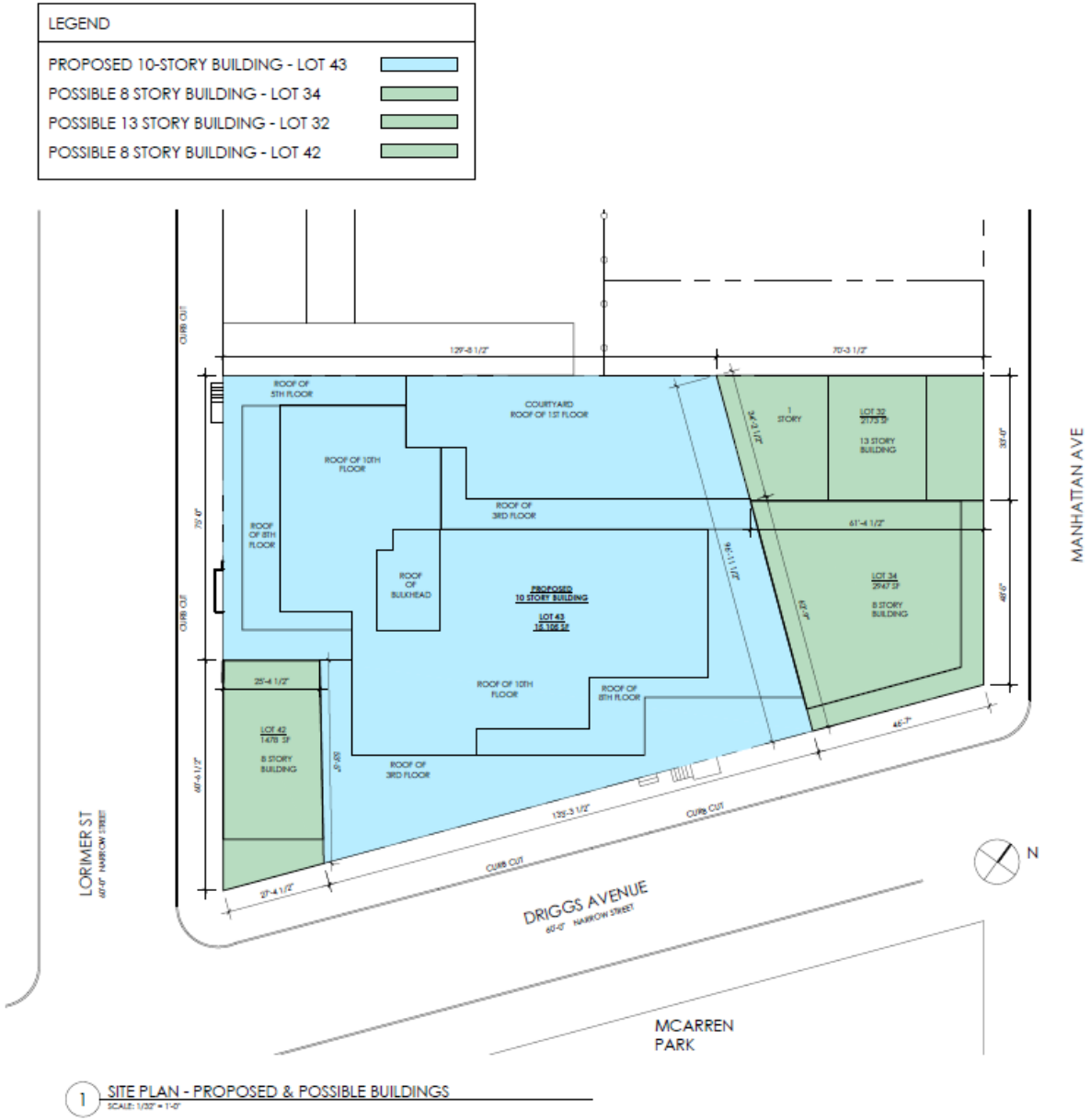




Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **2**–10/7/21 MIH Program Option 1 and Option 2
Area **3**–11/23/21 MIH Program Option 1 and Deep Affordability Option
Area **4**–11/23/21 MIH Program Option 1 and Deep Affordability Option

