A. INTRODUCTION

Under 2021 *City Environmental Quality Review* (CEQR) *Technical Manual* guidance, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action and determines whether the proposed action is compatible with those conditions or may affect them. Similarly, the analysis considers a proposed action's compliance with, and effect on, the area's zoning and other applicable public policies.

As described in **Chapter 1, "Project Description,"** the Applicant seeks CPC approval for a zoning map amendment that would rezone Block 3167, Lots 12 (p/o), 18, 24, 26, 29, and 40 (the "Proposed Rezoning Area" or "Project Area") from an M1-1 district to an M-15 district (the "Proposed Action"). The Proposed Action is being proposed to facilitate the construction of a mixed-use development comprising approximately 238,104 gross square feet (gsf) of commercial/manufacturing uses (the "Proposed Project") at 1160 Flushing Avenue (Block 3167, Lots 18 and 24), a 37,928-sf rectangular-shaped lot with frontages on Flushing Avenue and Jefferson Street in the Bushwick neighborhood of Brooklyn Community District (CD) 4 ("Projected Development Site 1").

The Proposed Action would facilitate the demolition of the existing single-story building on Projected Development Site 1 and the construction of the Proposed Project. As stated above, Lots 18 and 24 are owned and controlled by the Applicant and comprise Projected Development Site 1; Lots 12, 26, 29, and 40 are not owned or controlled by the Applicant. The Proposed Project would consist of a single-story building and a nine-story building separated by a pedestrian alleyway. The single-story structure and first two floors and cellar floor of the nine-story building would contain a combined total of approximately 75,586 gsf (36,730 zoning square feet (zsf)) of retail uses (0.97 FAR); the second and third floors of the proposed nine-story building would contain approximately 40,732 gsf (37,846 zsf) of light industrial uses (1.0 FAR); and the remaining floors (three through nine) of the proposed nine-story building would contain approximately 121,786 gsf (114,983 zsf) of commercial office uses (3.03 FAR). Three loading bays would be provided with a single curb cut along Flushing Avenue to satisfy the M1-5 zoning requirements associated with the proposed office, retail, and light industrial uses; no accessory parking spaces would be required under the proposed M1-5 zoning district. In total, the Proposed Project would contain approximately 238,104 gsf (189,559 zsf) of new development.

In addition, it is assumed that Lots 29 and 40 (both of which are non-Applicant-owned) would each be redeveloped in the future with approval of the Proposed Action as well. It is anticipated that Lot 29 would be redeveloped with a six-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 79,821 gsf of office space and 16,730 gsf of retail space ("Projected Development Site 2"), and Lot 40 would be redeveloped with a five-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 32,547 gsf of office space and 6,250 gsf of retail space ("Projected Development Site 3").

It is expected that all three projected development sites would be constructed and fully operational by the end of 2027. Without discretionary approval, it is anticipated that the on-site conditions would remain

unchanged from existing conditions, with exception to Projected Development Site 1 which is expected to be converted and reoccupied with commercial retail uses

B. PRINCIPAL CONCLUSIONS

No significant adverse impacts on land use, zoning, or public policy are anticipated in the future with the Proposed Action in the primary or secondary study areas in the 2027 analysis year. The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses, nor generate land uses that would be incompatible with land uses, zoning, or public policy in the secondary study area. The Proposed Action would allow several new developments containing a mix of commercial office, light industrial/manufacturing, and/or local retail uses in an area where there is a strong demand for these particular uses that is well-served by infrastructure and public transportation. Additionally, the Proposed Project would support light industrial/manufacturing uses in the North Brooklyn Industrial Business Zone (the "North Brooklyn IBZ"). As there are currently limited retail uses within the 400-foot study area, the Proposed Action would also introduce ground-floor local retail uses on the projected development sites in an area that does not have an abundance of local retail uses.

The Proposed Project would be built at a density and bulk compatible with neighboring recently planned projects, including 25 Stewart Avenue adjacent to the Project Area. As such, the Proposed Action would result in development that, in addition to being appropriate for the area, would complement and improve the diverse land use character of the secondary study area.

Approval of the zoning map amendment would help to create opportunities for retail, office, and community facility (medical office) uses that have limited siting opportunities, and maintain and expand the light industrial and manufacturing character of the East Williamsburg and Bushwick neighborhoods while allowing a mix of other complementary uses that are permitted within the proposed M1-5 zoning district. As such, the Proposed Action is not anticipated to result in significant adverse land use or zoning impacts.

Finally, as indicated below, the assessment provided herein found that the Proposed Action and resultant RWCDS would be consistent with all applicable policies. The Proposed Action and resultant RWCDS would also be consistent with the public policies outlined in *OneNYC* and *New York Works*, which seek to diversify the City's economic base and increase middle-class employment in the City. Therefore, the Proposed Project would not conflict with any applicable public policies.

C. METHODOLOGY

The purpose of this chapter is to examine the effects of the Proposed Action on land use, zoning, and public policy and determine whether they would be compatible with those conditions or whether they may adversely affect them. The analysis methodology is based on the guidance of the *CEQR Technical Manual* and examines the Proposed Action's consistency with land use patterns and development trends, zoning regulations, and other applicable public policies.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy may be appropriate when a change in land use and zoning would occur and a preliminary assessment cannot succinctly describe land use conditions in the study area. As the Proposed Action involves a zoning map amendment that would result in changes to permitted commercial and manufacturing densities, uses, and bulk, a detailed assessment is necessary to provide a sufficient description and assessment of the

effects of the Proposed Action. In addition, a detailed assessment is needed to sufficiently inform other technical reviews and determine whether changes in land use could affect conditions analyzed in those technical areas. Therefore, this chapter includes a detailed analysis that involves a thorough description of existing land uses within the directly affected area and the broader study area. Following the guidance of the *CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions in the 2027 analysis year to a level necessary to understand the relationship of the Proposed Action to such conditions, assesses the nature of any changes on these conditions that would be created by the Proposed Action, and identifies those changes, if any, that could be significant or adverse.

Analysis Year

As stated in **Chapter 1, "Project Description,"** the EIS will use a 2027 analysis year, as all developments facilitated by the Proposed Action are expected to be completed and operational in 2027. Therefore, the future No-Action condition accounts for land use and development projects, initiatives, and proposals that are expected to be completed by 2027.

