Land Use Review Application

Department of City Planning **120 Broadway, 31st Floor, New York, NY 10271**

City Planning will assign and stamp reference numbers here

C 200310 ZMK
APPLICATION NUMBER

N 200293 ZRK
APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

AA Atlantic LLC
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

215-54 Jamaica Avenue
STREET ADDRESS

Queens Village **NY** **11428**
CITY STATE ZIP

718-465-6400
AREA CODE TELEPHONE # FAX#

Lisa M. Orrantia
APPLICANT'S PRIMARY REPRESENTATIVE

Akerman LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

666 Fifth Avenue, 20th Floor
STREET ADDRESS

New York **NY** **10103**
CITY STATE ZIP

212-259-6409
AREA CODE TELEPHONE # FAX#

*** List additional applicants below:**

lisa.orrantia@akerman.com
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

See attached Site Data Sheet
STREET ADDRESS

1289 Atlantic Avenue Rezoning
PROJECT NAME (IF ANY)

Atlantic Avenue between Nostrand and New York Avenues
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M1-1
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

17a
ZONING SECTIONAL MAP NO(S).

Block 1867, p/o 85, 84, 80, p/o 78, 77, p/o 72, 68, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, p/o 56, p/o 53, p/o 42 and p/o 41 **Brooklyn** **3**
TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached Description of Proposal

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☐	CHANGE IN CITY MAP……MM	$	
☒	ZONING MAP AMENDMENT……ZM	$	**6,425**
☒	ZONING TEXT AMENDMENT…… ZR	$	**5,445**
☐	ZONING SPECIAL PERMIT.....ZS	$	
☐	ZONING AUTHORIZATION……ZA	$	
☐	ZONING CERTIFICATION……ZC	$	
☐	PUBLIC FACILITY, SEL../ACQ……..PF	$	
☐	DISPOSITION OF REAL PROP……..PP	$	
☐	URBAN DEVELOP'T ACTION……HA	$	
☐	URBAN RENEWAL PROJECT……..*	$	
☐	HOUSING PLAN & PROJECT……..*	$	
☐	FRANCHISE……..*	$	
☐	REVOCABLE CONSENT……..*	$	
☐	CONCESSION……..*	$	
☐	LANDFILL……..*	$	
☐	OTHER (Describe)		
		$	

☐	MODIFICATION		$
☐	FOLLOW-UP	APPLICATION NO.	$
☐	RENEWAL	APPLICATION NO.	$
☐	OTHER	SPECIFY	$

TOTAL FEE (For all actions) $ **11,870**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☐

Has pre-application meeting been held? ☐ NO ☒ YES

If yes **Amritha Mahesh** DCP Office/Representative **May 26, 2017** Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY **Department of City Planning** CEQR NUMBER **77DCP715K**

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: _____ Date determination was made: _____

☐ TYPE I } Has EAS been filed? Yes ☐ No ☒

☒ UNLISTED } If yes, Date EAS filed: _____

Has CEQR determination been made? Yes ☐ No ☒

If yes, what was determination? Negative Declaration ☐

CND ..... ☐ } Date determination made: _____ (Attach Copy)

Positive Declaration ☐

If Positive Declaration, has PDEIS been filed? _____

Has Notice of Completion (NOC) for DEIS been issued? _____ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? _____ If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☒ Yes ☐

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO. DESCRIPTION/ DISPOSITION/STATUS CAL. NO. DATE

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO. DESCRIPTION/ DISPOSITION/STATUS CAL. NO. DATE

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Lisa M. Orrantia August 17, 2020

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE **SIGNATURE OF APPLICANT** **DATE**

Akerman LLP

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE **SIGNATURE OF CO-APPLICANT** **DATE**

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS **CITY** **STATE** **ZIP** **TEL.NO.** **FAX**

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE **SIGNATURE OF CO-APPLICANT** **DATE**

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS **CITY** **STATE** **ZIP** **TEL.NO.** **FAX**

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

City Map Change . . . . . MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

1. ESTABLISH NEW……. ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
2. ELIMINATE EXISTING…… ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
3. CHANGE EXISTING STREET…… ☐ WIDTH ☐ ALIGNMENT ☐ GRADE
4. EASEMENT
   Delineate New..... ☐ Remove Existing……. ☐ Modify Existing……. ☐
5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY ..... ☐

Zoning Map Change . . . . . ZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

		EXISTING	TO:	PROPOSED
CHANGE #1	FROM:	**M 1 - 1**	TO:	**C 4 - 5 X**
CHANGE #2	FROM:	**M 1 - 1**	TO:	**R 6 B**
CHANGE #3	FROM:		TO:	
CHANGE #4	FROM:		TO:	
CHANGE #5	FROM:		TO:	

Zoning Text Amendment . . . . . ZR

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
Appendix F	**Mandatory Inclusionary Housing Area**

1289 Atlantic Avenue Rezoning
Block 1867, Lots p/o 85, 84, 80, p/o 78, 77, p/o 72, 68, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, p/o 56, p/o 53, p/o 42 and p/o 41, Brooklyn
August 17, 2020

1. Introduction

AA Atlantic LLC (the "Applicant"), seeks a zoning map amendment and zoning text amendment of approximately 92,000 square feet ("sf") comprising Block 1867, Lots p/o 85, 84, 80, p/o 78, 77, p/o 72, 68, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, p/o 56, p/o 53, p/o 42 and p/o 41 (the "Project Area") located along the north block front of Atlantic Avenue between Nostrand Avenue and New York Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.

The Applicant seeks approvals of the following two actions:

1) A zoning map amendment to change the following tax lots and portions of tax lots:
   - Lots p/o 85, 84, 80, p/o 78, 77, p/o 72, 68, 66, 65, 64, 63, 62, p/o 53, p/o 42 and p/o 41 from M1-1 to C4-5X; and
   - Lots 61, 60, 59, 58, 57, and p/o 56 from M1-1 to R6B.

2) A zoning text amendment of Zoning Resolution Appendix F to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area.

The proposed actions are needed to facilitate the development of 27,090 sf of lot area comprising the following tax lots and portions of tax lots: 68, 66, 65, 64, 63 and 62 (the "Development Site"). The proposed development is a fourteen-story building containing 151,589 sf of zoning floor area and a Floor Area Ratio ("FAR") of 5.6 (the "Proposed Development"). The new building will have 20,232 sf of commercial uses on the ground floor, 16,735 sf of community facility uses on the second floor, and 114,621 sf of residential uses (112 dwelling units) on the floors above. Approximately 34 dwelling units, comprising 30% of the total residential floor area, will be designated as permanently affordable to households with incomes having an average not exceeding 80% of area median income ("AMI") in accordance with MIH Option 2.

2. Background

There are no recent actions affecting the Project Area.

The Bedford Stuyvesant South Rezoning (C 070447 ZMK), effective October 29, 2007, rezoned all or portions of approximately 206 blocks, including the western and northern portions of the same block shared with the Project Area. Among the goals of the rezoning was to allow opportunities for mid-rise apartment building construction with incentives for affordable housing along the Fulton Street transit and retail corridor.

The Crown Heights West Rezoning & Text Amendment (N 130212 ZRK and C 130213 ZMK), effective September 24, 2013, rezoned all or portions of 55 blocks located to the southwest of the Project Area. The Crown Heights West action modified height and setback regulations in order to maintain consistency between the Zoning Resolution and the NYC Administrative Code in Community District 8 and 9, in the Borough of Brooklyn.

The Project Area is located to the north of the Crown Heights North Historic District, designated on April 24, 2007, and to the south of the Bedford Historic District, designated on December 8, 2015.

3. Description of the Surrounding Area

The Project Area is located in Community District 3 in the Bedford-Stuyvesant neighborhood of Brooklyn, bordering on the neighborhood of Crown Heights. The Project Area is distinguished by elevated Long Island Railroad ("LIRR") tracks abutting the southern side of the Project Area above Atlantic Avenue, a major east-west roadway measuring 120 feet wide and comprising seven driving lanes. Access from the northern side of Atlantic Avenue to the elevated Nostrand

Avenue LIRR station is provided by a stairway and elevator located on the western end of the Project Area and a stairway located on the eastern end of the Project Area.

Districts within 600 feet of the Project Area boundary (the "Surrounding Area") are: R6, R6A, R6A/C2-4, R6B, R7D, R7D/C2-4, C4-5D, C8-2 and M1-1.

R6, R6A and R6B
Residences of all types and community facilities are allowed as-of-right within R6 districts. R6 districts have a diverse mix of building types and heights within medium-density areas. The R6A district produces 6- to 8- story apartment buildings and the R6B are often improved with 4-story rowhouses. R7D districts are mapped along transit corridors and produce ten-story apartment buildings. Commercial and manufacturing uses are not permitted within residence districts.

C2-4
Typical uses within C2-4 overlays mapped within residence districts include neighborhood grocery stores, restaurants, beauty parlors, funeral homes and repair services to serve local retail needs.

C4-5D (R7D equivalent)
C4 districts are mapped in regional commercial centers that are outside of the central business districts. Typical uses within C4-5 districts are specialty and department stores, theaters and other commercial and office uses that serve a larger region and generate more traffic than neighborhood shopping areas. Most retail establishments are permitted in C4 districts. C4-5 districts are mapped in more densely-built areas. C4-5D districts are contextual districts that have a higher commercial and residential FAR than the non-contextual C4-5 district. Quality housing buildings in R7D districts are subject to a maximum residential FAR of 4.2; however, if inclusionary housing is provided, the permitted maximum residential FAR is increased to 5.6.

C8
C8 districts are mapped mainly along major traffic arteries where concentrations of automotive uses have developed and provide for automotive and other heavy commercial services. All commercial uses except large open amusements are allowed as-of-right in C8 districts; however, typical uses within C8 districts are automobile showrooms and repair shops, warehouses, gas stations and car washes. Neither residences nor manufacturing establishments are permitted in C8 districts.

M1-1
M1-1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts provided they meet performance standards. Hospitals, houses of worship, offices and most retail uses are permitted; however, residences are not allowed in M1-1 districts.

The predominant land use within the Surrounding Area is residential and the built environment is characterized by 3- and 4-story brownstones, townhouses and apartment buildings within R6, R6A, R6B, C4-5D districts; however, mid- to high-rise residential, mixed use and commercial buildings also exist near the Project Area. Located to the north of the Project Area, within a C4-5D district, is a 10-story mixed commercial and residential building with 60 dwelling units located on Fulton Street between Nostrand and New York Avenues (1320 Fulton Street, Block 1861, Lot 119), and a 7-story mixed commercial and residential building with 65 dwelling units at the corner of New York Avenue and Fulton Street (1330 Fulton Street, Block 1861, Lot 20). Located to the southeast of the Project Area is an 11-story apartment building with 103 dwelling units on New York Avenue between Pacific and Dean Streets (77 New York Avenue, Block 1208, Lot 1) in an R6 district. To the west of the Project Area is a 7-story commercial and office building on Atlantic Avenue between Herkimer Place and Nostrand Avenue (1225 Atlantic Avenue, Block 1866, Lot 23) in a C4-5D district.