Excluded Area



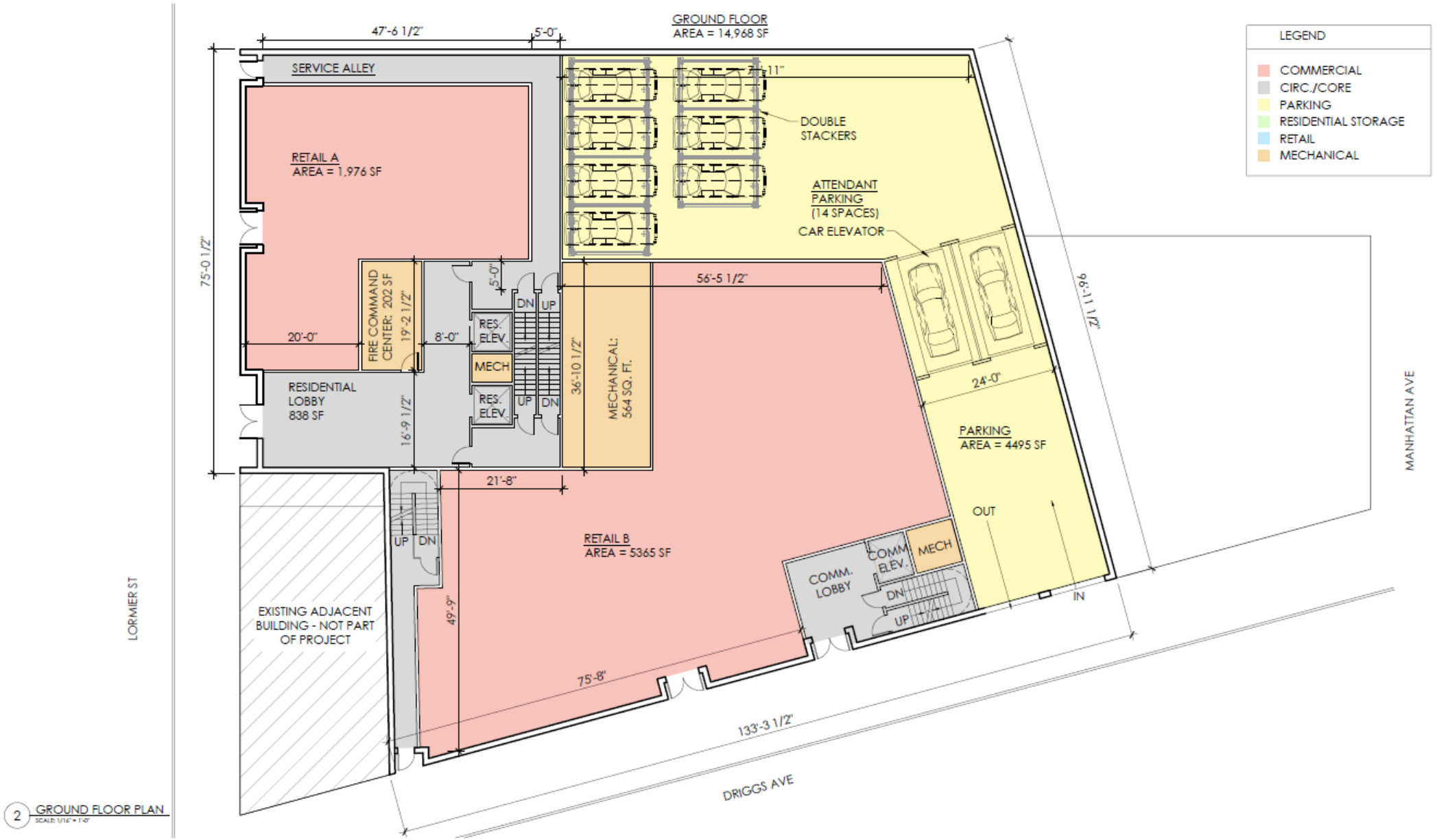
1 SITE PLAN - PROPOSED & POSSIBLE BUILDINGS
SCALE: 1/32" = 1'-0"



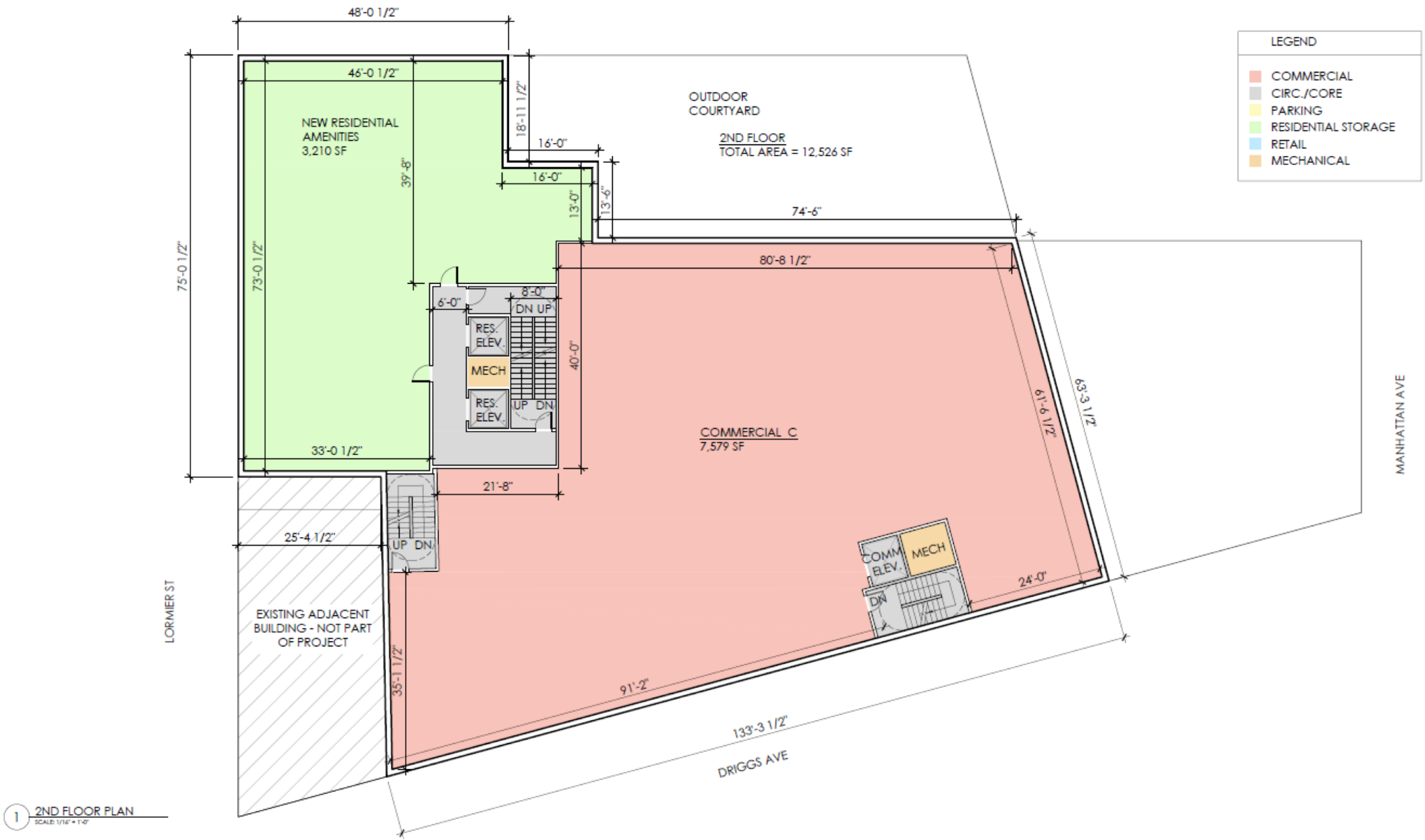
LEGEND

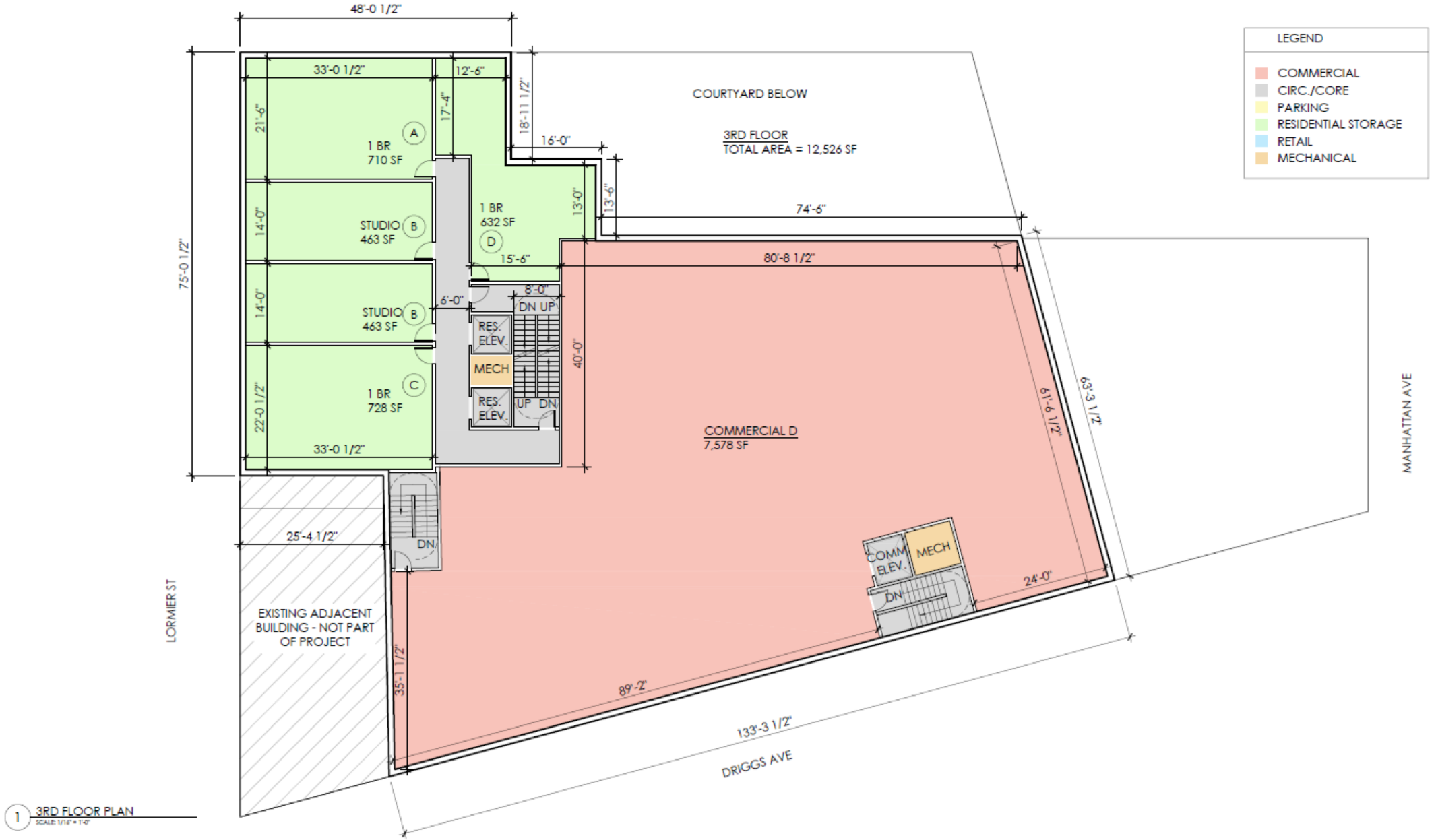
- COMMERCIAL
- CIRC./CORE
- PARKING
- RESIDENTIAL STORAGE
- RETAIL