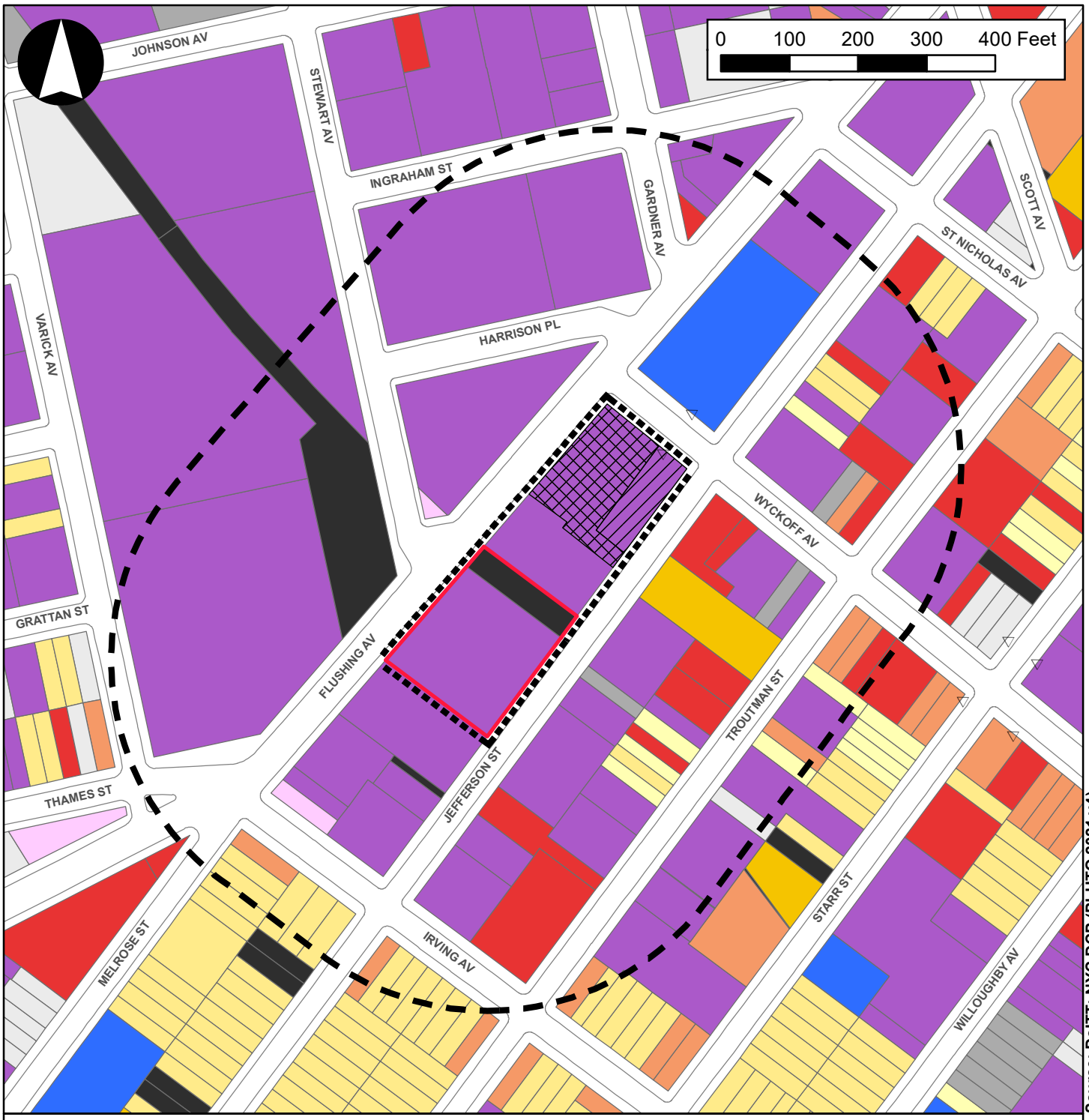
Study Area Definition

To identify and assess the direct and indirect effects of the Proposed Action, this analysis has defined two study areas within which the Proposed Action would have the potential to affect land use or land use trends. Following guidance provided in the *CEQR Technical Manual*, these include a primary study area, consisting of the Project Area subject to the zoning map amendment (Block 3167, Lots 12 (p/o), 18, 24, 26, 29, and 40), which would be directly affected by the Proposed Action, and a secondary study area encompassing properties that have the potential to experience indirect impacts as a result of the Proposed Action. According to the *CEQR Technical Manual*, the appropriate size of the secondary study area for land use, zoning, and public policy is related to the type and size of the proposed development, as well as the location and context of the area that could be affected by the project. Study area boundaries vary according to these factors, with suggested study areas ranging from 400 feet for a small project to 0.5 miles for a very large project. Given the geographic scope of the Proposed Action, affecting a single block, and the scale of the proposed development relative to the density of the surrounding area, a 400-foot radius from the Project Area has been selected as the secondary study area as it is considered unlikely that the Proposed Action would have indirect effects beyond a 400-foot radius. As shown in **Figure 2-1**, the secondary study area extends to include Brooklyn lots within an approximate 400-feet boundary of the Project Area[1], and is generally bound by portions of Stewart and Varrick Avenues to the west, Irving Street to the south, Troutman Street to the east, and Ingraham Street and St. Nicholas Avenue to the north.

Data Sources

Existing land uses were identified through review of a combination of sources including 2020 field surveys and secondary sources, comprising the City's 2021 (version 4) Primary Land Use Tax Lot Output (PLUTO™) data files, online Geographic Information Systems (GIS) databases such as the New York City Open Accessible Space Information System (OASIS, http://www.oasisnyc.net), and NYCityMap (http://gis.nyc.gov/doitt/nycitymap). Other publications and approved environmental review

[1] Secondary study area includes tax lots which have 50 percent or more of their area within a 400-feet radius of the Project Area. Where appropriate, the boundaries of the secondary study area have been expanded to include entire blocks.



Legend

- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 400-ft Radius
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

Source: DoITT; NYC DCP (PLUTO 2021 v4)

documents that have been completed for projects in the area were also consulted, many of which are discussed in the "Public Policy" section, below. New York City Zoning Maps and the Zoning Resolution of the City of New York (ZR) were consulted to describe existing zoning districts in the study areas and provided the basis for the zoning evaluation of the future No-Action and With-Action conditions. Relevant public policies, recognized by the New York City Department of City Planning (DCP) and other City agencies were utilized to describe existing public policies pertaining to the study areas.

D. DETAILED ASSESSMENT

Existing Conditions

Land Use

PRIMARY STUDY AREA/DEVELOPMENT SITES

As shown in **Figure 2-1**, the primary study area encompasses Block 3167 containing Lots 12 (p/o), 18, 24, 26, 29, and 40, and is bounded by Flushing Avenue to the west, Wyckoff Avenue to the north, Jefferson Street to the east, and Irving Street to the south. Lots 18 and 24 are owned and controlled by the Applicant and comprise the Proposed Project, or Projected Development Site 1. Lots 18 and 24 are currently occupied by one single-story vacant industrial (warehouse) building, and are currently zoned M1-1 with a maximum permitted FAR of 1.0. The building contains approximately 30,388 sf of former warehouse floor area (0.80 FAR). Lot 24 also contains a small portion of vacant, underdeveloped land on the northernmost portion of the lot, totaling approximately 3,750 sf. Projected Development Site 1 encompasses a total of approximately 37,928 sf of lot area. The remainder of primary study area is non-Applicant owned. Lot 12 is a 19,265-sf lot zoned M1-1 with a maximum permitted FAR of 1.0, but only a four-foot-wide, 725-ft portion of the lot (less than four percent) is located within the primary study area. It is currently occupied by a one-story lumber yard building and contains approximately 19,874 gsf of industrial uses (0.98 FAR). Lot 26 is a 15,200-sf lot located entirely within the primary study area. It is zoned M1-1 with a maximum permitted FAR of 1.0. It is currently occupied by a three-story warehouse building containing approximately 45,780 gsf of industrial uses (2.87 FAR), making the building noncompliant under existing zoning. Lot 29 is an 18,530-sf lot located entirely within the primary study area. It is currently zoned M1-1 with a maximum permitted FAR of 1.0. It is currently occupied by a three-story building. It is currently undergoing a conversion from industrial to commercial uses. It is assumed that Lot 29 would be redeveloped with a six-story, 5.0 FAR predominately commercial office building with ground-floor retail uses comprising approximately 79,821 gsf of office space and 16,730 gsf of retail space ("Projected Development Site 2"). Lot 40 is a 7,450-sf lot located entirely within the primary study area. It is zoned M1-1 with a maximum permitted FAR of 1.0. It is currently occupied by a single-story warehouse building containing approximately 7,613 gsf of industrial uses (0.97 FAR). It is assumed that Lot 40 would be redeveloped with a five-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 32,547 gsf of office space and 6,250 gsf of retail space ("Projected Development Site 3").

Within the primary study area, Projected Development Site 1 is the currently occupied by a single-story vacant industrial (warehouse) building which was formerly the home of the textile and apparel manufacturer B&B Sweater Mills, Inc. The vacant building currently occupies the entirety of Lots 18 and 24 (37,928 sf of total lot area), with frontage on the east side of Flushing Avenue and the west side of Jefferson Street. There is a curb-cut and three loading docks along the Flushing Avenue frontage. The

vacant facility comprises one interconnected one-story building on Lot 18 and an attached expansion on the southern half of the vacant Lot 24 with a total of approximately 31,907sf of built floor area.

Projected Development Site 2 (Lot 29) is an approximately 18,530-sf irregularly shaped property with corner frontage on Flushing and Wyckoff avenues and extends to Jefferson Street where a loading dock and curb cut is located. Lot 29 is currently occupied by a single-story building that, according to New York City Department of Buildings (DOB) records, is currently undergoing a conversion from industrial (warehouse) uses to commercial retail uses, which will result in a building containing approximately 20,475 gsf of commercial retail space on an 18,530-sf lot (1.05 FAR).

Projected Development Site 3 (Lot 40) is an approximately 7,450-sf corner property with frontage on Wyckoff Avenue and Jefferson Street. Lot 40 is currently occupied by a single-story warehouse building containing approximately 7,613 gsf of industrial uses (0.97 FAR). There are two separate loading docks and curb cuts along Jefferson Street. In addition, a small, northeastern portion of Lot 40 is encumbered by a Real Estate of Utility Companies (REUC) easement due to the location of street stairs serving the Canarsie-bound L-line's Jefferson Street Station.

There are two other lots located within the primary study area that are not projected to be developed. Lot 12 is a 19,265-sf through-lot with frontage on the west side of Flushing Avenue and the east side of Jefferson Street. Lot 12 is currently occupied by a single-story warehouse containing Oriental Lumber, a lumber yard and building supplies retailer. The building contains approximately 19,874 gsf of industrial uses (0.98 FAR). As described above, an approximately four-foot wide, 725-sf portion (less than four percent) of the lot is located within the Project Area.

Lot 26 is a 15,200-sf through-lot located entirely within the Project Area with frontage on the east side of Flushing Avenue and the west side of Jefferson Street. Lot 26 is currently occupied by a three-story warehouse containing Julia Trading, Inc., a wholesale clothing distributor. The building contains approximately 45,780 gsf of industrial uses (2.87 FAR).

The primary study area is served by various public transit options. The Jefferson Street L subway station (located to the north at the intersection of Jefferson Street and Wyckoff Avenue) is directly adjacent to the Project Area. The entrance to the Canarsie-bound L-train is located within the Project Area in Lot 40. In addition, the B57 bus (connecting Maspeth, Queens and Red Hook, Brooklyn) runs along Flushing Avenue. The B57 bus also makes a wide variety of connections to other local bus lines along Flushing Avenue in Brooklyn, including connections with the B15, B43, B44, B44 SBS, B46, B46, B47, B48, B60, B62, B69 bus lines. There are two nearby CitiBike stations, at the corner of Jefferson Street and Irving Avenue and on Wyckoff Avenue between Jefferson Street and Flushing Avenue. Taken together, these transit options provide access to the Project Area from much of north Brooklyn and beyond.