Small scale retail commercial buildings are generally located along Nostrand Avenue north of Atlantic Avenue, within a C4-5D district, and ground floor commercial uses are located along Nostrand Avenue south of Atlantic Avenue, within a C2-4 overlay in an R6A district. A 5-story hotel and one-story auto repair shops are located along Atlantic Avenue, opposite the Project

Area in a C8-2 district. One and two-story contractors' establishment, hardware store and woodworking shop are located along the north side of Atlantic Avenue within an M1-1 district.

Non-conforming uses exist within a portion of the Surrounding Area that is mapped as an M1-1 district. The four-story Public School 93 is situated to the east of the Project Area at the corner of Atlantic Avenue and New York Avenue (29 New York Avenue, Block 1868, Lot 7). Two-family and multifamily walk-up buildings are located at the southeast corner of the Project Area (50- 38 New York Avenue, Block 1867 Lots 61, 60, 59, 58, 57 and 56). Mixed residential and commercial buildings, also within the Project Area, are located at 1281 Atlantic Avenue, Block 1867, Lot 72).

Open space located just beyond the Surrounding Area includes St. Andrew's Playground, a 3.38-acre neighborhood park located approximately .3 miles from the Project Area, and Brower Park, a 7-acre park that adjoins the Brooklyn Children's Museum located .6 miles from the Project Area. Located further away from the Surrounding Area are the Brooklyn Botanic Garden and Prospect Park, at distances of 1.3 miles and 1.6 miles from the Project Area, respectively.

There are several educational institutions near the Surrounding Area, including Public School 93 located on New York Avenue between Herkimer and Atlantic Avenue; Public School 289 on St. Marks Avenue between Brooklyn and Kingston Avenues; the College of New Rochelle, Brooklyn Campus, located on Fulton Street between New York and Brooklyn Avenues; the headquarters of the Noel Pointer Foundation, which offers a music enrichment program for public school children, located on Herkimer Street between New York and Brooklyn Avenues.

Other public facilities and institutions near the Surrounding Area include the Brooklyn Public Library - Brower Park Branch, located on St. Marks' Avenue between Nostrand and New York Avenues; the Bedford-Atlantic Men's Shelter housed in the landmarked National Guard armory building located on Bedford Avenue between Atlantic Avenue and Pacific Street; and a post office on Atlantic Avenue between Perry Place and Nostrand Avenue.

Public transportation is easily accessible within the Surrounding Area. Entrances to the Nostrand Avenue LIRR station are located directly adjacent to the Project Site on Atlantic Avenue. The A and C trains run along Fulton Street, with a station at Nostrand Avenue, situated only .2 miles from the Project Area. The B43 bus runs north-south along Brooklyn and Kingston Avenues, and the B44 bus runs north-south along Nostrand and New York Avenues. The B25 bus also provides service east-west along Fulton Street. As mentioned above, Atlantic Avenue is a two-way major roadway measuring 120 feet wide. Nostrand and New York Avenues are each one-way streets measuring 70 feet wide.

4. Description of the proposed Project Area

Location
The Project Area is located along the north block front of Atlantic Avenue between Nostrand and New York Avenues in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3. The Project Area comprises about 92,000 sf of lot area, comprising all or portions of the following tax lots: p/o 85, 84, 80, p/o 78, 77, p/o 72, 68, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, p/o 56, p/o 53, p/o 42 and p/o 41 in Block 1867.

The Project Area is located within a Transit Zone, an area where special lower accessory parking requirements apply for various types of affordable housing including income-restricted housing units. These are generally areas within one-half mile of a subway station where auto ownership rates are among the lowest in the city.

The Project Area is adjacent to elevated Long Island Railroad tracks abutting the southern side of the Project Area above Atlantic Avenue, a major east-west roadway measuring 120 feet wide and comprising seven driving lanes. Nostrand and New York Avenues are both one-way streets measuring 70 feet wide. A stairway and elevator tower is located on Atlantic Avenue at the western end of the Project Area, and a stairway is located on Atlantic Avenue at the eastern end of the Project Area, each providing access to the elevated Nostrand Avenue LIRR station.

Existing M1-1 zoning district

The Project Area has been mapped as an M1-1 district since 1961. M1-1 district boundary lines extend from a line parallel to, and 150 feet east of, Nostrand Avenue and parallel to, and 150 feet north of, Atlantic Avenue.

Light industrial uses (such as woodworking repair shops, repair shops and wholesale service and storage facilities), commercial uses (such as offices, most retail and service establishments), and certain community facilities (such as doctor's offices and houses of worship) are allowed as-of-right in M1-1 districts. Particular uses must comply with performance standards governing noise, vibration, smoke and other matter. M1-1 districts do not allow residential uses.

M1 districts are characterized by one- and two-story warehouses with loading bays and are often mapped as buffers between M2 or M3 districts and adjacent residential or commercial districts. Manufacturing and commercial uses are allowed up to a maximum floor area ratio ("FAR") of 1.0 and certain community facilities are allowed up to a maximum of 2.4 FAR. A rear yard of at least 20 feet is required. The maximum height of a front wall or other portion of a manufacturing or commercial building is 30 feet or two stories, whichever is less (and 35 feet or three stories, whichever is less, for community facility buildings), above which the height of the building may not penetrate a sky exposure plane. Parking requirements vary according to use and for certain uses a requirement for up to 15 spaces may be waived. Loading berth requirements also vary by use; no berths required for less than 8,000 sf of floor area in connection with services, wholesale manufacturing or storage uses.

Existing buildings and uses within the Project Area
Lot 85 (1255 Atlantic Avenue), located at the western end of the Project Area, is the site of a former office, factory and storage building. The building's interior has been removed and it is unoccupied. A newly constructed stairway and elevator structure providing access to the elevated LIRR station is located on the sidewalk directly in front of the building. Lot 85 is split between C4-5D and M1-1 zoning districts. Only the eastern portion of Lot 85, consisting of approximately 2,000 sf mapped within an M1-1 district, is located within the Project Area.

Lot 84 (1259 Atlantic Avenue) contains a one-story Use Group 16 woodworking shop.

Lot 80 (1261-1267 Atlantic Avenue) contains a two-story building that is non-complying as to floor area. The building contains about 16,000 sf of gross floor area and is situated on an approximately 8,000 sf lot (2.0 FAR). The western half of the building is operating as a Use Group 7 tire sales establishment including installation services. The eastern portion of the building is unoccupied.

Lot 78 (1269 Atlantic Avenue) contains a one-story unoccupied Use Group 16 warehouse building. Lot 78 is split between a C4-5D zoning district, an R6B district and an M1-1 district. Only an approximately 12,000 sf portion of Lot 78 that is mapped within an M1-1 district is located within the Project Area.

Lot 77 (1275 Atlantic Avenue) is an unimproved, unlicensed parking lot.

Lot 72 (1281-1285 Atlantic Avenue) is non-complying as to floor area and contains non-conforming residential uses. The lot's size is approximately 34,681 sf and it is improved with four buildings: two four-story multiple dwellings, a two-story multiple dwelling and a one-story commercial building. In addition, a portion of the lot is used for open commercial vehicle storage. Lot 72 is split between an R6B district and an M1-1 district. Only the approximately 16,500 sf portion of Lot 72 that is mapped within an M1-1 district is located within the Project Area.

Lot 68 (1289 Atlantic Avenue), which is a part of the Development Site, is improved with a two-story building formerly used as a Use Group 7 contractor's establishment that is no longer occupied.

Lots 66, 65, 64 and 63 (1303-1305 Atlantic Avenue), which are also part of the Development Site, are unimproved and primarily used as an unlicensed parking lot.

Lot 62 (1313 Atlantic Avenue), which is a part of the Development Site, is improved with a two-story Use Group 6 hardware store. A stair structure on Atlantic Avenue and in front of Lot 62 provides access from the sidewalk to the Nostrand Avenue LIRR station.

Lots 61, 60, 59, 58, 57 and 56 (50- 38 New York Avenue) are each improved with a non-conforming two-, three- or four-story multi-family walk-up building constructed in the early 1900s. Lot 56 is split between an R6B district and an M1-1 district. Only an approximately 100 sf portion of Lot 56 that is mapped within an M1-1 district is included within the Project Area.

Lot 53 is an unimproved 7,800 sf unlicensed parking lot. Lot 53 is split between R6B and M1-1 zoning districts. Only the approximately 63 sf portion of Lot 53 that is mapped within an M1-1 district is included within the Project Area.

Lots 42 and 41 are each improved with four-story multi-family walk-up buildings fronting on Herkimer Street. Lots 42 and 41 are split between R6B and M1-1 districts. Only the approximately 282.25 sf of the rear yard of Lot 42 and 382.4 sf of the rear yard of Lot 41 that are mapped within an M1-1 district are included in the Project Area.

No other properties are affected by the proposed actions.

5. Description of the Proposed Development Site

The Development Site consists of 27,090 sf of lot area comprising Lots 68, 66, 65, 64, 63 and 62, and having approximately 300 feet of frontage on Atlantic Avenue. The entire Development Site is mapped within an M1-1 zoning district and a Transit Zone.

Two buildings exist on the Development Site: an unoccupied two-story commercial building (1289 Atlantic Avenue, Lot 68) and a two-story hardware store (1313 Atlantic Avenue, Lot 62). The remainder of the Development Site is used as an unlicensed parking lot (1303-1305 Atlantic Avenue, Lots 66, 65, 64 and 63).

6. Description of the Proposed Development

The proposed rezoning would facilitate the construction of a new 14-story mixed use building having a total floor area of 151,589 sf (5.6 FAR). The proposed uses within the building are residential, community facility and retail. Thirty-nine residential parking spaces are required and will be located in the cellar. No accessory off-street parking spaces are required for income-restricted housing units within a Transit Zone.

The Proposed Development will feature about 2,500 sf of landscaped seating area adjoining a modestly-sized ground floor retail space near the LIRR station entrance at the northwest corner of Atlantic and New York Avenues.

The proposed new building will contain about 20,232 sf of commercial floor area on the ground floor and 16,324 sf of community facility floor area on the second floor. Approximately 114,621 sf of residential floor area consisting of 112 apartments with be located on the floors above. At least 30% of the residential floor area within 34 apartments will be designated as affordable to households earning incomes at an average not exceeding 80% of income index pursuant to MIH Option 2.

The proposed building will be approximately 145 feet in height; however, the portion of the building located within 25 feet of an adjoining R6B district will be limited to a maximum height of 65 feet. Lot coverage on the corner lot portion of the zoning lot will be 100% and lot coverage on the interior lot portion of the zoning lot will be 70%. An approximately 51-foot deep rear yard will be provided at the level of the second floor and 76-foot deep rear yard adjoining the third through fourteenth floors. An outdoor recreation area consisting of about 3,800 sf located on the roof of the fourteenth floor will be provided in accordance with the Quality Housing program.

The Proposed Development will potentially include discretionary financing from the New York City Housing Preservation and Development. The estimated completion year is 2022.

7. Actions necessary to facilitate the Project

Required Actions
The Applicant seeks approval of a zoning map amendment to change the Project Area from M1-1 to C4-5X and M1-1 to R6B, and a zoning text amendment to designate the Project Area as an MIH area. The proposed zoning map amendment and zoning text amendment will facilitate the development of an underutilized 27,086 sf tract of land with an unoccupied two-story commercial building (1289 Atlantic Avenue, Lot 68), a two-story hardware store (1313 Atlantic Avenue, Lot 62) and an unlicensed parking lot (1303-1305 Atlantic Avenue, Lots 66, 65, 64 and 63).

