Atlantic Avenue Mixed-Use Plan

CDs 3 & 8 **C 250014 ZMK**

IN THE MATTER OF an application submitted by The New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c and 17a:

1. eliminating from within an existing R7A District a C2-4 District bounded by:

    a. Pacific Street, a line 100 feet southeasterly of Grand Avenue, a line midway between Pacific Street and Dean Street, and Grand Avenue; and

    b. Pacific Street, a line 315 feet northwesterly of Classon Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 150 feet northwesterly of Classon Avenue, Pacific Street, Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 440 feet northwesterly of Classon Avenue;

2. eliminating from within an existing R7D District a C2-4 District bounded by a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, Pacific Street, and Grand Avenue;

3. eliminating a Special Mixed Use District (MX-20) bounded by Pacific Street, a line 225 feet southeasterly of Classon Avenue, Dean Street, and Classon Avenue;

4. changing from an R6A District to an R7A District property bounded by Pacific Street, a line 260 feet southeasterly of Franklin Avenue, a line midway between Pacific Street and Dean Street, a line 100 feet southeasterly of Franklin Avenue, Dean Street, and Franklin Avenue;

5. changing from an R6B District to an R7D District property bounded by Dean Street, a line 260 feet northwesterly of Carlton Avenue, a line midway between Dean Street and Bergen Street, a line 360 feet northwesterly of Carlton Avenue, a line 130 feet southwesterly of Bergen Street, a line 100 feet northeasterly of Flatbush Avenue, Bergen Street, a line 100 feet southeasterly of 6th Avenue, a line 100 feet northeasterly of Bergen Street, and 6th Avenue;

6. changing from an R6A District to an R7-2 District property bounded by Halsey Street, a line 100 feet easterly of Nostrand Avenue, Macon Street, and Nostrand Avenue;

7. changing from an R6B District to an R7-2 District property bounded by Halsey Street, a line 300 feet easterly of Nostrand Avenue, Macon Street, and a line 100 feet easterly of Nostrand Avenue;

8. changing from an M1-1 District to a C4-3A District property bounded by a line 100 feet southerly of Brevoort Place, a line midway between Bedford Place and Bedford Avenue,

a line 100 feet northeasterly of Atlantic Avenue, and a line midway between Franklin Avenue and Bedford Place;

9. changing from an M1-1 District to a C4-5D District property bounded by a line 100 feet southerly of Brevoort Place, Herkimer Street, a line 100 feet easterly of Bedford Avenue, a line 100 feet northeasterly of Atlantic Avenue, and a line midway between Bedford Place and Bedford Avenue;

10. changing from a C6-2A District to a C6-3A District property bounded by the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line 200 feet southeasterly of Vanderbilt Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 150 feet southeasterly of Vanderbilt Avenue;

11. changing from an M1-1 District to a C6-3A District property bounded by:

    a. the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line 315 feet northwesterly of Classon Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 200 feet northwesterly of Underhill Avenue and its northeasterly prolongation;

    b. the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), Classon Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 150 feet northwesterly of Classon Avenue;

    c. a line midway between Lefferts Place and Atlantic Avenue, a line perpendicular to the northeasterly street line of Atlantic Avenue distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the easterly street line of Classon Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Classon Avenue; and

    d. a line midway between Lefferts Place and Atlantic Avenue, Franklin Avenue, a line 100 feet southerly of Brevoort Place, a line midway between Franklin Avenue and Bedford Place, a line 100 feet northeasterly of Atlantic Avenue, Perry Place, Herkimer Place, a line 150 feet westerly of Nostrand Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line 100 feet westerly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, Bedford Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and a line perpendicular to the northeasterly street line of Atlantic Avenue distant 180 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Franklin Avenue;

12. changing from an M1-1 District to an M1-3A District property bounded by the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), Bedford Avenue, Pacific Street, and a line perpendicular to the northeasterly

street line of Pacific Street distant 80 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Pacific Street and the northeasterly street line of Franklin Avenue;

13. changing from an M1-1 District to an M1-1A/R6B District property bounded by a line 100 feet southerly of Herkimer Street, a line 150 feet westerly of Nostrand Avenue, Herkimer Place, Perry Place, a line 100 feet northerly and northeasterly of Atlantic Avenue, and a line 100 feet easterly of Bedford Avenue;

14. changing from an R7A District to an M1-2A/R6A District property bounded by Pacific Street, a line 315 feet northwesterly of Classon Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 150 feet northwesterly of Classon Avenue, Pacific Street, a line 100 feet northwesterly of Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 440 feet northwesterly of Classon Avenue;