SECONDARY STUDY AREA

The secondary study area encompasses areas that have the potential to experience indirect impacts as a result of the Proposed Action. The secondary study area includes portions of 12 blocks and extends to portions of Stewart and Varrick avenues to the west, Irving Street to the south, Troutman Street to the east, and Ingraham Street and St. Nicholas Avenue to the north. Like the rest of East Williamsburg and western Bushwick, the secondary study area was developed more than 100 years ago, during Brooklyn's industrial age, when both sides of Newtown Creek were dominated by large commercial docks, factories, oil refineries, and breweries. Along Flushing Avenue, for which the Project Area has a frontage, industrial uses dominated the corridor, connecting the Brooklyn Navy Yard on the eastern most end to Queens along one contiguous thoroughfare. Further south and east of the Project Area, inland from Newtown Creek,

residential neighborhoods developed to house workers for these industrial uses. Over time, as manufacturing operations on the waterfront declined, these neighborhoods developed their unique blend of commercial, residential, and industrial uses.

In recent years, these neighborhoods have grown and adapted. As refineries and factories have departed, new businesses have emerged to take their place. Due to their character, proximity to Manhattan, eclectic building typologies, and comparatively lower rents, by the end of the 20th Century, Bushwick had become sought-after communities for artists and Manhattan commuters. However, the industrial areas nearest to the waterfront, including the Project Area and other large lots in the vicinity of the primary study area, remained largely underutilized, a product of restrictions on residential use and ever-evolving economic conditions.

New development in the North Brooklyn Industrial Business Zone (IBZ) has tended toward industrial and manufacturing uses and a limited amount of office. However, as described in **Chapter 1, "Project Description,"** Brooklyn as a whole has seen a significant increase in its office inventory in Downtown Brooklyn, DUMBO, the Navy Yard and Williamsburg over the past five years.

In 2018, New York City Department of City Planning released the Bushwick Neighborhood Plan, a draft plan covering over 300 blocks in the Bushwick neighborhood intent on adding housing units and jobs. The plan would add approximately 5,613 new housing units, of which 1,873 would be permanently below-market. It would also add approximately 18,000 residents and approximately 6,000 new jobs over a ten-year period. The secondary study area east of Troutman Street and south of Irving Avenue would be directly affected by the rezoning. In 2020, the City announced that it has paused its effort to rezone the neighborhood.

The commercial office space facilitated by the Proposed Action would contribute toward addressing an increase in demand from the media, technology, and creative industries for new commercial space in East Williamsburg and Bushwick. Commonly cited reasons given for this demand include the desire of tenants to occupy non-traditional converted loft-spaces and the attraction of operating near the communities in which their workforces reside. Office spaces that are accessible, and offer efficient space and amenities are highly competitive. In particular, significantly renovated office buildings located adjacent to transit-accessible areas have generally leased rapidly. Small and mid-sized companies, which make up most of Brooklyn's business growth, as well as startups are driving the market and are seeking to locate in areas in close proximity to, or otherwise accessible by, their workforces, near public transportation, and growing residential markets. The success of the neighboring Greenpoint and Williamsburg residential markets is contributing to the growth of the commercial market in the area and the associated demand for additional office space.

As presented in **Figure 2-1** and **Table 2-1**, the secondary study area is predominantly comprised of industrial/manufacturing buildings (approximately 69.0 percent of built gsf in the secondary study area). Residential uses account for nearly 11.3 percent of the building area in the secondary study area, and are largely concentrated on the blocks bounded by Jefferson Street, Troutman Street, Wyckoff Avenue, and Irving Avenue, as well as blocks south of Irving Avenue. Residential uses generally consist of low-rise two- to four-story buildings, including two-and three-family residences, as well as walk-up multi-unit residential apartment buildings. Commercial uses comprise almost 8.3 percent of the building area, and include creative workspaces, restaurants, and retail. There is one public facility and institution space that comprises 7.4 percent of the building area. Mixed-use commercial/residential uses are located on Wyckoff Avenue and Irving Avenue and comprises 3.5 percent of total building area. Parking and transportation/utilities comprise less than half of one percent of the total building area each. Four vacant

lots and one unidentified land use exists in the secondary study area. There are no open space uses located within the secondary study area.[2]

TABLE 2-1
Existing Land Uses within the Secondary Study Area

Land Use	Number of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area	Percentage of Total Building Area (%)
Residential	18	21.7	58,800	8.1	99,216	11.3
One- & Two-Family Buildings	*6*	*7.2*	*14,000*	*1.9*	*8,752*	*1.0*
Multi-Family Walkup Buildings	*11*	*13.3*	*29,800*	*4.1*	*66,344*	*7.6*
Multi-Family Elevator Buildings	*1*	*1.2*	*15,000*	*2.1*	*24,120*	*2.7*
Mixed Commercial/Residential Buildings	7	8.4	16,788	2.3	30,808	3.5
Commercial/Office Buildings	13	15.7	63,003	8.6	72,883	8.3
Industrial/Manufacturing	34	41.0	492,771	67.6	605,743	69.0
Transportation/Utility	2	2.4	3,291	0.5	2,500	0.3
Public Facilities & Institutions	1	1.2	34,965	4.8	65,402	7.4
Open Space	0	0.0	0	0.0	0	0.0
Parking Facilities	3	3.6	6,944	1.0	1,400	0.2
Vacant Land	4	4.8	49,816	6.8	0	0.0
All Others or No Data	1	1.2	2,500	0.3	0	0.0
Total	***83***	***100.0***	***728,878***	***100.0***	***877,952***	***100.0***

Source: New York City 2021v4 PLUTO™ data files, 2019 field visits.
Note: Total lot areas and built areas included for all lots which have 50 percent or more of their area within a 400-feet radius of the Primary Study Area.

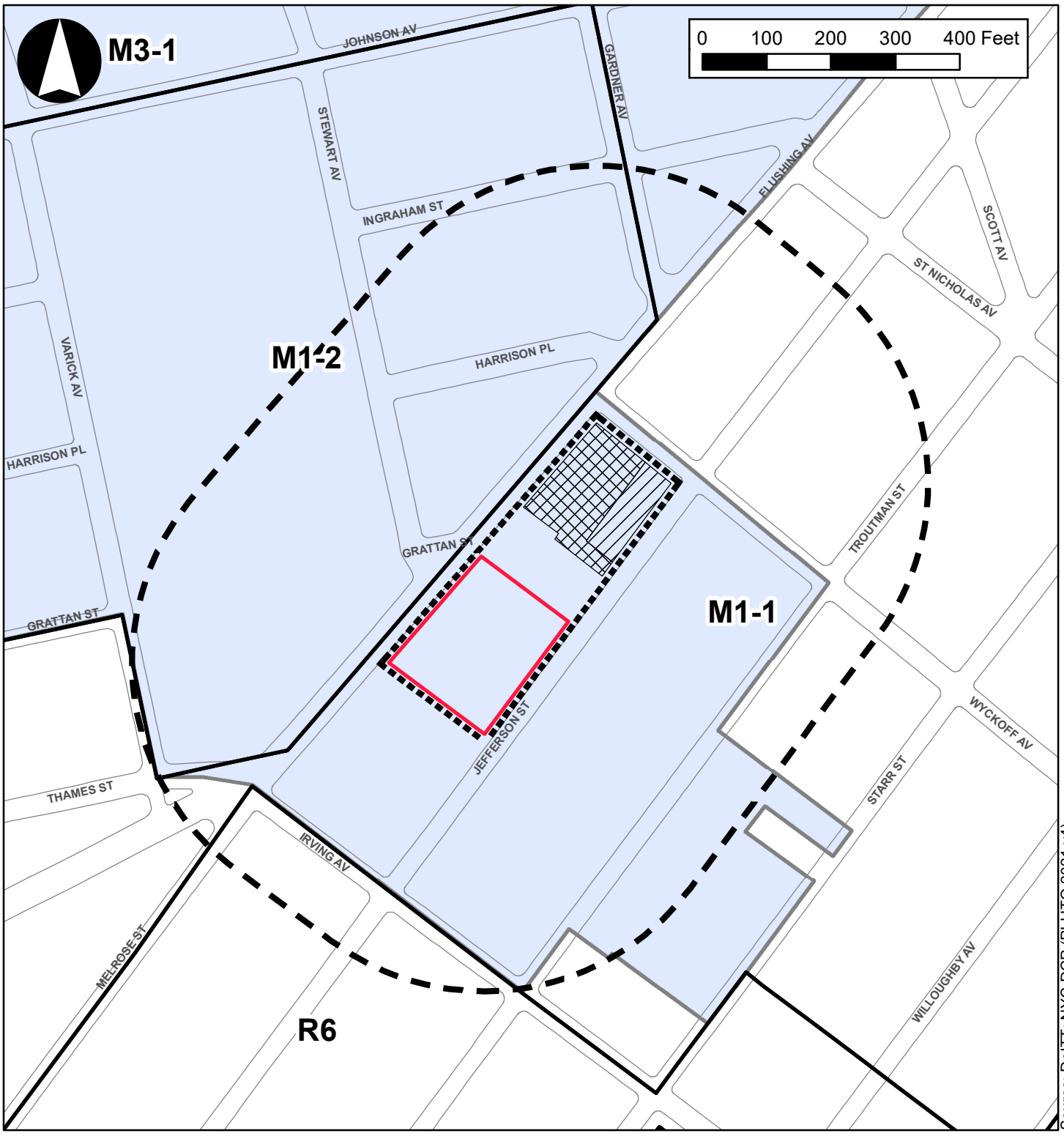
Zoning

PRIMARY STUDY AREA

As shown in **Figure 2-2**, the primary study area is located in an M1-1 zoning district, which is generally mapped along Flushing Avenue, Gardner Avenue, and Grattan Street to the west, Irving Avenue and Melrose Street to the south, Johnson Avenue in Brooklyn and Metropolitan and Grand Avenues in Ridgewood, Queens to the north, and Starr Street, Willoughby Avenue, and Dekalb Avenue to the east. M1-1 is a light manufacturing/industrial district that has performance standards and may serve as industrial front yards or buffers between heavy manufacturing M2 and M3 districts to adjacent residential and commercial zoning districts. M1 districts usually include light manufacturing/industrial uses such as woodworking shops, repair shops, and wholesale services. High performance industrial uses are allowed, as well as a range of commercial uses. Pursuant to the recently-approved M1 Hotel Text Amendment, hotels are only permitted by special permit. Additional Use Group 4 community facilities are allowed in M1 districts by special permit.[3] Residential development is generally not permitted as-of-right in M1 districts. M1-1 districts have a maximum floor area ratio (FAR) of 1.0 for manufacturing and commercial uses and 2.4 for community facility uses (Use Group 4, only).[4] Buildings in M1-1 districts are governed by