The proposed zoning text amendment would make the Project Area a Mandatory Inclusionary Housing designated area in which MIH Options 1 and 2 would be applicable. Option 1 requires that a minimum of 25% of the residential floor area be designated as affordable to households earning incomes with an average not exceeding 60% of the income index. Option 2 requires that a minimum of 30% of the residential floor area be designated as affordable to households earning incomes with an average not exceeding 80% of the income index. This project proposes to utilize Option 2. The proposed actions will facilitate the development of a project that will provide several units of affordable housing, consistent with Mayor Bill de Blasio's comprehensive housing plan.

Proposed C4-5X District
The proposed C4-5X district permits all kinds of residences, community facilities, hotels, retail stores, amusements, large retail establishments and entertainment facilities. C4-5 districts are mapped in regional commercial centers that are located outside of central business districts and C4-5X districts are mapped in densely built areas. Residential buildings are governed by R7X district bulk regulations. Residential, commercial and community facility buildings are allowed a maximum 5.0 FAR, except that residential buildings are allowed a maximum FAR of 6.0 in areas designated as part of the Inclusionary Housing program. Rear yards of 30 feet are required for residential portions of buildings, and rear yards of 20 feet are required for commercial portions of buildings on non-corner lots. Maximum base height of a residential building is 85 feet and maximum building height is 120 feet (with a maximum base height of 105 feet and maximum building height of 145 feet for areas designated as part of the Inclusionary Housing Program). Special height regulations limit buildings located within 25 feet of a R6B district to a height of 65 feet. Off-street parking is required for 50% of the market rate dwelling units. Parking is not required for affordable housing units located in the Transit Zone. No parking is required for general retail or services uses. No loading berths are required for retail uses.

Proposed R6B District
The proposed R6B district allows residences of all kinds and community facilities. Residential and community facility buildings are allowed a maximum 2.0 FAR, except that residential buildings are allowed a maximum FAR of 2.2 in areas designated as part of the Inclusionary Housing program. No side yards are required except that open area must be at least 8 feet wide and rear yards must be at least 30 feet. Minimum base height is 30 feet, maximum base height is 40 feet and maximum building height is 50 feet. Setbacks of 10 feet from wide streets and 15 feet from narrow streets are required. Off-street parking is required for 50% of the market rate dwelling units. Parking is not required for affordable housing units located in the Transit Zone.

Standards and requirements of the Quality Housing Program apply to buildings containing residences located within R7X, R6B and the equivalent Commercial Districts. The Quality Housing program requires amenities relating to interior space, recreation areas and landscaping.

Land Use Rationale
The proposed actions are needed to allow the Proposed Development's residential use, 5.6 FAR and 145-foot height. Within the current M1-1 district, residential uses are not allowed as-of-right, bulk for allowed uses is restricted to 2.4 FAR, and building height is limited by a sky exposure plane beginning at a level 30 feet above curb.

The proposed rezoning would allow the creation of residential apartments, including affordable housing units, permitted as-of-right within the changed zoning district. In addition to the residential use, the Proposed Development would provide space for community facilities and

local businesses. The Proposed Development's open landscaped area with seating adjoining a ground floor retail space would be an accessible and inviting environment that eases pedestrian flow near the Nostrand Avenue LIRR station entrance.

The proposed C4-5X district will allow for residential and commercial growth along a wide street with convenient access to public transportation and convenience retail and service establishments. The Project Area's location on a wide street adjoining elevated LIRR tracks provides adequate light and air to support additional density. The proposed C4-5X district would also maintain continuity with the C4-5D district mapped to the northwest of the Project Area along Nostrand Avenue and Fulton Street, which are heavily-trafficked streets lined with ground floor retail uses. Although the Surrounding Area is predominantly improved with 3- and 4-story brownstones, townhouses and apartment buildings, the Proposed Development will fit in to the existing built context among the several mid- to high-rise residential, mixed use and commercial buildings that exist near the Project Area: a 10-story mixed commercial and residential building at 1320 Fulton Street, Block 1861, Lot 119; and a 7-story mixed commercial and residential building at 1330 Fulton Street, Block 1861, Lot 20; an 11-story apartment building at 77 New York Avenue, Block 1208, Lot 1; and a 7-story commercial and office building at 1225 Atlantic Avenue, Block 1866, Lot 23.

Extent to Which Project Area Complies with Proposed District Regulations
The Proposed Development will comply with and conform to the applicable regulations of the proposed C4-5X district.

The following existing residential buildings located within the Project Area would become conforming and complying within the proposed C4-5X and R6B districts: the two four-story multiple dwellings and one two-story multiple dwelling at 1281-1285 Atlantic Avenue (Lot 72) as well as the two-, three- and four-story multi-family walk-up buildings at 48- 38 New York Avenue (Lots 60, 59, 58, 57 and 56). The building at 50 New York Avenue (Lot 61) would become conforming, but would remain slightly overbuilt.

The proposed rezoning is expected to encourage conforming development of three unoccupied and underutilized lots within the Project Area: the gutted former office, factory and storage building at 1255 Atlantic Avenue (Lot 85), the unoccupied Use Group 16 warehouse at 1269 Atlantic Avenue (Lot 78), and the unimproved unlicensed parking lot at 1275 Atlantic Avenue (Lot 77).

Only three existing commercial uses would become non-conforming in a C4-5X district: the Use Group 16 woodworking shop at 1259 Atlantic Avenue (Lot 84); the Use Group 7 tire sales establishment at 1261-1267 Atlantic Avenue (Lot 80); and the one-story commercial building and commercial vehicle storage at 1281-1285 Atlantic Avenue (Lot 72). A non-conforming use may lawfully continue, subject to certain limitations on alterations, changes in use, and enlargements and extensions.

Unimproved portions of Lots 53, 42 and 41 will be rezoned from an M1-1 district to an C4-5X district.

8. Conclusion

The Applicant, AA Atlantic LLC, seeks a zoning map amendment and zoning text amendment of approximately 92,000 sf located along the north block front of Atlantic Avenue between Nostrand and New York Avenues in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3. The Applicant seeks approvals for a zoning map amendment to change lots having approximately 550 feet of frontage on Atlantic Avenue, and 25 feet of frontage on New York Avenue, from M1-1 to C4-5X, and lots having 122 feet of frontage on New York Avenue from M1-1 to R6B.

The rezoning to C4-5X would facilitate the construction of a 14-story mixed-use development and the change to R6B would preserve existing residential use and structures. The proposed new building would contain a total of 151,589 sf (5.6 FAR), consisting of 20,232 sf of commercial uses, 16,735 sf of community facility uses, and 114,621 sf of residential uses. In addition, the Applicant seeks a zoning text amendment of Zoning Resolution Appendix F to designate the

Project Area as an MIH area. Approximately 112 of the total proposed dwelling units would include 34 dwelling units (comprising 30% of the total residential floor area), that will be designated as permanently affordable to households with incomes having an average not exceeding 80% of AMI in accordance with MIH Option 2.

Zoning Requirement	Permitted/Required					
	Existing M1-1		Proposed C4-5X		Proposed R6B	
	Zoning Section	M1-1	Zoning Section	C4-5X (R7X MIH)	Zoning Section	R6B
Use Group	42-00	4-14, 16 & 17	32-10	1-6, 8-10 & 12	22-10	1-4
FAR						
Residential FAR	Not permitted	0.00	23-153, 23-154(d)(2)(iii)	5.00, 6.00* (R7X)	23-153, 23-154(b)	2.00, 2.20*
Community Facility FAR	43-122	2.40	33-123	5.00	24-11	2.00
Commercial FAR	43-12	1.00	33-122	4.00	Not permitted	0.00
Manufacturing FAR	43-12	1.00	Not permitted	0.00	Not permitted	0.00
YARDS						
Front Yard	N/A	N/A	N/A	None	N/A	None
Side Yard	43-25	None	23-462/33-25	None	23-462(c)/24-35	None
Rear Yard	43-26	20 feet	23-47/33-26	30 feet residential/20 feet	23-47/24-36	30 feet
HEIGHT AND SETBACKS						
Minimum Base Height	N/A	N/A	23-664(b)	60 feet	23-662(b)	30 feet
Maximum Height of Front Wall	43-43	30 feet or 2 stories	23-664(b)	105 feet	23-662(b)	45 feet**
Maximum Building Height	N/A	N/A	23-664(b)	145 feet or 14 stories**	23-662(b)	55 feet and 5 stories**
Sky Exposure Plane	43-43	Narrow Street: 1 to 1 Wide Street: 1 to 1	N/A	None	N/A	None
Setbacks from Narrow Streets	43-43	20 feet	23-662(c)	15 feet	23-662(c)	15 feet
Setbacks from Wide Streets	43-43	15 feet	23-662(c)	10 feet	23-662(c)	10 feet
Open Space	N/A	None	N/A	None	N/A	None
Lot Coverage	N/A	None	23-153	70% residential	23-153	60%
DENSITY REGULATIONS	N/A	None	23-22	680 sf/DU	23-22	680 sf/DU
PARKING	44-20	Depends on use	25-23 (Residential) 36-21 (CF & Commercial)	50% of DU*** Depends on use	25-23	50%***
LOADING	44-52	Depends on use	36-62 (CF & Commercial)	Depends on use	25-72	Depends on use

*For buildings in Mandatory Inclusionary Housing designated areas

**For Quality Housing buildings outside the Manhattan Core with qualifying ground floors

***Except that no accessory off-street parking spaces are required for income-restricted housing units within the Transit Zone

Land Use, Conformance and Compliance Table

		Existing Conditions						Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	FAR Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR	Compliance
Applicant's Property												
Development Site 1												
1867	68	M1-1	Contractor's establishment	Yes	1.00	1.00	Yes	C4-5X	Residential, Retail, Community facility	Yes	6.00	Yes
1867	66	M1-1	Parking lot	Yes	1.00	0.00	Yes	C4-5X	Residential, retail, community facility	Yes	6.00	Yes
1867	65	M1-1	Parking lot	Yes	1.00	0.00	Yes	C4-5X	Residential, Retail, Community facility	Yes	6.00	Yes
1867	64	M1-1	Parking lot	Yes	1.00	0.00	Yes	C4-5X	Residential, Retail, Community facility	Yes	6.00	Yes
1867	63	M1-1	Parking lot	Yes	1.00	0.00	Yes	C4-5X	Residential, Retail, Community facility	Yes	6.00	Yes
1867	62	M1-1	Hardware store	Yes	1.00	0.97	Yes	C4-5X	Residential, Retail, Community facility	Yes	6.00	Yes
Other Properties												
1867	p/o 85	M1-1	Office, factory and storage	Yes	2.00	1.00	Yes	C4-5X	No Change	Yes/No	4.00	Yes
1867	84	M1-1	Woodworking shop	Yes	1.00	0.99	Yes	C4-5X	No Change	No	4.00	Yes
1867	80	M1-1	Tire sales establishment	Yes	1.00	1.99	No	C4-5X	No Change	No	4.00	Yes
1867	p/o 72	M1-1	Residential buildings and	No/Yes	1.00	1.88	No	C4-5X	No Change	Yes/No	6.00	Yes
1867	p/o 53	M1-1	Parking lot	Yes	1.00	0.00	Yes	C4-5X	No Change	Yes	4.00	Yes
1867	p/o 42	M1-1	Residential	No	1.00	0.00	Yes	C4-5X	No Change	Yes	6.00	Yes
1867	p/o 41	M1-1	Residential	No	1.00	0.00	Yes	C4-5X	No Change	Yes	6.00	Yes
1867	61	M1-1	Residential	No	1.00	2.06	No	R6B	No Change	Yes	2.20	Yes
1867	60	M1-1	Residential	No	1.00	1.50	No	R6B	No Change	Yes	2.20	Yes
1867	59	M1-1	Residential	No	1.00	1.78	No	R6B	No Change	Yes	2.20	Yes
1867	58	M1-1	Residential	No	1.00	1.40	No	R6B	No Change	Yes	2.20	Yes
1867	57	M1-1	Residential	No	1.00	1.40	No	R6B	No Change	Yes	2.20	Yes
1867	p/o 56	M1-1	Residential	No	1.00	1.00	Yes	R6B	No Change	Yes	2.20	Yes
Total # of Lots*	19		% of Conformance**	53%		% Compliant	63%		% of Conformance**	79%	% Compliant	100%