- MECHANICAL

1 CELLAR FLOOR PLAN
SCALE: 1/64" = 1'-0"

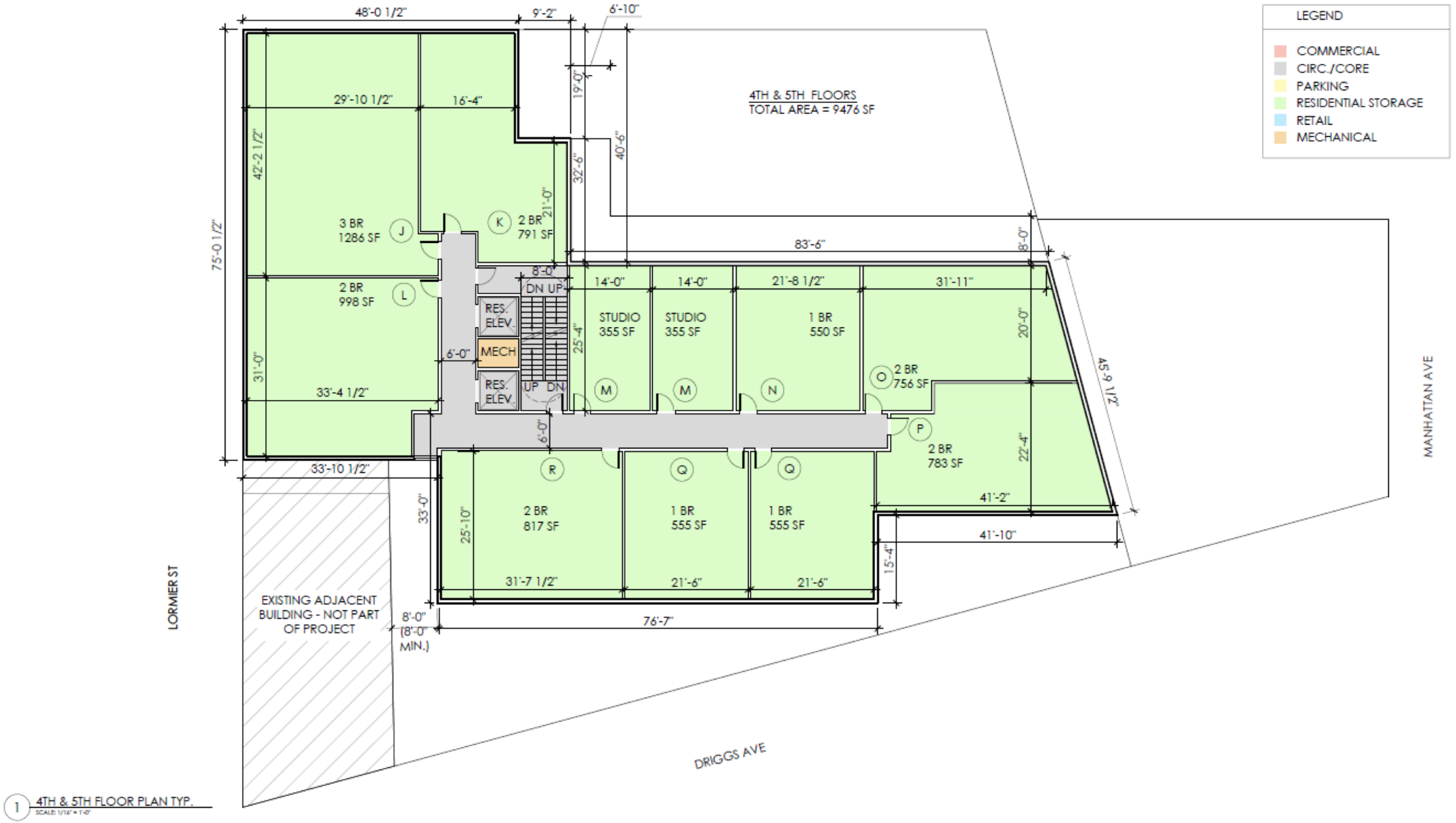


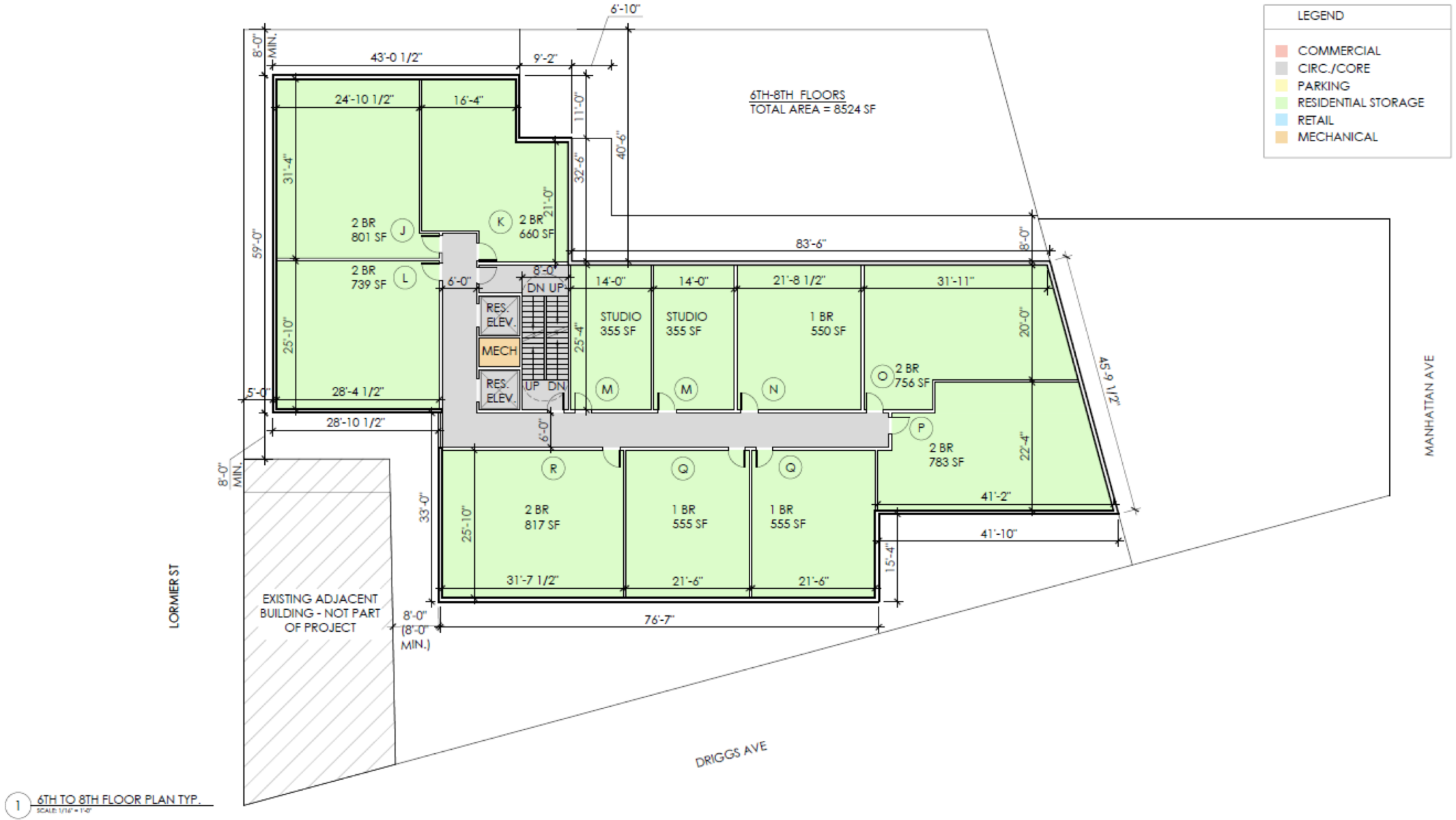
2 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"


LEGEND
COMMERCIAL
CIRC./CORE
PARKING
RESIDENTIAL STORAGE
RETAIL
MECHANICAL
48'-0 1/2"