[2] Although no tax lots which have 50 percent or more of their area within the 400-foot radius include open space uses, it should be noted that the 6.87 acre Maria Hernandez Park is located one block to the east of the southernmost boundary of the secondary study area. Furthermore, the 770 sq ft greenstreet located at the intersection of Varick Avenue and Thames Street is within the Secondary Study Area.
[3] Pursuant to the ZR, section 42-11, Use Group 4A containing health facilities and houses of worship are permitted as-of-right and do not require a special permit; Use Group 4B (which includes open uses, such as agriculture, cemeteries, golf courses, parks, and railroad right-of-ways and Use Group 4C (which includes accessory uses to Use Groups 4A and 4B) are not permitted as-of-right and thus, would require a special permit.
[4] See footnote 3.

Figure 2-2
Zoning Map



Source: DoITT; NYC DCP (PLUTO 2021 v4)

Legend

- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 400-ft Radius
- Zoning District Boundary
- North Brooklyn IBZ

the sky exposure plane, which begins 30 feet above the street line. Within M1-1 districts, off-street parking is required and varies by use.

SECONDARY STUDY AREA

Zoning classifications within the secondary study area, which are also shown in **Figure 2-2** and listed in **Table 2-2**, consists of an M1-2 district, which is a high performance, low-density manufacturing zoning district. Additionally, an R6 residential zoning district is mapped along the southern edge of the secondary study area south of Irving Avenue.

TABLE 2-2
Existing Zoning Districts within the Secondary Study Area

Name	Definition/General Use	Maximum FAR
Residential Districts		
R6	R6 districts are widely mapped in built-up, medium-density areas. Developers can choose between Height Factor and Quality Housing bulk regulations.	R: 0.78-2.43 (Height Factor); 2.2-3.0 (Quality Housing); 2.42-3.6 (Inclusionary Housing); C: 0.0; CF: 4.8; M: 0.0
Manufacturing Districts		
M1-2	M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, which must meet the stringent M1 performance standards.	R: 0.0; C: 2.0; CF: 4.8[1]; M: 2.0

Source: Zoning Resolution of the City of New York
Notes: R=Residential; C=Commercial; CF=Community Facility; M=Manufacturing
[1] Nursing homes and non-profit residential facilities limited to residential FAR, except by special permit

Public Policy

In addition to zoning, officially adopted and promulgated public policies also describe the intended use applicable to an area or particular site(s) in New York City. These include Urban Renewal Plans, 197-a Plans, Industrial Business Zones (IBZs), the New York City Comprehensive Waterfront Plan, the Criteria for the Location of City Facilities ("Fair Share" criteria), Solid Waste Management Plan, Business Improvement Districts ("BIDs"), the New York City Landmarks Law, the Waterfront Revitalization Program ("WRP"), and OneNYC. Some of these policies have regulatory status, while others describe general goals. They can help define the existing and future context of the land use and zoning of an area.

Public policies applicable to the study areas are discussed below. The Proposed Action's consistency with each of these policies is assessed in the "The Future with the Proposed Action (With-Action Condition)" section of this chapter. The primary and secondary study areas are located within the boundaries of the North Brooklyn IBZ. Additionally, applicable public policies include OneNYC, 10-Point Industrial Action Plan, New York Works, and the Federal Emergency Management Agency (FEMA) Flood Plains.

NORTH BROOKLYN INDUSTRIAL BUSINESS ZONE (IBZ)

As shown in **Figure 2-2**, the primary study area and most of the secondary study area are located within the North Brooklyn IBZ. The North Brooklyn IBZ covers over several hundred blocks (or portions thereof) in the Greenpoint, Williamsburg, East Williamsburg, and Bushwick neighborhoods, and is generally bounded by Newtown Creek to the north and east, Flushing Avenue and Jefferson Street to the south, and McGuinnes Boulevard, Morgan Avenue, Van Dam Street, and Waterbury Street to the west. In 2006, the Mayor's Office for Industrial and Manufacturing Businesses ratified the establishment of 16 IBZs in which the City provides expanded assistance services to industrial firms in partnership with local development groups. Since 2006, additional IBZs have been established and the boundaries of select IBZs

modified. There are currently 21 IBZs throughout New York City. Usually built upon pre-existing In-Place Industrial Parks, IBZs offer various incentives to prevent industrial uses from relocating outside of the City and represent a commitment by the City not to rezone these areas for residential uses.

Planning studies are performed to determine changes that can be made to improve business efficiency within the City's IBZs. These changes can include traffic and parking monitoring, clustering of similar businesses, and IBZ-specific marketing. Higher regulation and steeper penalties for illegal conversions, as well as a guarantee not to rezone to residential districts, help to alleviate real estate uncertainty. Tax incentives also encourage new industrial uses to move to these areas of the City.

Within an IBZ, Industrial Business Solutions Providers offer industrial firms guidance on accessing appropriate financial and business assistance programs, navigating and complying with regulatory requirements, developing workforces, and ensuring the neighborhood is well-maintained. The Industrial Business Solutions Provider for the North Brooklyn IBZ is Evergreen: Your North Brooklyn Business Exchange. As noted in **Chapter 1, "Project Description,"** the Applicant has partnered with Evergreen, which is a local organization that provides support for manufacturing, creative production and industrial service businesses in North Brooklyn.

The North Brooklyn IBZ identifies six subareas based on existing trends and assets. These subareas help advance the goal to create a better business environment, improve the quality of life for workers and residents, and identify improvements to transportation and infrastructure to support economic growth. The Project Area would be located within the Growth District of the North Brooklyn IBZ. The Growth District is identified as the most transit-accessible subarea with the greatest concentration of multi-story industrial loft buildings. The goal of the Growth District aims to grow the technology, advertising, media and information (TAMI) sector by increasing density for commercial and light industrial uses, reducing parking requirements, rightsizing loading requirements to reflect excellent business needs and facilitate development, and creating new loft-like building envelopes.

ONENYC (PREVIOUSLY PLANYC)

In April 2015, former Mayor Bill de Blasio released OneNYC, a comprehensive plan for a sustainable and resilient city for all New Yorkers that speaks to the profound social, economic, and environmental challenges faced. OneNYC is the update to the sustainability plan for the City started under the Bloomberg administration, previously known as *PlaNYC 2030: A Greener, Greater New York*. Growth, sustainability, and resiliency remain at the core of OneNYC, but with the poverty rate remaining high and income inequality continuing to grow, the de Blasio administration added equity as a guiding principle throughout the plan. In addition to the focuses of population growth; aging infrastructure; and global climate change, OneNYC brings new attention to ensuring the voices of all New Yorkers are heard and to cooperating and coordinating with regional counterparts. Since the 2011 and 2013 updates of PlanNYC, the City has made considerable progress towards reaching original goals and completing initiatives. OneNYC includes updates on the progress towards the 2011 sustainability initiatives and 2013 resiliency initiatives and also sets additional goals and outlines new initiatives under the organization of four visions: growth, equity, resiliency, and sustainability.

Goals of the plan are to make New York City:

- A Growing, Thriving City—by fostering industry expansion and cultivation, promoting job growth, creating and preserving affordable housing, supporting the development of vibrant neighborhoods, increasing investment in job training, expanding high-speed wireless networks, and investing in infrastructure.

- A Just and Equitable City—by raising the minimum wage, expanding early childhood education, improving health outcomes, making streets safer, and improving access to government services.
- A Sustainable City—by reducing greenhouse gas emissions, diverting organics from landfills to attain Zero Waste, remediating contaminated land, and improving access to parks.
- A Resilient City—by making buildings more energy efficient, making infrastructure more adaptable and resilient, and strengthening coastal defenses.

10-POINT INDUSTRIAL ACTION PLAN

The 10-Point Industrial Action Plan, announced in November 2015, outlines tools and strategies to strengthen and invest in New York City's core industrial areas, including IBZs, and provides essential protections against non-industrial uses and development that will help ensure that existing manufacturing firms and new businesses have the space and support they need to thrive. The Industrial Action Plan also affirms the Administration's commitment to strengthening the City's core industrial areas and aims to support industrial job growth in IBZs, New York City's most active manufacturing zones. It also establishes a new $150 million loan and grant fund for new and growing industrial businesses, helps firms access advanced technologies like 3D printing, and opens new career centers to connect New Yorkers directly with industrial employers. The Plan was enacted to help achieve three major goals: to protect and strengthen core industrial areas; invest in the long-term development of industrial and manufacturing businesses; and prepare New York's labor force for future industrial and manufacturing jobs.