* All properties including development sites

** Calculate vacant lots as in conformance and compliance

Land Use Review Application (LR) .....Item 2. Site Data

.....
Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
1867	p/o 85	1255 Atlantic Avenue
1867	84	1259 Atlantic Avenue
1867	80	1261 Atlantic Avenue
1867	p/o 78	1269 Atlantic Avenue
1867	77	1275 Atlantic Avenue
1867	p/o 72	1281 Atlantic Avenue
1867	68	1289 Atlantic Avenue
1867	66	Atlantic Avenue between Nostrand Avenue and New York Avenue
1867	65	Atlantic Avenue between Nostrand Avenue and New York Avenue
1867	64	1303 Atlantic Avenue
1867	63	1305 Atlantic Avenue
1867	62	1313 Atlantic Avenue
1867	61	50 New York Avenue
1867	60	48 New York Avenue
1867	59	46 New York Avenue
1867	58	42 New York Avenue

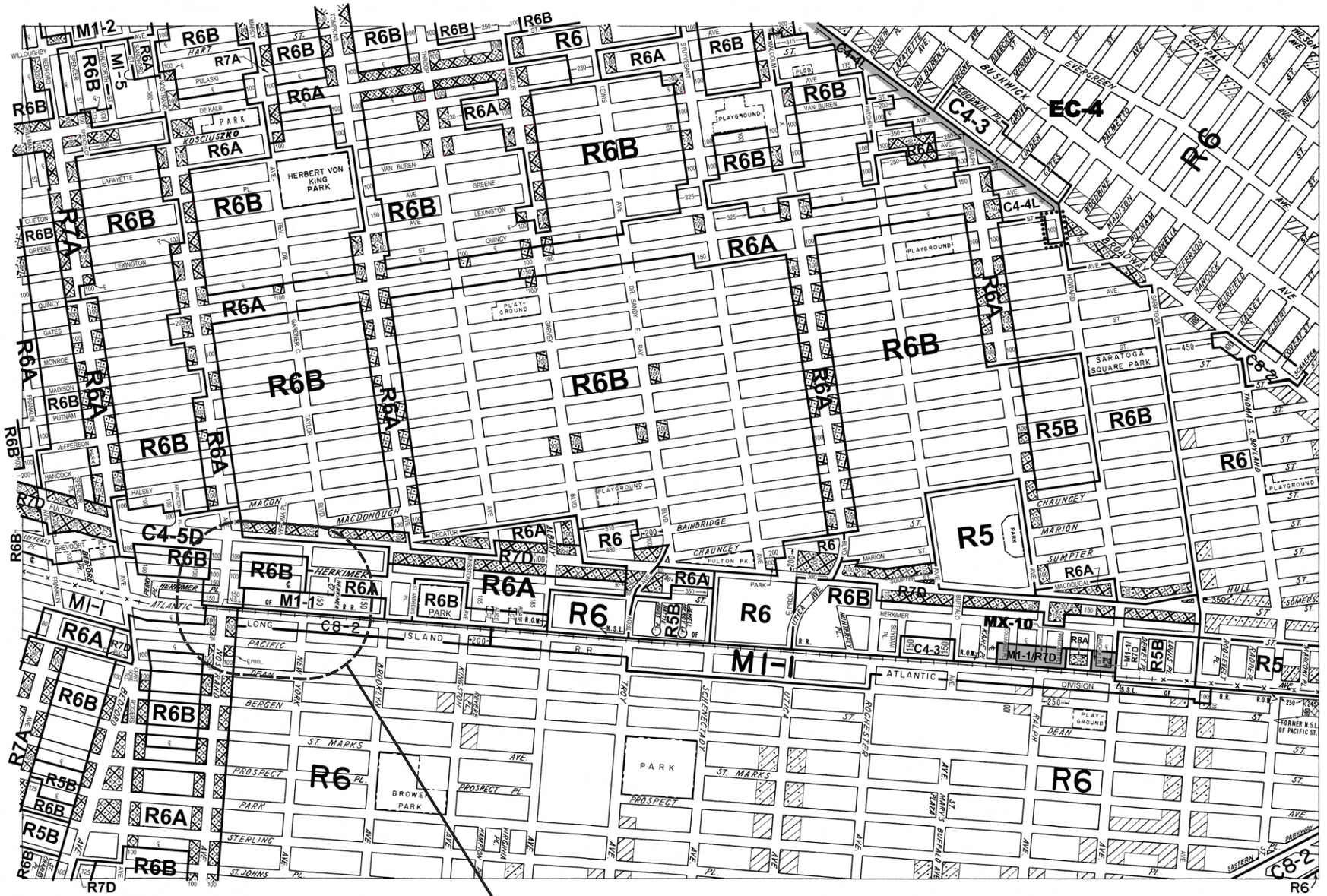
Land Use Review Application (LR) .....Item 2. Site Data

.....
Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
1867	57	40 New York Avenue
1867	p/o 56	38 New York Avenue
1867	p/o 53	New York Avenue between Atlantic Avenue and Herkimer Street
1867	p/o 42	176 Herkimer Street
1867	p/o 41	174 Herkimer Street

1289 Atlantic Avenue, Brooklyn



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

06–26–2019 C 180292 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

12d	13b	13d
16c	**17a**	17c
16d	17b	17d

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ZONING MAP **17a**

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.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

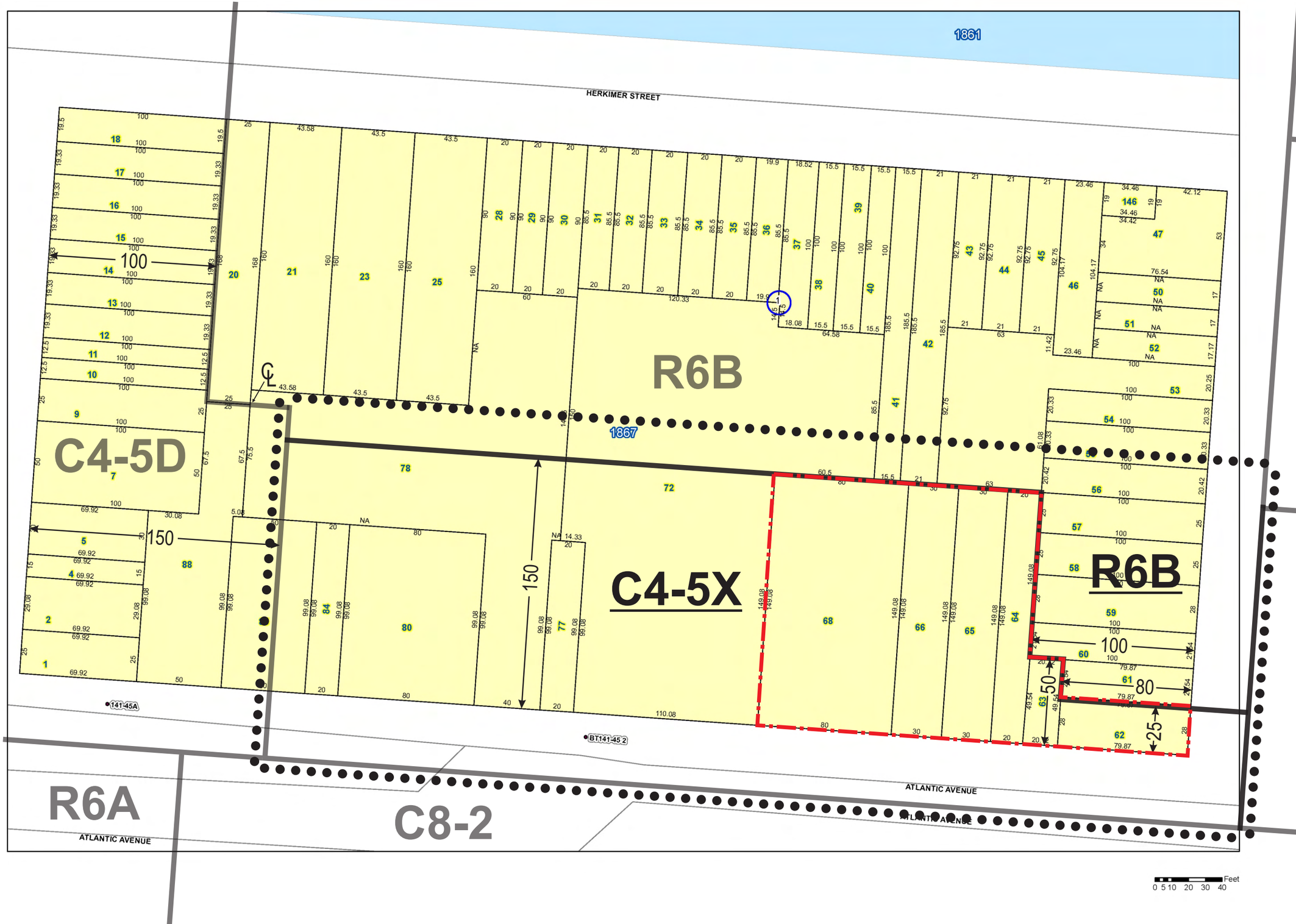
1289 Atlantic Avenue, Brooklyn

NYC Finance

NYC Digital Tax Map

Effective Date : 08-14-2015 15:02:48
End Date : Current

Brooklyn Block: 1867



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- M1-1 Existing Zoning District
- C4-5X Proposed Zoning District
- R6B Proposed Zoning District



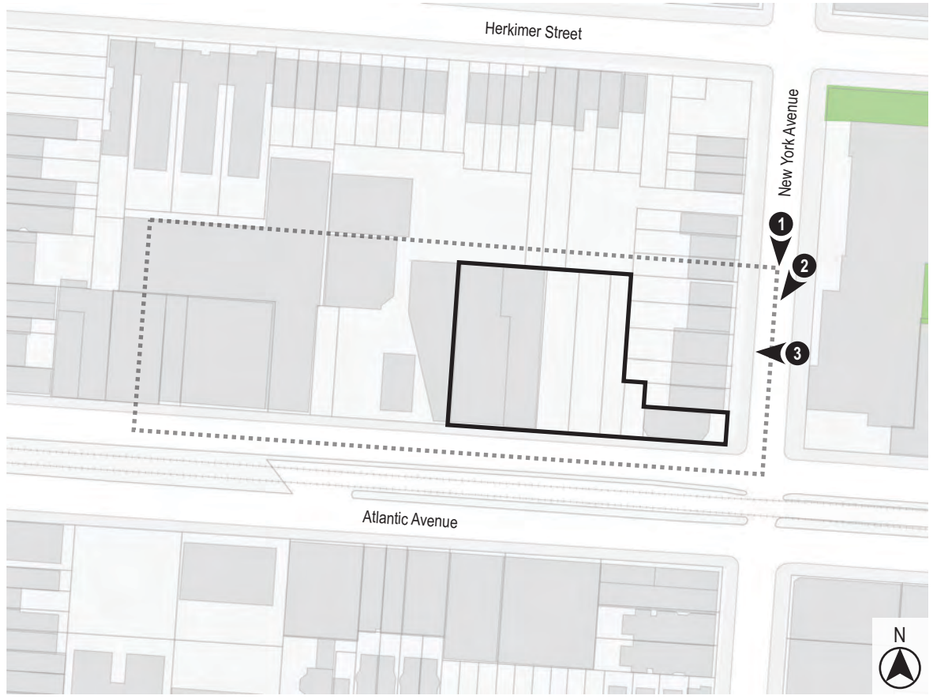
1. View of New York Avenue facing south (Project Area at right).