46'-0 1/2"
NEW RESIDENTIAL AMENITIES 3,210 SF
OUTDOOR COURTYARD
2ND FLOOR
TOTAL AREA = 12,526 SF
18'-11 1/2"
16'-0"
16'-0"
39'-8"
13'-0"
13'-6"
74'-6"
75'-0 1/2"
73'-0 1/2"
80'-8 1/2"
8'-0"
6'-0"
DN UP
RES. ELEV.
MECH
RES. ELEV.
UP DN
40'-0"
COMMERCIAL C
7,579 SF
61'-6 1/2"
63'-3 1/2"
MANHATTAN AVE
33'-0 1/2"
21'-8"
25'-4 1/2"
UP DN
COMM ELEV.
MECH
DN
24'-0"
LORMIER ST
EXISTING ADJACENT BUILDING - NOT PART OF PROJECT
35'-1 1/2"
91'-2"
133'-3 1/2"
DRIGGS AVE
1 2ND FLOOR PLAN

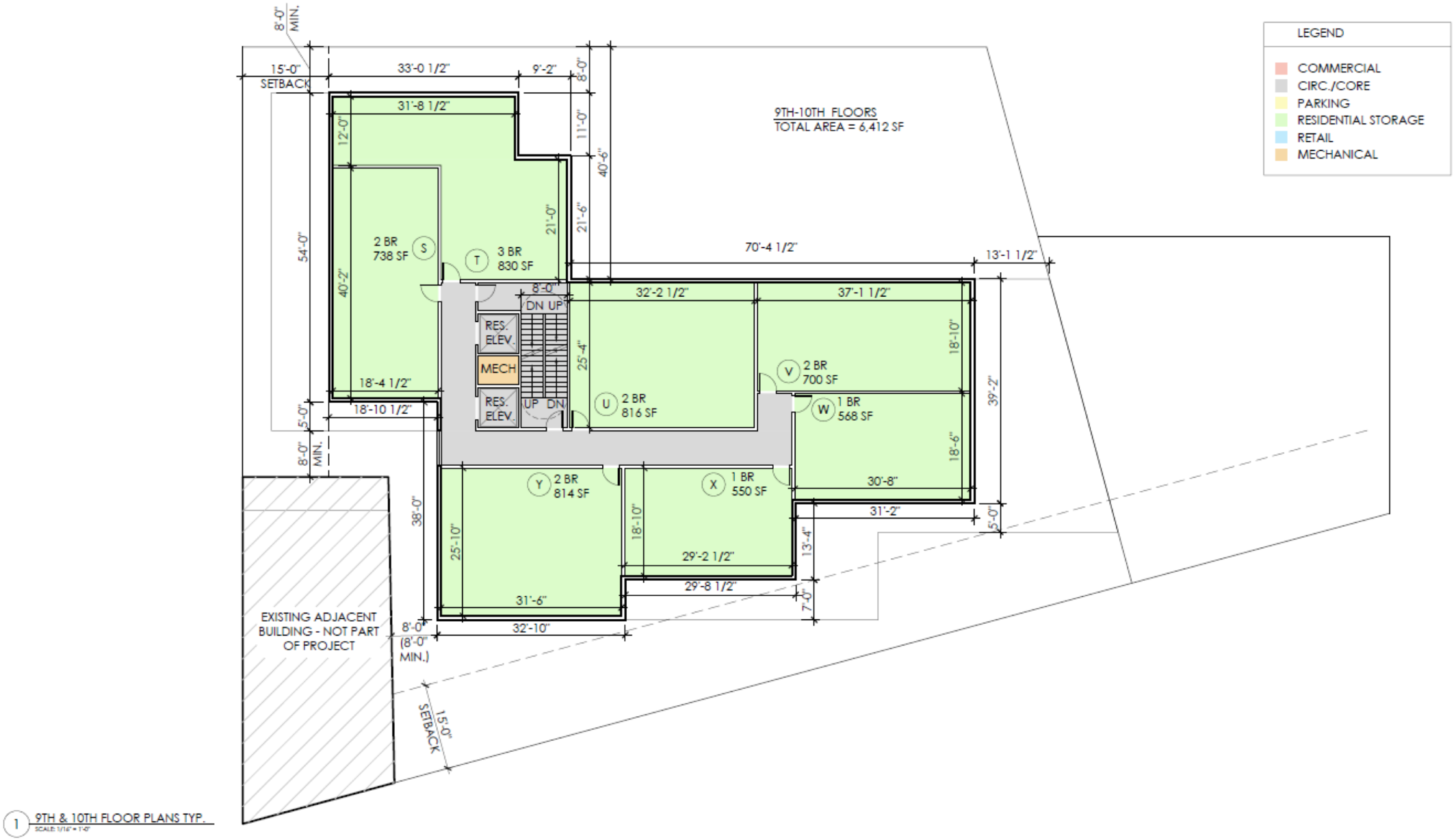


1 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"