NEW YORK WORKS

In June 2017, former Mayor Bill de Blasio released New York Works, a 10-year economic development plan to invest in and support new industries and employment opportunities, as well as raise wages, train New Yorkers for new careers, and create jobs. New York Works includes 25 initiatives to spur the creation of 100,000 new quality jobs in key sectors that have the potential to support well-paid jobs, including cyber security, freight, life sciences and healthcare, virtual reality, culture, tech, manufacturing, and apprenticeships. As affordability has persisted as an issue for many New Yorkers, this plan attempts to identify opportunities to spur job creation for jobs paying more than $50,000 a year, making New York a more affordable place to live and work. The plan comprises three broad objectives:

- Invest in the creation of middle-class jobs.
- Ensure those jobs are accessible to New Yorkers.
- Prepare for jobs of the future.

The plan seeks to create 25,000 jobs through investments in existing and emerging commercial centers across the five boroughs to support jobs closer to where New Yorkers live, and strengthen core job markets and global competitiveness. The plan indicates the demand for office space in New York City is projected to grow by over 60 million square feet by 2025, with nearly half of the demand outside of Manhattan. Activating and increasing the supply of commercial office space is essential to expanding opportunity and increasing the number of middle income jobs from private sector professional services based in offices. The plan also outlines several strategies for public support, including modernizing and repurposing City-owned properties for commercial or manufacturing uses, financing and tax incentives, and infrastructure investments.

FEMA Flood Zones

In June 2013, FEMA issued Preliminary Work Maps for New York City to show coastal flood hazard data. Subsequently, the City made immediate accommodations to zoning regulations and upgrades to the New

York City Building Code so that new construction would be built to these higher standards. In January 2015, FEMA issued Revised Preliminary Flood Insurance Rate Maps (FIRMs) for New York City, which are considered the best available flood hazard data, replacing the FEMA Preliminary Work Maps. As shown in **Figure 2-3a** to **Figure 2-3d**, the Project Area is located within the currently applicable 100-year flood zones for the 2080s and 2100s and 500-year flood zones for the 2020s, 2050s, 2080s, and 2100s. According to FEMA's zone classification, the Project Area is located within Zone X. Zone X is identified as a moderate- to low-risk area by FEMA. Zone X is an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. It may have ponding and local drainage problems that do not warrant a detailed study or designation as base floodplain. According to New York City Flood Maps, Zone X is a moderate-risk zone, but property owners are not required to purchase flood insurance.

The Future without the Proposed Action (No-Action Condition)

Land Use

PRIMARY STUDY AREA

In the 2027 future without the Proposed Action, it is assumed that while no new construction would be planned for the Applicant-owned Projected Development Site 1, the currently vacant, approximately 30,388 sf former industrial building on Lots 18 and 24 would be converted and reoccupied with commercial retail uses in the No-Action condition. As a result, Projected Development Site 1 would be occupied by approximately 31,907 gsf (30,388 zsf) of commercial retain uses on a 37,928-sf lot (0.80 FAR). No other changes to the remaining Project Area lots are anticipated in the future without the Proposed Action.

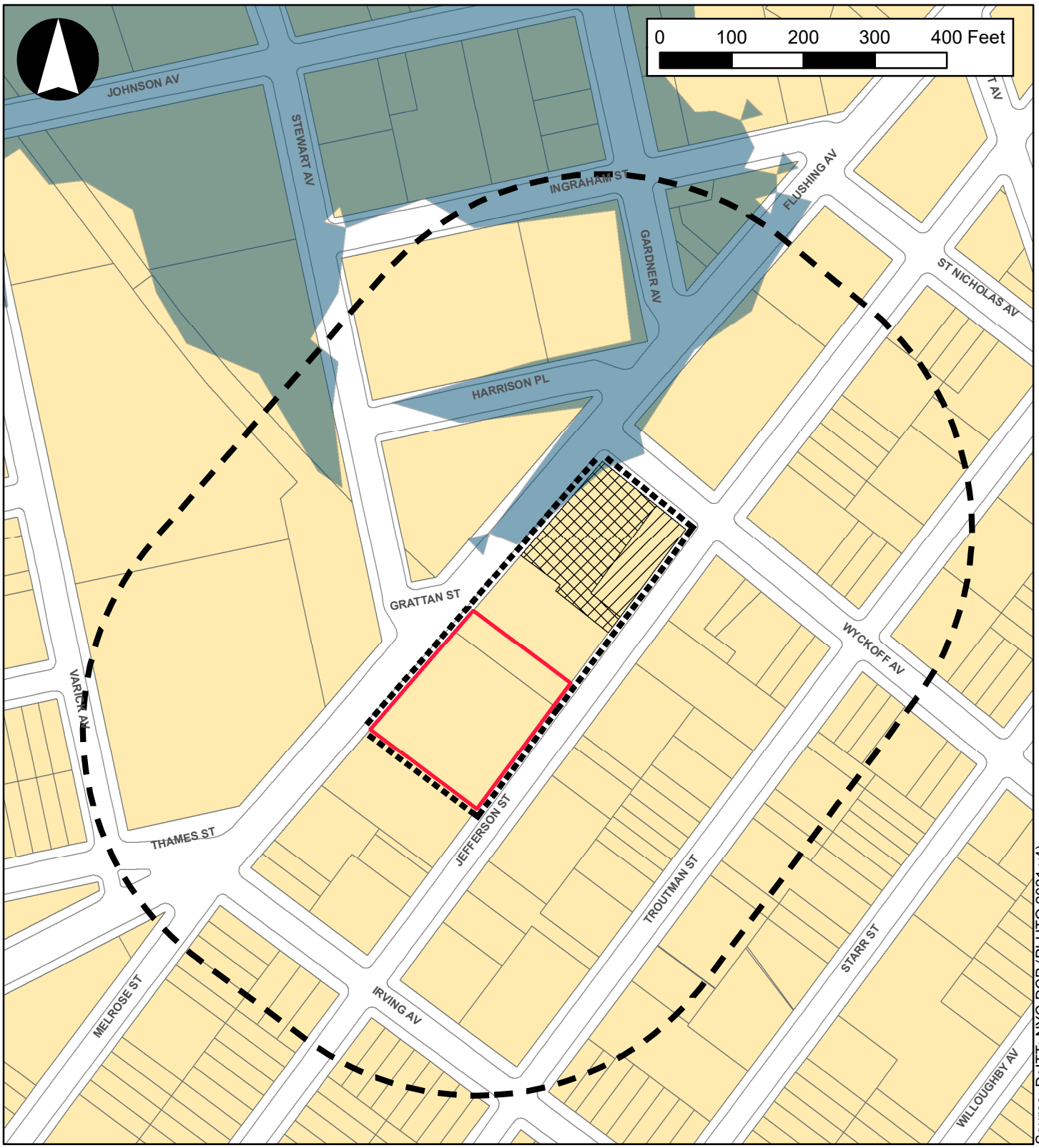
SECONDARY STUDY AREA

There is one known and anticipated development that is in the preliminary stage of development and is expected to be completed and occupied in the secondary study area by 2027, which is shown in **Figure 2-4** and summarized in **Table 2-3**, below. A new planned 11-story hotel, located at 25 Stewart Avenue, would be approximately 130-feet tall with 140 keyed-hotel rooms (80,014 zsf). According to DOB records, permits were filed approved in 2015. However, in 2019, the owners of the property sold the lot, and no new plans have been filed for the property.[5]

For purposes of analyses provided in other chapters of this EIS, No-Action developments anticipated within a quarter-mile radius of the Project Area are also included in **Table 2-3**. As shown in **Figure 2-4** and **Table 2-3**, including the project within the secondary study area, there are two new development projects and one significant enlargement project in various stages of development within a quarter-mile radius of the primary study area. Combined, these three projects would introduce 67 residential units, approximately 6,749 gsf of retail space, 9,042 gsf of community facility space, and 37 parking spaces.

[5] Although no new permits have been filed, it is currently expected that the new ownership will file permits for a similarly planned development.