2. View of the Project Area facing southwest from New York Avenue.



3. View of the Project Area facing west from New York Avenue.





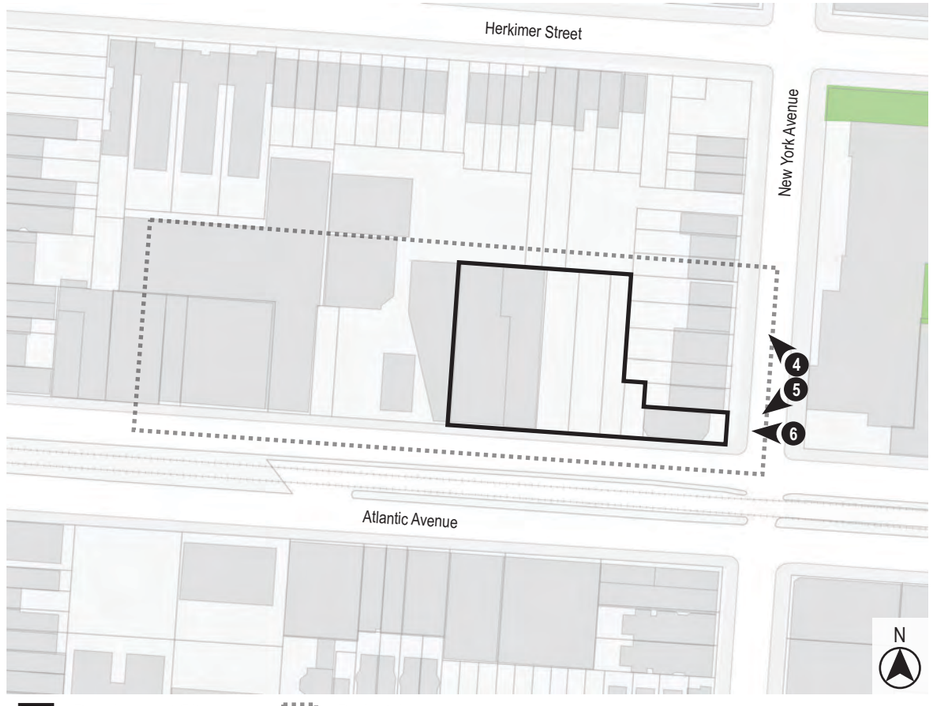
4. View of the Project Area facing northwest from New York Avenue.



5. View of the Development Site facing southwest from New York Avenue.



6. View of the Development Site facing west from New York Avenue.





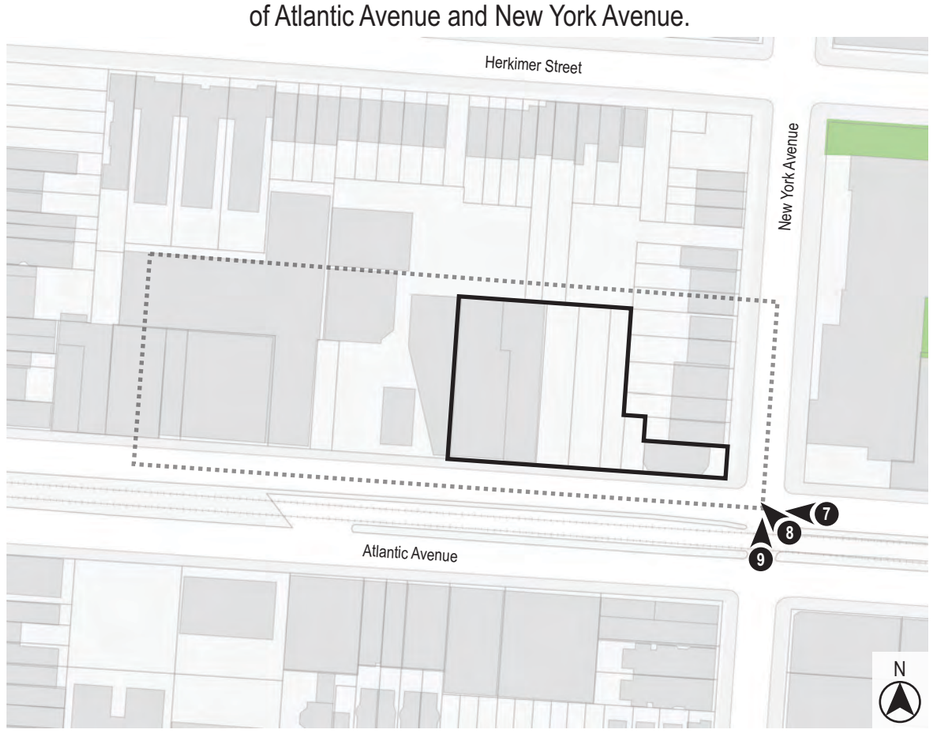
7. View of Atlantic Avenue facing west from
New York Avenue (Development Site at right).



8. View of the Development Site facing northwest from the intersection
of Atlantic Avenue and New York Avenue.



9. View of New York Avenue facing north from
Atlantic Avenue (Development Site at left).





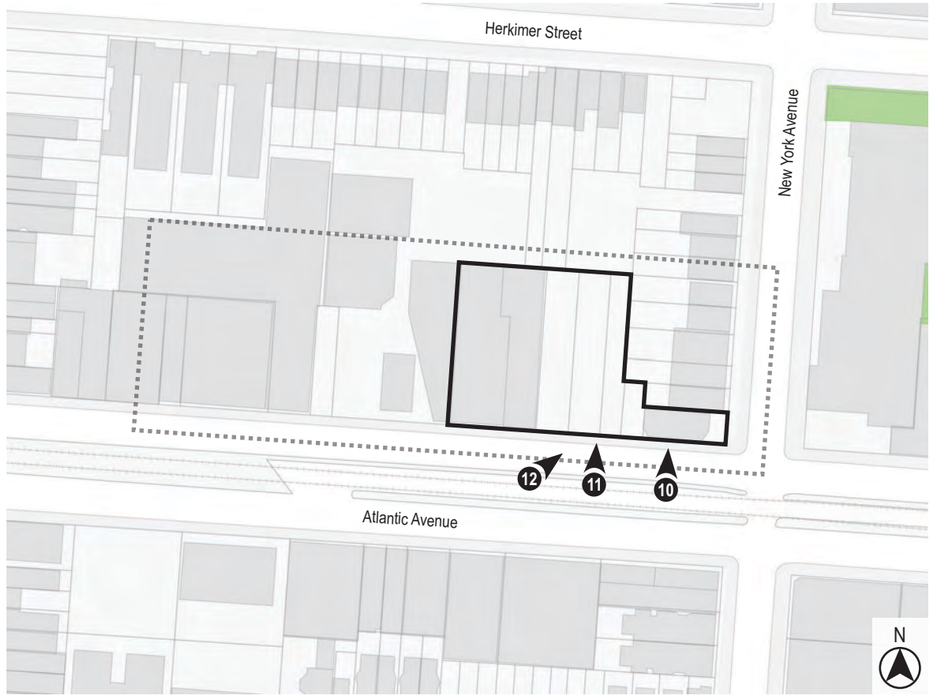
10. View of the Development Site facing north from Atlantic Avenue.



12. View of the Development Site facing northeast from Atlantic Avenue.



11. View of the Development Site facing north from Atlantic Avenue.





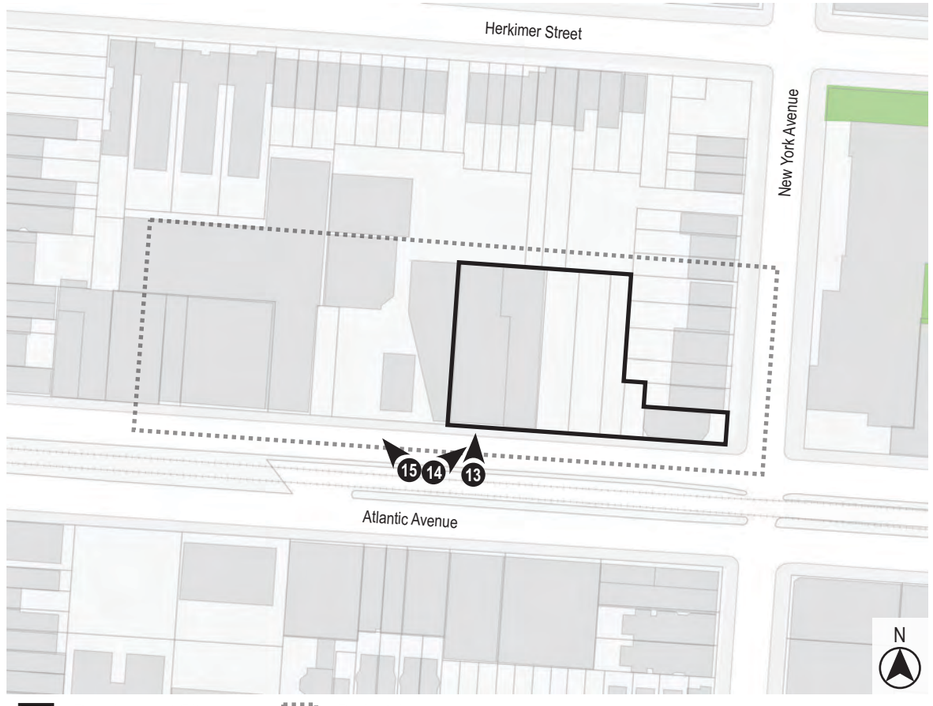
13. View of the Development Site facing north from Atlantic Avenue.