LEGEND
COMMERCIAL
CIRC./CORE
PARKING
RESIDENTIAL STORAGE
RETAIL
MECHANICAL
4TH & 5TH FLOORS
TOTAL AREA = 9476 SF
48'-0 1/2"
9'-2"
6'-10"
29'-10 1/2"
16'-4"
19'-0"
40'-6"
32'-6"
21'-0"
42'-2 1/2"
75'-0 1/2"
3 BR
1286 SF
J
K
2 BR
791 SF
2 BR
998 SF
L
83'-6"
8'-0"
8'-0"
DN UP
14'-0"
14'-0"
21'-8 1/2"
31'-11"
RES. ELEV.
MECH
RES. ELEV.
UP DN
25'-4"
STUDIO
355 SF
STUDIO
355 SF
1 BR
550 SF
M
M
N
O
2 BR
756 SF
20'-0"
45'-9 1/2"
6'-0"
31'-0"
33'-4 1/2"
6'-0"
P
2 BR
783 SF
22'-4"
33'-10 1/2"
R
Q
Q
41'-2"
33'-0"
25'-10"
2 BR
817 SF
1 BR
555 SF
1 BR
555 SF
41'-10"
15'-4"
31'-7 1/2"
21'-6"
21'-6"
EXISTING ADJACENT BUILDING - NOT PART OF PROJECT
8'-0"
(8'-0" MIN.)
76'-7"
LORMIER ST
MANHATTAN AVE
DRIGGS AVE
1
4TH & 5TH FLOOR PLAN TYP.



1 6TH TO 8TH FLOOR PLAN TYP.
SCALE: 1/16" = 1'-0"



1 9TH & 10TH FLOOR PLANS TYP.
SCALE: 1/16" = 1'-0"