Figure 2-3a
FEMA 2020s Flood Map

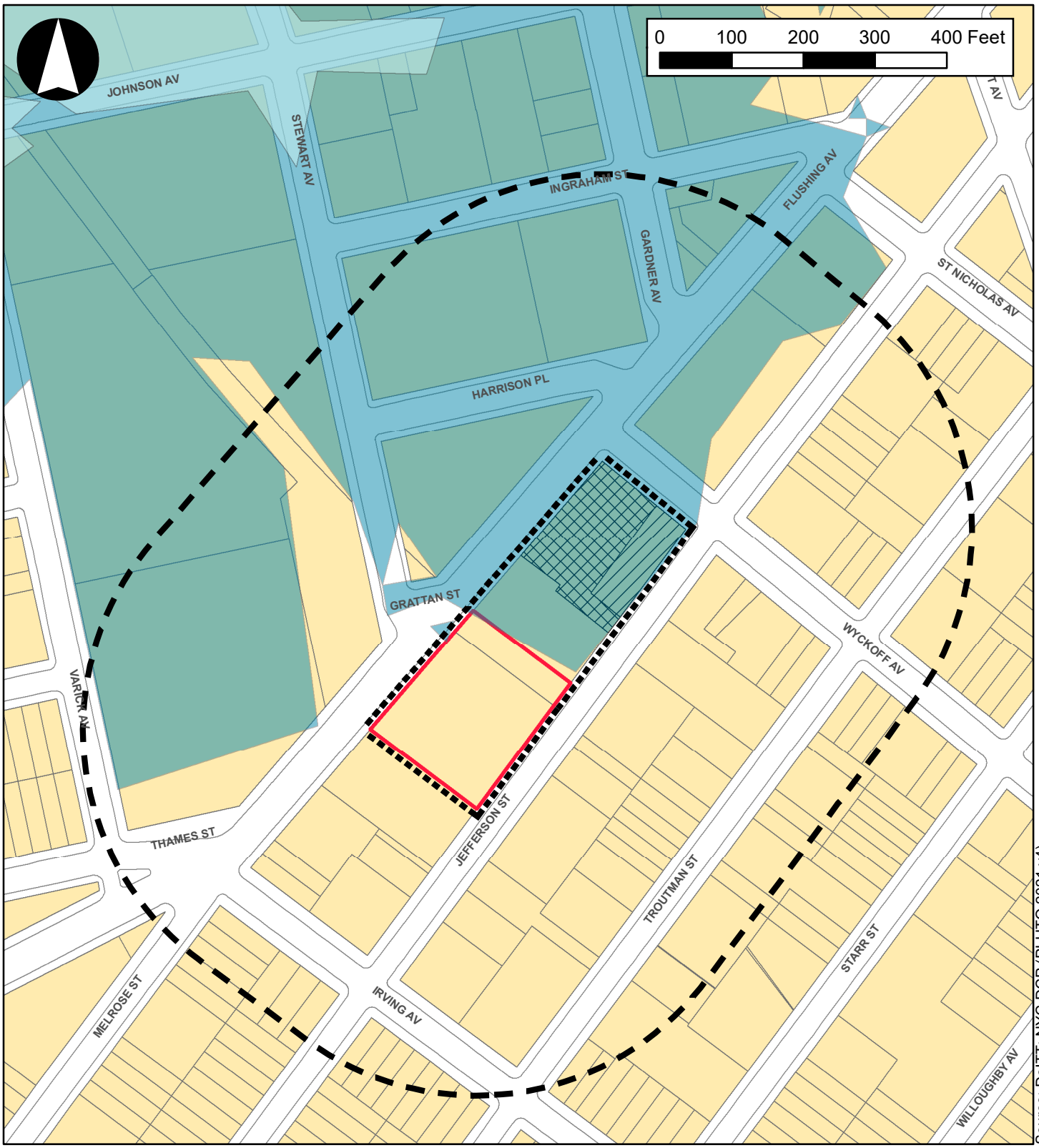


Source: DoITT; NYC DCP (PLUTO 2021 v4)

Legend

- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 400-ft Radius
- FEMA NPCC 2020s 500 Year Flood Scenario

Figure 2-3b
FEMA 2050s Flood Map

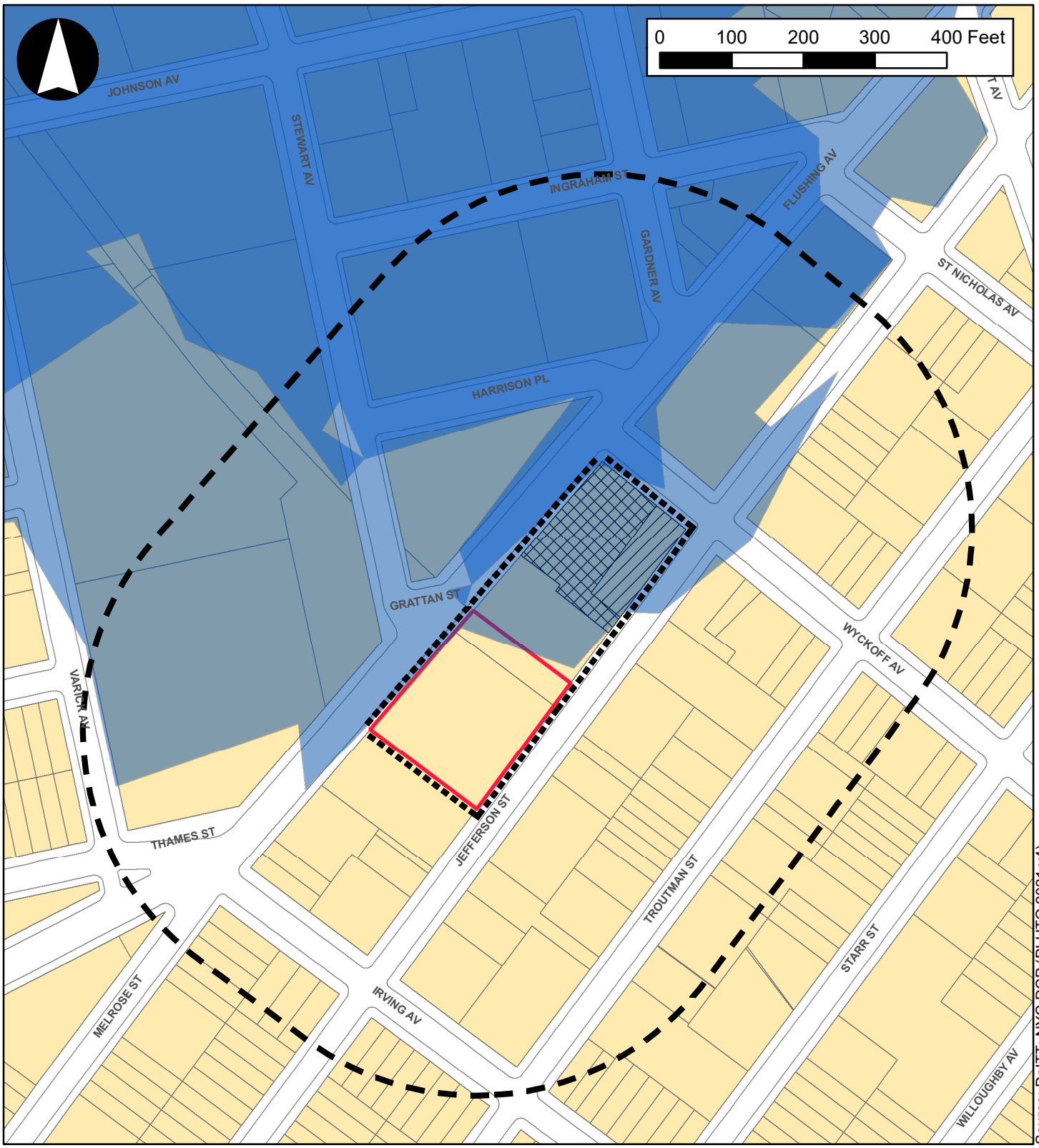


Source: DoITT; NYC DCP (PLUTO 2021 v4)

Legend

- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 400-ft Radius
- FEMA NPCC 2050s 100 Year Flood Scenario
- FEMA NPCC 2050s 500 Year Flood Scenario