15. changing from an M1-1 District to an M1-2A/R6A District property bounded by:

    a. a line midway between Atlantic Avenue and Pacific Street, a line 315 feet northwesterly of Classon Avenue, Pacific Street, a line 440 feet northwesterly of Classon Avenue, a line midway between Pacific Street and Dean Street, a line 100 feet northwesterly of Classon Avenue, Bergen Street, and a line 100 feet southeasterly of Grand Avenue;

    b. a line midway between Atlantic Avenue and Pacific Street, a line 100 feet northwesterly of Classon Avenue, Pacific Street, and a line 150 feet northwesterly of Classon Avenue; and

    c. a line midway between Atlantic Avenue and Pacific Street, a line 90 feet westerly of Franklin Avenue, a line perpendicular to the westerly street line of Franklin Avenue distant 40 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Atlantic Avenue and the westerly street line of Franklin Avenue, Franklin Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line perpendicular to the northeasterly street line of Pacific Street distant 80 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Pacific Street and the easterly street line of Franklin Avenue, Pacific Street, a line 80 feet northwesterly of Franklin Avenue, Dean Street, a line 150 feet northwesterly of Franklin Avenue, Bergen Street, a line 100 feet southeasterly of Classon Avenue, Dean Street, a line 225 feet southeasterly of Classon Avenue, Pacific Street, and a line 100 feet southeasterly of Classon Avenue;

16. changing from an M1-4/R7A District to an M1-2A/R6A District property bounded by Pacific Street, a line 225 feet southeasterly of Classon Avenue, Dean Street, and a line 100 feet southeasterly of Classon Avenue;

17. changing from an R7A District to an M1-3A/R7D District property bounded by:

a. Pacific Street, a line 100 feet southeasterly of Grand Avenue, a line midway between Pacific Street and Dean Street, and Grand Avenue; and

b. Pacific Street, Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 100 feet northwesterly of Classon Avenue;

18. changing from an R7D District to an M1-3A/R7D District property bounded by a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, Pacific Street, and Grand Avenue;

19. changing from an M1-1 District to an M1-3A/R7D District property bounded by:

a. a line midway between Atlantic Avenue and Pacific Street, Grand Avenue, a line midway between Pacific Street and Dean Street, a line 100 feet southeasterly of Grand Avenue, Bergen Street, and a line 100 feet northwesterly of Grand Avenue;

b. a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Classon Avenue, Pacific Street, and a line 100 feet northwesterly of Classon Avenue; and

c. a line midway between Pacific Street and Dean Street, Classon Avenue, Dean Street, and a line 100 feet northwesterly of Classon Avenue;

20. changing from an M1-4/R7A District to an M1-3A/R7D District property bounded by Pacific Street, a line 100 feet southeasterly of Classon Avenue, Dean Street, and Classon Avenue;

21. changing from an M1-1 District to an M1-4A/R9A District property bounded by the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), Franklin Avenue, a line perpendicular to the westerly street line of Franklin Avenue distant 40 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Atlantic Avenue and the westerly street line of Franklin Avenue, a line 90 feet westerly of Franklin Avenue, a line midway between Atlantic Avenue and Pacific Street, and Classon Avenue;

22. establishing within an existing R6A District a C2-4 District bounded by Dean Street, a line 100 feet southeasterly of Classon Avenue, Bergen Street, and a line 100 feet northwesterly of Classon Avenue;

23. establishing within a proposed R7A District a C2-4 District bounded by Pacific Street, a line 100 feet southeasterly of Franklin Avenue, Dean Street, and Franklin Avenue; and

24. establishing a Special Atlantic Avenue Mixed Use District (AAM) bounded by the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), Classon Avenue, a line midway between Lefferts Place and Atlantic Avenue, Franklin Avenue, a line 100 feet southerly of Brevoort Place, Herkimer Street, a line 100 feet easterly of Bedford Avenue, a line 100 feet southerly of Herkimer Street, a line 150 feet westerly of Nostrand Avenue, the northerly boundary line of the Long Island

Railroad Right-Of-Way (Atlantic Division), a line 100 feet westerly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, Bedford Avenue, Pacific Street, a line 260 feet southeasterly of Franklin Avenue, a line midway between Pacific Street and Dean Street, a line 100 feet southeasterly of Franklin Avenue, Dean Street, a line 150 feet northwesterly of Franklin Avenue, Bergen Street, a line 100 feet southeasterly of Classon Avenue, Dean Street, a line 100 feet northwesterly of Classon Avenue, Bergen Street, a line 100 feet northwesterly of Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 125 feet southeasterly of Vanderbilt Avenue, Pacific Street, and Vanderbilt Avenue;

Borough of Brooklyn, Community Districts 3 and 8, as shown on a diagram (for illustrative purposes only) dated October 15, 2024, and subject to the conditions of CEQR Declaration E-810.