14. View of the Development Site facing northeast from Atlantic Avenue.



15. View of the Project Area facing northwest from Atlantic Avenue.





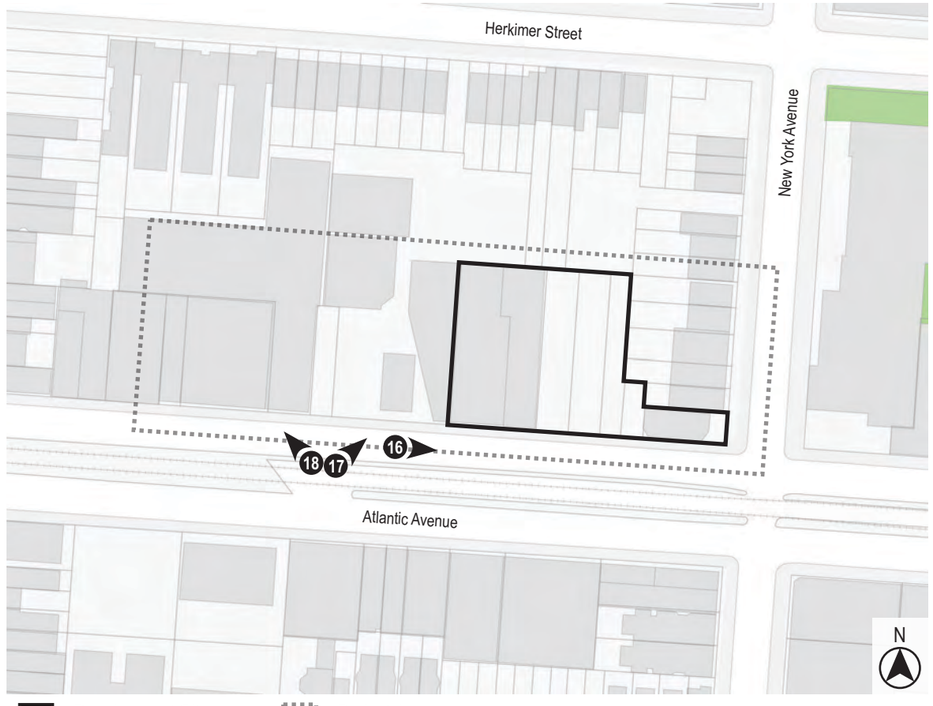
16. View of Atlantic Avenue facing east (Development Site at left).



17. View of the Project Area facing northeast from Atlantic Avenue.



18. View of the Project Area facing northwest from Atlantic Avenue.





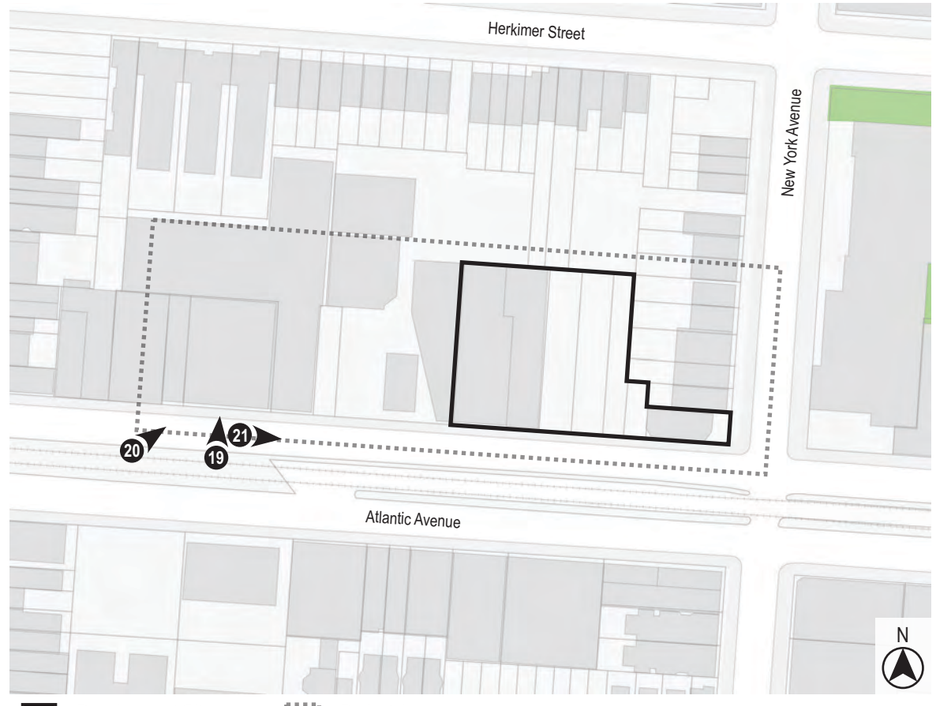
19. View of the Project Area facing north from Atlantic Avenue.



20. View of the Project Area facing northeast from Atlantic Avenue.



21. View of Atlantic Avenue facing east (Project Area at left).





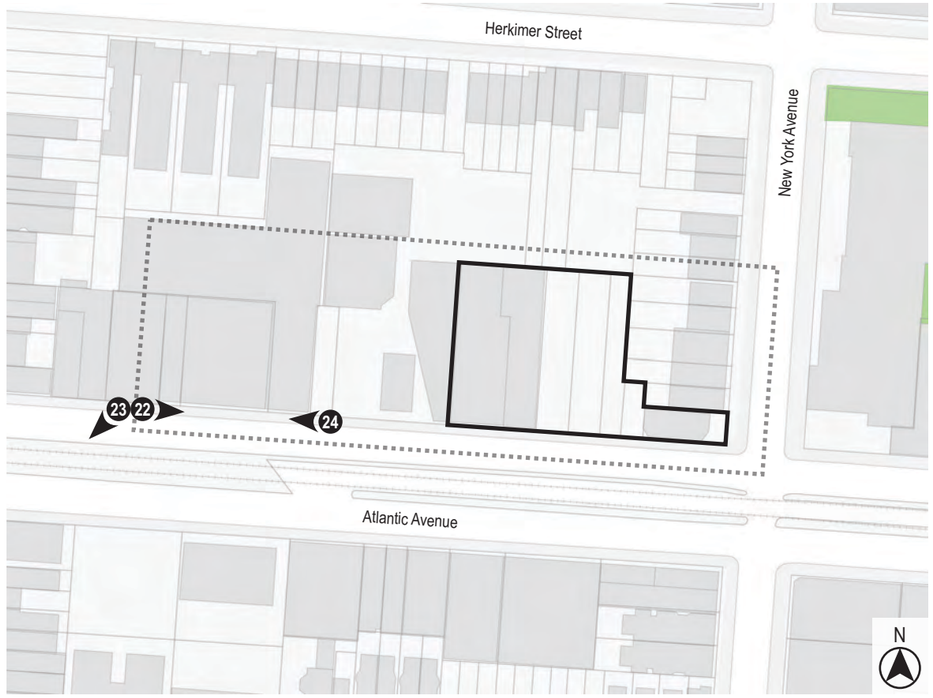
22. View of the sidewalk along the north side of Atlantic Avenue facing east (Project Area at left).



23. View of the south side of Atlantic Avenue facing southwest from the Project Area.



24. View of the north side of Atlantic Avenue facing west (Project Area at right).



Urban Cartographics



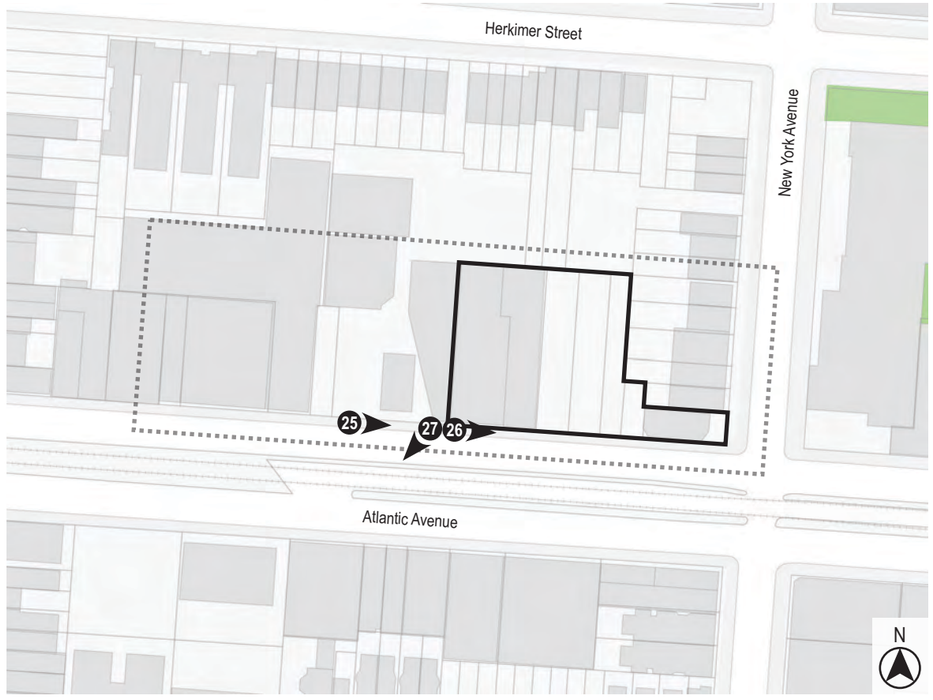
25. View of the sidewalk along the north side of Atlantic Avenue facing east (Project Area at left).



26. View of the sidewalk along the north side of Atlantic Avenue facing east (Development Site at left).



27. View of the south side of Atlantic Avenue facing southwest from the Development Site.



Urban Cartographics



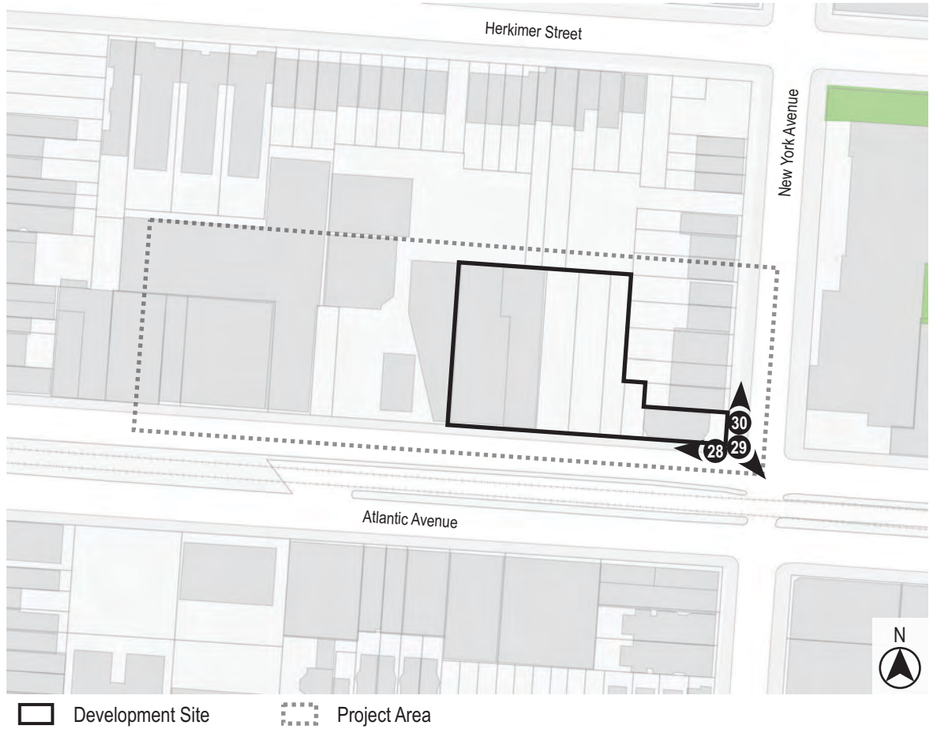
28. View of the sidewalk along the north side of Atlantic Avenue facing west from New York Avenue (Development Site at right).