Figure 2-3c
FEMA 2080s Flood Map

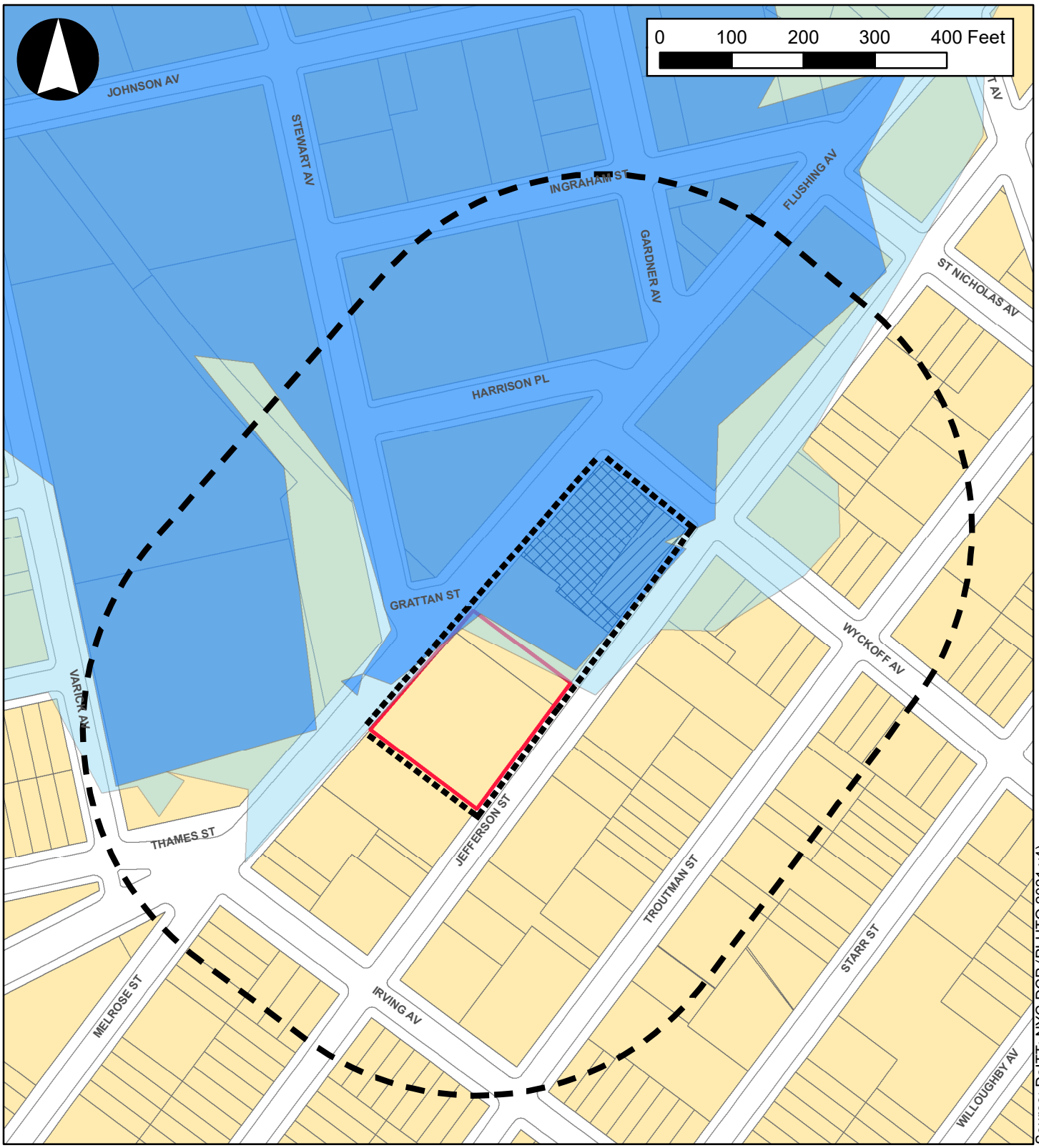


Source: DoITT; NYC DCP (PLUTO 2021 v4)

Legend

- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 400-ft Radius
- FEMA NPCC 2080s 100 Year Flood Scenario
- FEMA NPCC 2080s 500 Year Flood Scenario

Figure 2-3d
FEMA 2100s Flood Map



Source: DoITT; NYC DCP (PLUTO 2021 v4)

Legend

- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 400-ft Radius
- FEMA NPCC 2100s 100 Year Flood Scenario
- FEMA NPCC 2100s 500 Year Flood Scenario

TABLE 2-3
No-Action Developments

		Secondary Study Area (400-foot)									
Map Number[1]	Project	Dwelling Units (DUs)	Residential (sf)	Commercial (sf)	Hotel (keyed rooms)	Hotel (sf)	Manufacturing (sf)	Community Facilities (sf)	Parking Spaces	Number of Floors	Build Year
1	25 Stewart Avenue[2]	0	0	0	140	80,014	0	29,320	116	11	-
		Within a Quarter-Mile Radius									
2	95 Grattan Street	7	4,838	0			0	0	0	4	-
3	97 Grattan Street	7	4,739	0			0	0	0	4	-
A	260 Knickerbocker Avenue	53	35,895	6,749			0	9,042	37	11	-

Notes:
[1] Keyed to **Figure 2-4**.
[2] These numbers represent the most recent filing with DOB from April 2022.
Sources: New York City Department of Buildings (DOB) Building Information System (BIS); Articles from *CityRealty, Curbed NY, The Real Deal, and YIMBY*.

As evidenced by recently completed and ongoing development projects within the secondary study area and ¼-mile surrounding area, the land use trend of the Bushwick neighborhood is moving towards more conversions and new construction of hotels[6], retail, entertainment uses and mixed-use developments, although the neighborhood continues to contain a number of industrial spaces and jobs. Anticipated development under the No-Action scenario will support the future economic development and growth in the area.

Zoning and Public Policy

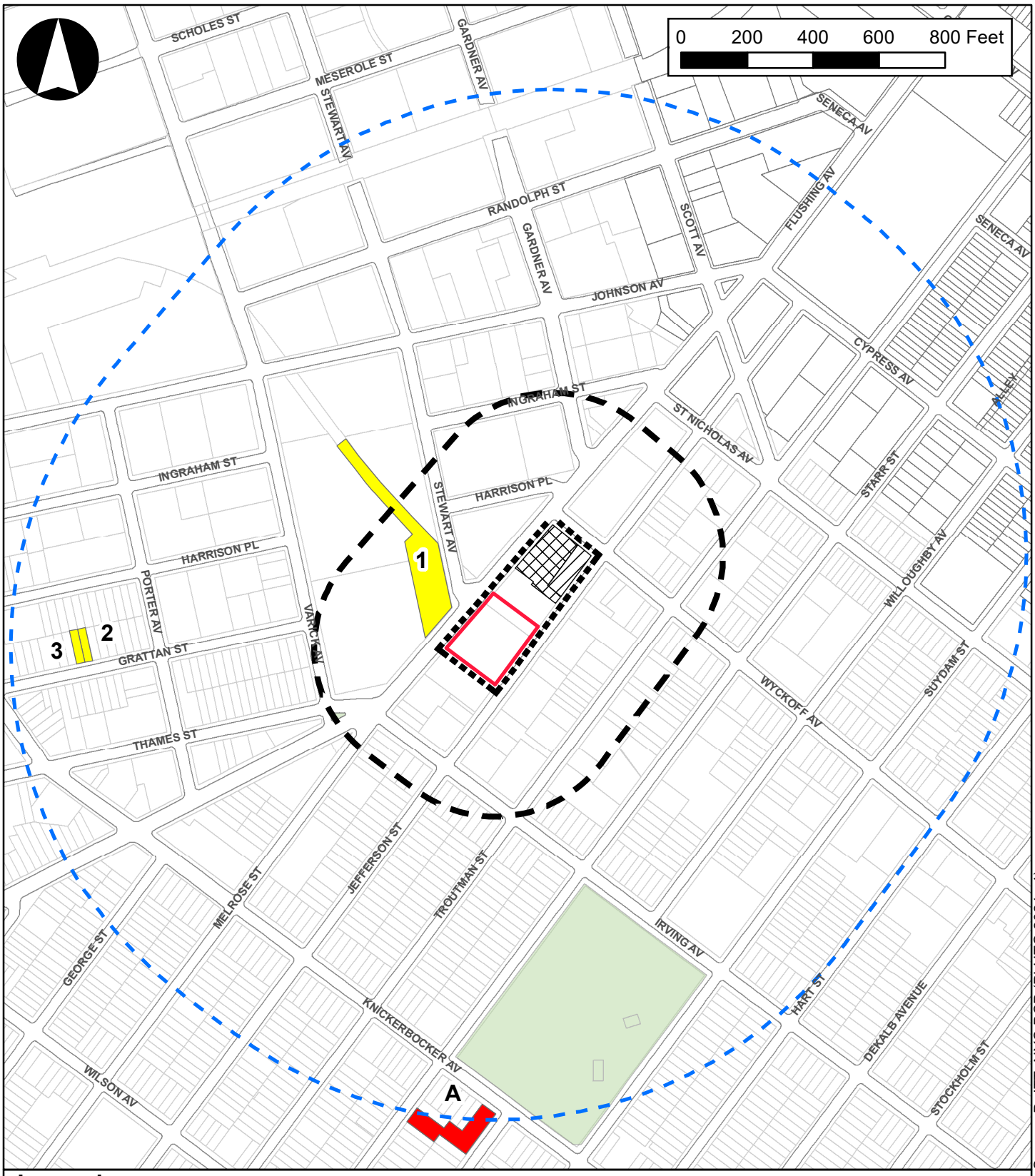
No changes to zoning or public policy in the primary or secondary study areas are anticipated in the 2027 No-Action condition.

The Future with the Proposed Action (With-Action Condition)

As described in detail in **Chapter 1, "Project Description,"** the Applicant proposes to demolish the existing single-story building on Projected Development Site 1 in order to facilitate the Proposed Project. The Proposed Project would consist of a single-story building and a nine-story building separated by a pedestrian alleyway. The single-story structure and first two floors and cellar floor of the nine-story building would contain a combined total of approximately 75,586 gsf (36,730 zsf) of retail uses (0.97 FAR); the second and third floors of the proposed nine-story building would contain approximately 40,732 gsf (37,846 zsf) of light industrial uses (1.0 FAR); and the remaining floors (three through nine) of the

[6] On December 20, 2018 the City Council adopted the M1 Hotel Text Amendment which modified the Zoning Resolution to require special permits for the construction of hotels in most high performance (M1) zoning districts. Most of the hotels in the study area and larger Greenpoint and Williamsburg that are located within M1 zoning district were constructed or under construction prior to the adoption of this zoning text amendment.