30. View of the sidewalk along the west side of New York Avenue facing north from Atlantic Avenue (Development Site at left).



29. View of the intersection of Atlantic Avenue and New York Avenue facing southeast from the Development Site.





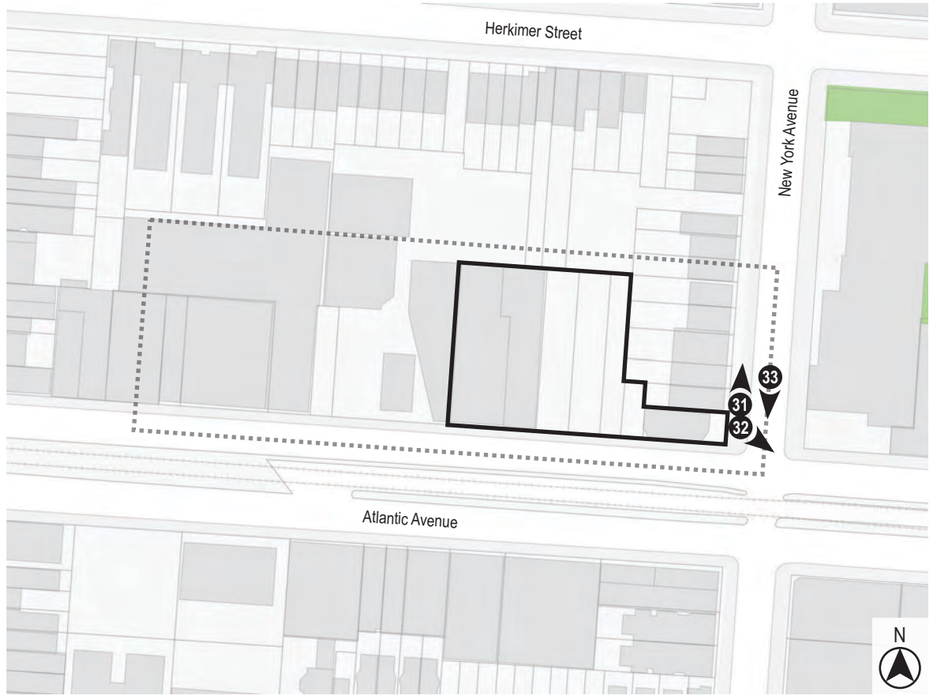
31. View of the sidewalk along the west side of New York Avenue facing north from Atlantic Avenue (Project Area at left).



33. View of New York Avenue facing south (Development Site at right).



32. View of the east side of New York Avenue facing southeast from the Project Area.





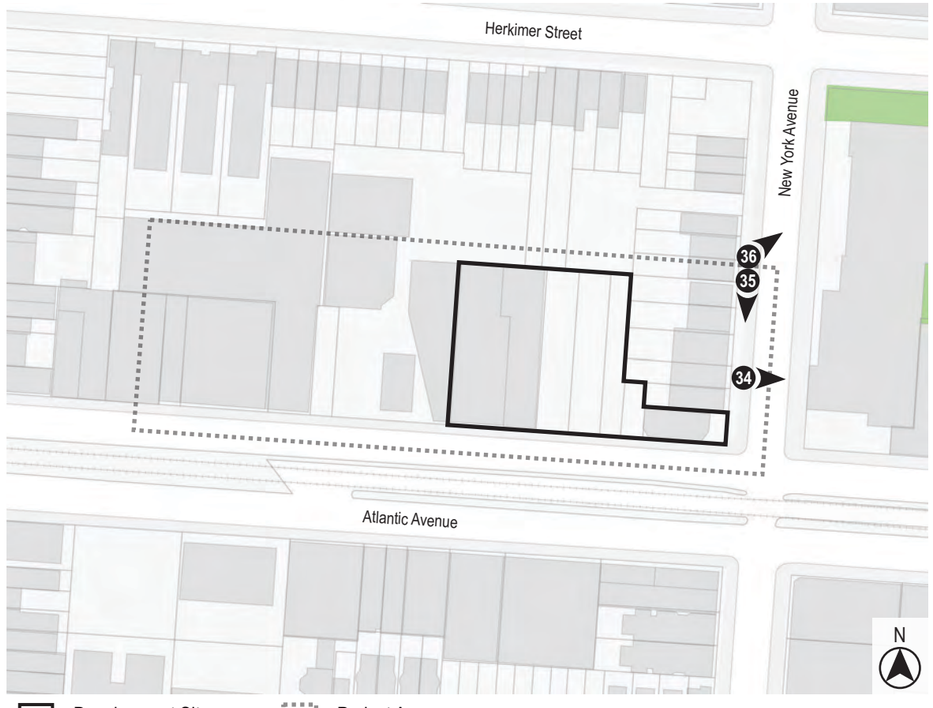
34. View of the east side of New York Avenue facing east from the Project Area.



36. View of the east side of New York Avenue facing northeast from the Project Area.



35. View of the sidewalk along the west side of New York Avenue facing south (Project Area at right).



1289 Atlantic Avenue, Brooklyn

Area Map

Block: 1867, Lots: 41 (p/o), 42 (p/o), 53 (p/o), 56 (p/o), 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 68, 72 (p/o), 77, 78 (p/o), 80, 84, 85 (p/o)

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		

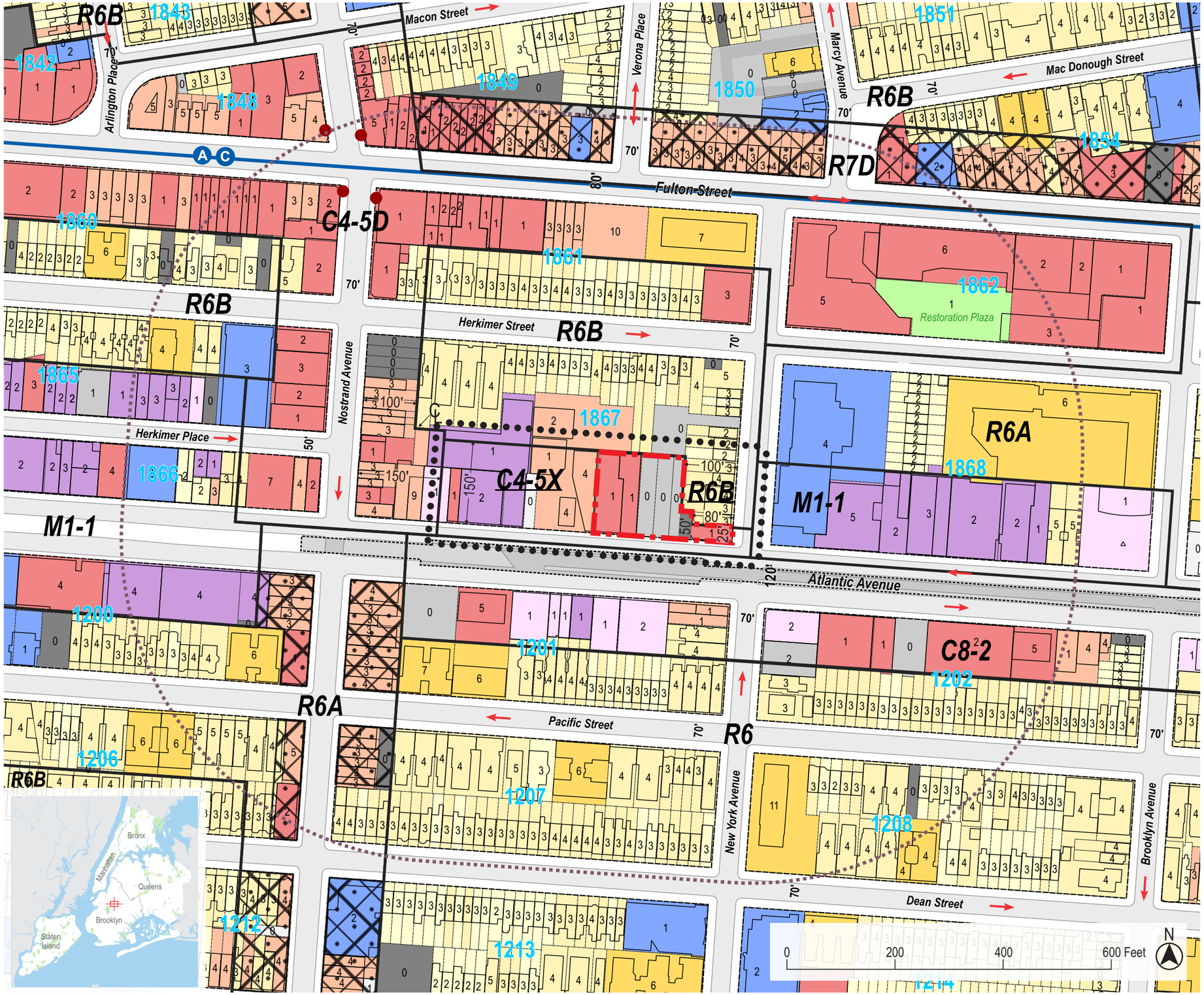
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors
- Elevated Rail Structure / Roadway Overpass

Land Uses

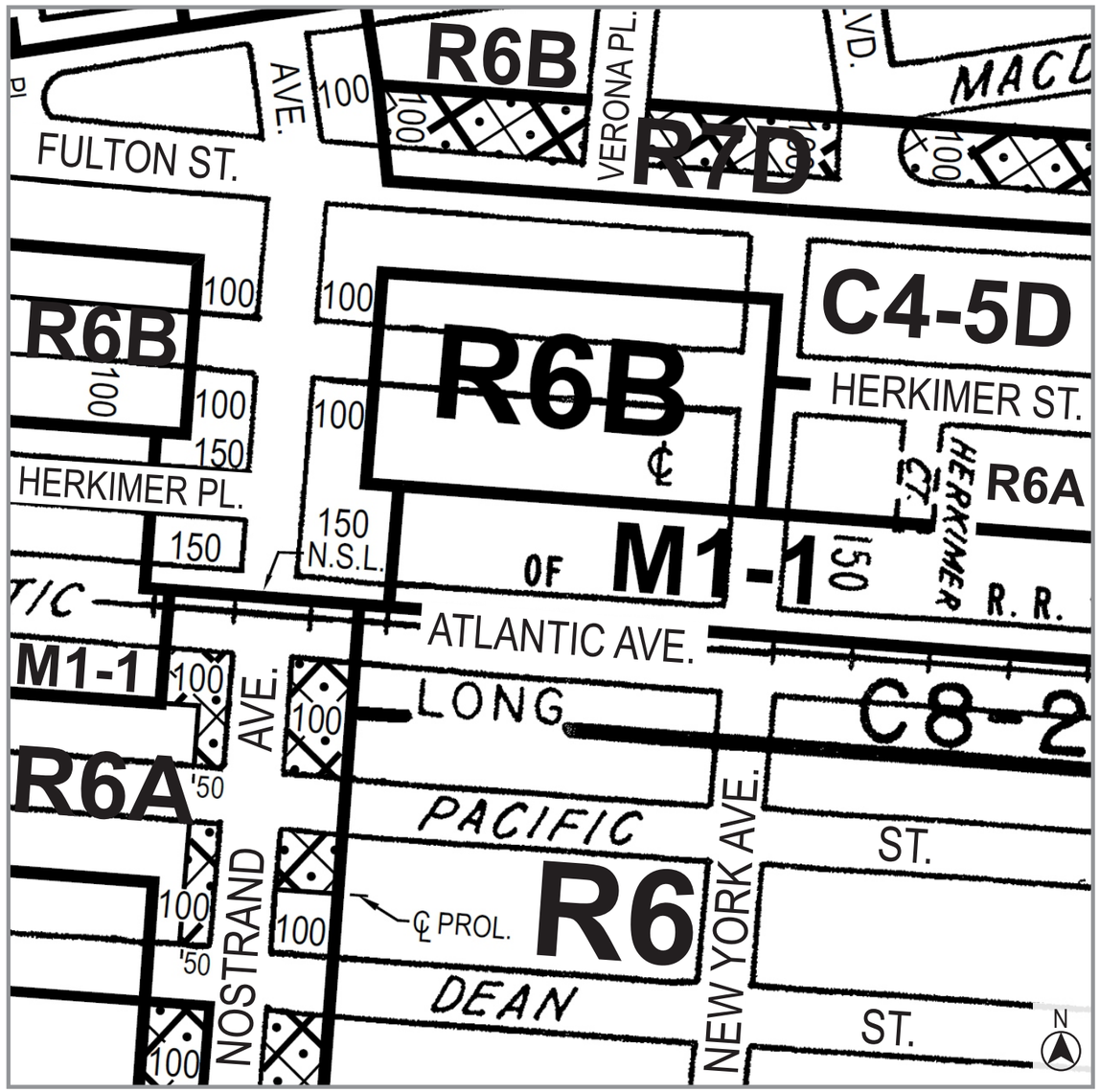
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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

November 2019

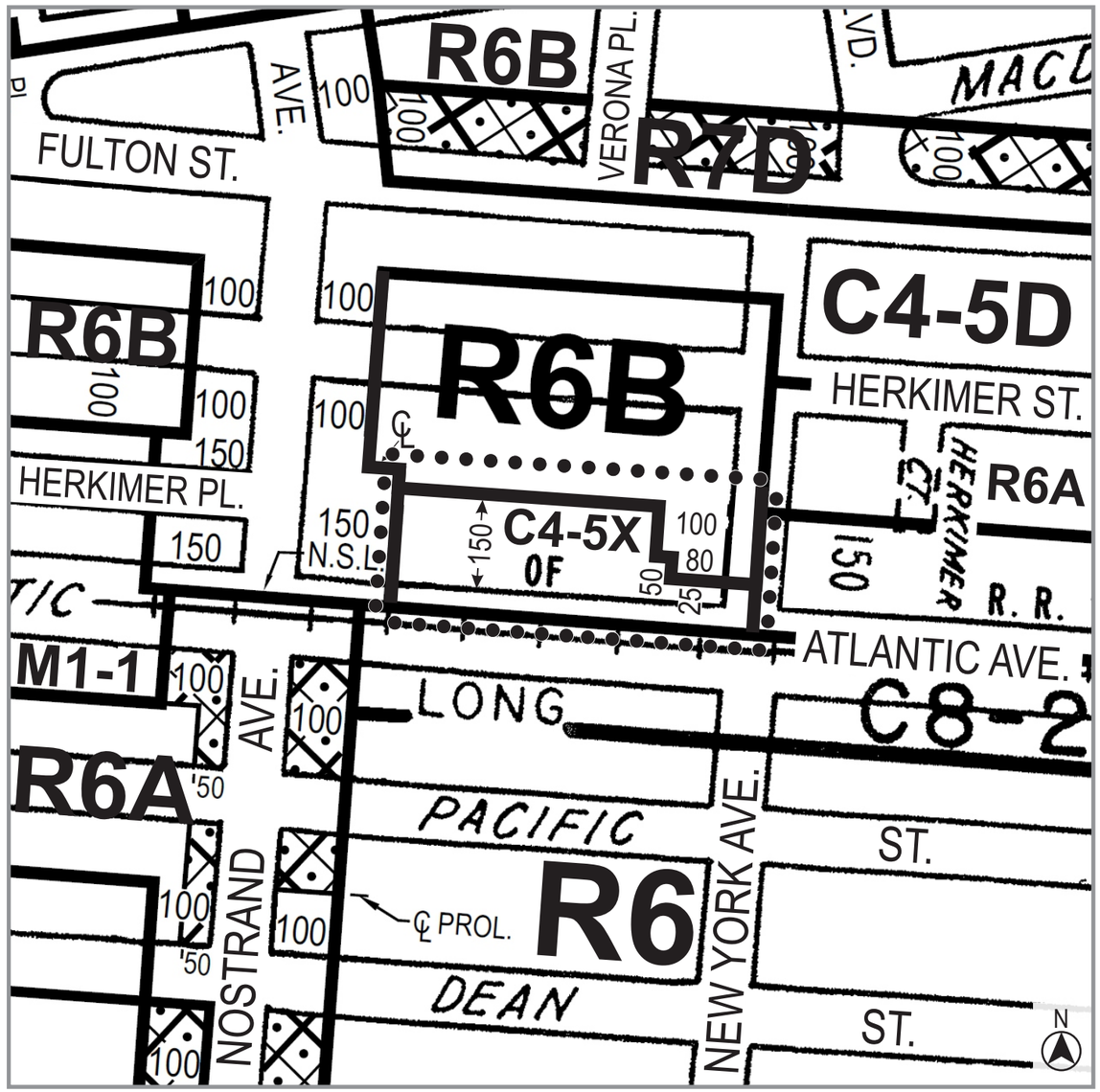
Urban Cartographics



Zoning Change Map



Current Zoning Map (17a)



Proposed Zoning Map (17a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to C4-5X
Rezoning from M1-1 to R6B

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.

1289 Atlantic Avenue, Brooklyn
Community District 3, Brooklyn

11/21/19
Zoning Map 17a

Matter <u>underlined</u> is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

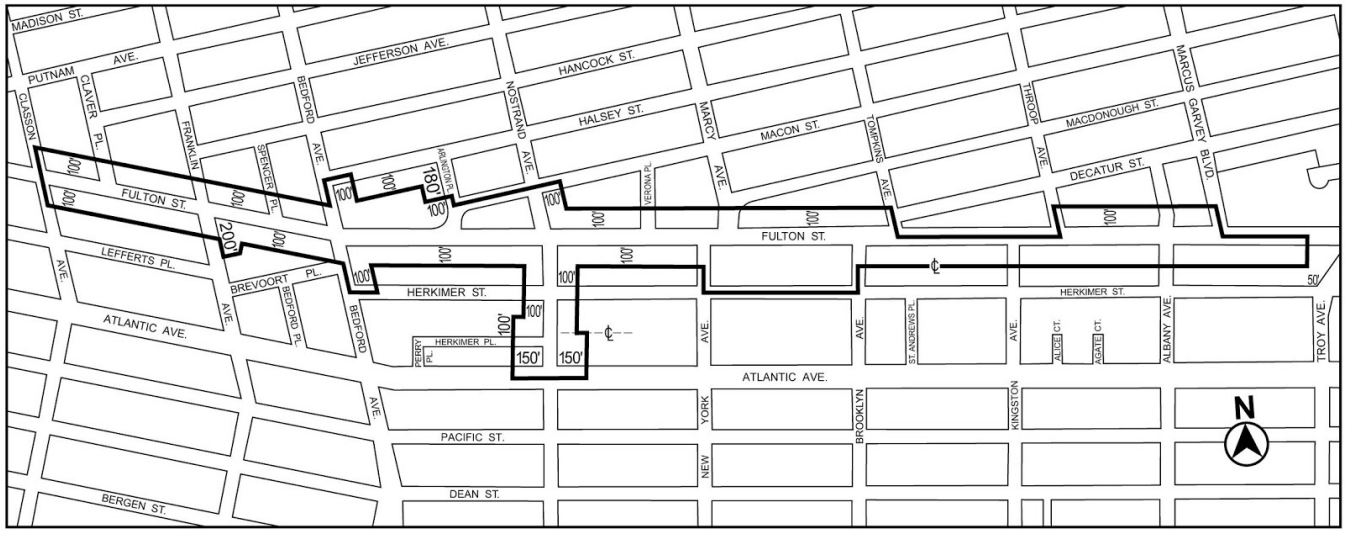
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Brooklyn Community District 3

* * *

[EXISTING]

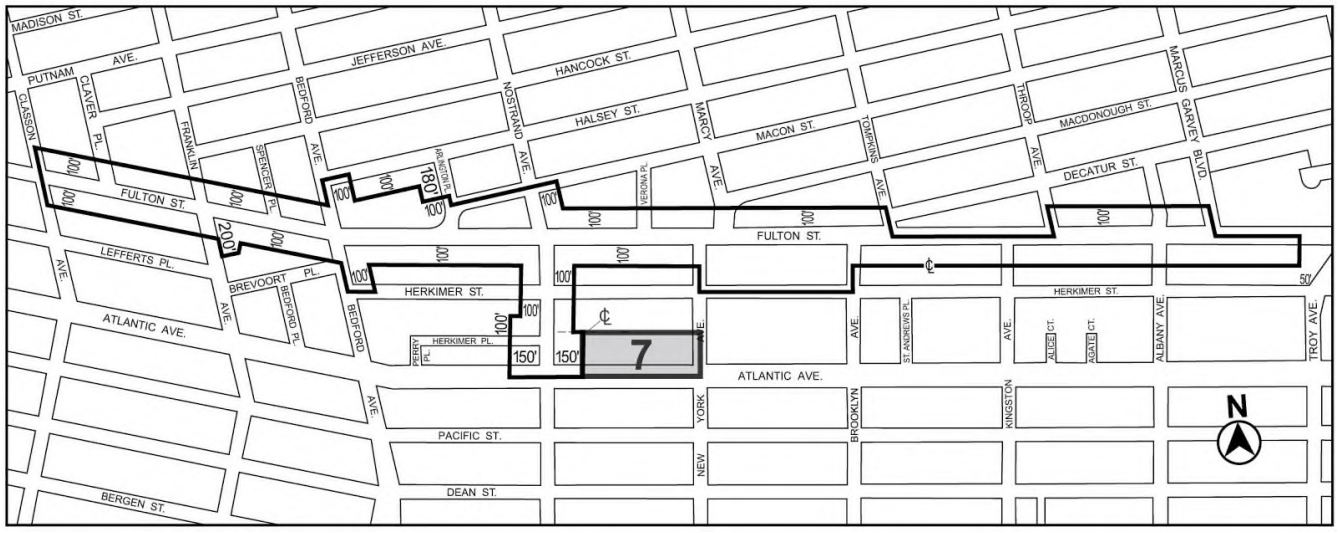
Map 1 – [10/29/07]



Inclusionary Housing designated area

[PROPOSED]

Map 7 – [Date of adoption]



Inclusionary Housing designated area

Mandatory Inclusionary Housing Area (MIHA) - *see Section 23-154(d)(3)*

Area **7** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 3, Brooklyn

* * *