Figure 2-4
No-Action Developments



Legend

- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 400-ft Radius
- 1/4-Mile Radius
- A — No-Action Enlargement
- 1 — No-Action Development

**Keyed to Table 2-3*

Source: DoITT; NYC DCP (PLUTO 2021 v4)

proposed nine-story building would contain approximately 121,786 gsf (114,983 zsf) of commercial office uses (3.03 FAR). Loading bays would be provided with a single curb cut along Flushing Avenue to satisfy the M1-5 zoning requirements associated with the proposed office, retail, and industrial uses; no accessory parking spaces would be required under the proposed M1-5 zoning district. In total, the Proposed Project would contain approximately 238,104 gsf (189,559 zsf) of new development (5.0 FAR). However, under the proposed M1-5 district would allow a maximum community facility FAR of 6.5, the reasonable worst case development scenario (RWCDS) would assume an additional 1.5 FAR of community facility (medical office) uses on Projected Development Site 1. As such, it is assumed that Projected Development Site 1 would accommodate approximately 75,586 gsf (36,730 zsf) of retail uses, approximately 40,732 gsf (37,846 zsf) of light industrial uses, approximately 121,786 gsf (114,983 zsf) of commercial office uses, and approximately 59,973 gsf (56,975 zsf) of community facility (medical office) uses. The RWCDS would require three loading bays, which would be accommodated by a curb cut along Flushing Avenue, and would not contain any accessory parking spaces. In total, the RWCDS for Projected Development Site 1 would contain approximately 298,077 gsf (246,534 zsf) of new development (6.5 FAR).

It is also assumed that Projected Development Sites 2 and 3 would be redeveloped in the future with the Proposed Action. It is anticipated that Projected Development Site 2 would be redeveloped with a six-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 79,821 gsf of office space and 16,730 gsf of retail space. Projected Development Site 3 would be redeveloped with a five-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 32,547 gsf of office space and 6,250 gsf of retail space. As such, the total With-Action Condition for the Project Area would include approximately 234,154 gsf of commercial office uses, 98,566 gsf of retail uses, 40,732 gsf of light industrial uses, and 59,973 gsf of community facility (medical office) uses.

Land Use

PRIMARY STUDY AREA

The Proposed Action would result in changes to some land uses in the primary study area, as compared to the No-Action condition.

Table 2-4 provides a summary of the RWCDS for the Project Area compared to the No-Action condition. Projected Development Sites 1, 2, and 3 represent the RWCDS for the Project Area. As indicated in the table, the total development expected to occur in the primary study area under the With-Action condition would consist of approximately 433,425 gsf, including 332,720 gsf of commercial office and retail space, 40,732 gsf of light industrial/manufacturing space, and 59,973 gsf of community facility (medical office) space. The incremental (net) change between the No-Action and With-Action conditions that would result from the Proposed Action would be 28,338 gsf of commercial office and retail space, 40,732 gsf of industrial space, and 59,973 gsf of community facility (medical office) space, as well as a net reduction of approximately 7,613 gsf of warehousing space and 3,750 gsf of open storage area space.

TABLE 2-4
2027 RWCDS No-Action and With-Action Land Uses – Primary Study Area (Projected Development Sites 1, 2, and 3)

Use	No-Action Scenario [gsf]	With-Action Scenario [gsf]	Increment
Commercial	52,382 gsf	332,720 gsf	**+280,338 gsf**
Office	--	234,154 gsf	**+234,154 gsf**
Retail	52,382 gsf	98,566 gsf	**+46,184 gsf**
Community Facility (Medical Office)	--	59,973 gsf	**+59,973 gsf**
Light Industrial	7,613 gsf	40,732 gsf	**+33,119 gsf**
Population/Employment[1]	**No-Action Scenario**	**With-Action Scenario**	**Increment**
Workers	183 workers	1,488 workers	**1,305 workers**

Notes:
[1]Assumes 1 employee per 250 sf of office; 1 employee per 300 sf of retail; 1 employee per 1,000 sf of light industrial uses; 1 employee per 333 sf of community facility (medical office).

SECONDARY STUDY AREA

The Proposed Action is not expected to affect land use patterns in the secondary study area. The consistency of the Proposed Action with secondary study area land uses is discussed in the "Assessment" section, below.

Zoning

PRIMARY STUDY AREA

The Project Area requires the approval for a zoning map amendment that would rezone Block 3167, Lots 12 (p/o), 18, 24, 26, 29, and 40 from a M1-1 district to a M1-5 district.

SECONDARY STUDY AREA

The Proposed Action is site-specific and would not alter zoning designations within the secondary study area surrounding the primary study area. The consistency of the Proposed Action with zoning in the secondary study area is discussed in the "Assessment" section, below.

Public Policy

No changes to the applicable primary or secondary study area public policies are proposed as part of the Proposed Action. The consistency of the Proposed Action with the applicable primary and secondary study area public policies are discussed in the "Assessment" section, below.

Assessment

LAND USE

Primary Study Area

The Proposed Action would not result in significant adverse impacts to land use in the primary study area. The Proposed Action would not directly displace existing land uses in such a way as to adversely affect surrounding land uses. The Proposed Project would preserve and support existing industrial uses and retain light industrial/manufacturing uses in an existing IBZ, as well as provide increased walk-to-work opportunities within Brooklyn CD 4, contribute to an increase in density of appropriate land uses in an area of the City well-served by existing infrastructure and public transportation, strengthen the economic base of the Bushwick neighborhood, enhance the value of land and buildings, contribute to a diverse mix of business uses and employment in the neighborhood, and protect the City's tax revenues.

Bushwick and the adjacent East Williamsburg have both experienced stagnant residential development, but experienced residential growth over the past several years. The amount of existing office, industrial, and retail space in the surrounding area has not expanded sufficiently to meet the needs of the area's growing residential population. Therefore, the introduction of approximately 238,104 gsf of commercial office/manufacturing space facilitated by the Proposed Action would provide new office, industrial, and retail space within an area of the City experiencing substantial growth in residential population. The Proposed Action would allow a new building containing space for commercial office, retail, and light industrial/manufacturing uses to be constructed on Projected Development Site 1 in an area where there is strong demand for these particular uses.

The projected development sites would also introduce local retail which would activate street frontage and enhance the pedestrian experience. The proposed/projected retail uses are expected to serve the needs of the surrounding area.

Furthermore, the introduction of additional commercial office space in Bushwick would address increasing borough-wide demand for new commercial office space. As discussed in Attachment D**,** "Socioeconomic Conditions," of the *1160 Flushing Avenue Rezoning EAS* (2022), small and mid-sized companies, which make up most of Brooklyn's business growth, as well as startups, are driving the market and are seeking to locate in areas in close proximity to, or otherwise accessibly by, their workforces, near public transportation, and growing residential markets. The success of neighboring residential markets is contributing to the growth of the commercial market in the area and the associated demand for additional office space. The commercial office space facilitated by the Proposed Action would contribute toward addressing an increase in demand from the media, technology, and creative industries for new commercial space in Downtown Brooklyn, DUMBO, and Williamsburg. Particularly in light of the Covid-19 health crisis, the commercial component of the Proposed Project would meet the need for new, modern, office space offering the latest in health and wellness measures (e.g., state-of the art infrastructure and HVAC systems). It would also allow companies to locate in the Bushwick neighborhood, closer to a large pool of available workforce that currently lives there, thereby allowing many office workers to walk or bike to work.

Secondary Study Area

The Proposed Action would not result in significant adverse impacts to land use in the secondary study area. The secondary study area, which includes a diverse assortment of existing land uses, would not undergo any land use changes as a result of the Proposed Action; the proposed changes would be limited to the Project Area and would introduce commercial and industrial uses complementary to existing secondary study area land uses. A majority of the properties located within the secondary study area have not been the subject of new development, with the exception of the one No-Action development expected to be completed and occupied in the secondary study area and the three additional No-Action developments expected to be completed and occupied in the ¼-mile study area by 2027 (summarized in **Table 2-3**). Together, these four projects will introduce 67 dwelling unit, 140 hotel rooms, 6,749 gsf of retail space, 38,362 gsf of community facility space, and approximately 153 parking spaces into the ¼-mile study area. As exemplified by these No-Action developments, the new commercial office and local retail uses provided in the Project Area would be consistent with, and complementary to, the under construction and planned land uses in the secondary and ¼-mile study areas. As such, the Proposed Action would support existing land use trends in the secondary and ¼-mile study areas and would not introduce any new land uses that would be incompatible with their surroundings.

ZONING

Primary Study Area

According to the criteria set forth in Section 410 in Chapter 4 of the *CEQR Technical Manual*, the Proposed Action would not result in significant adverse impacts on zoning. As shown in **Table 2-5**, in the With-Action condition, the primary study area would be rezoned from M1-1 to M1-5. The proposed zoning map amendment would increase the maximum allowable density in the primary study area to 6.5 FAR for community facility uses and 5.0 FAR for commercial and manufacturing uses. The proposed zoning designation would also increase the performance standards for industrial uses in the primary study area. While the proposed M1-5 zoning designation would facilitate a development at a higher density than what is currently allowed in the primary study area's M1-1 zoning district, the higher density zoning designation and associated increased density would be appropriate, given the primary study area's proximity to existing infrastructure and public transportation, as well as the proposed zoning designation's consistency with M1 districts mapped adjacent to the boundaries of the primary study area.

The proposed zoning change would be consistent with recently approved zoning actions in the surrounding North Brooklyn IBZ. Each of these projects sought special permits to incentivize the construction of new mixed-use commercial and manufacturing buildings that allocate a portion of their floor area to certain light industrial uses, allowing additional floor area devoted to certain types of commercial and light industrial uses. As proposed, the combined industrial/commercial Proposed Project is in keeping with the City's policy of encouraging the retention and expansion of industrial businesses, especially in IBZ areas, by providing increased commercial floor area and acknowledging the site constraints that such developments may entail. For these reasons, the Proposed Action would have no significant adverse impact on zoning in the primary study area.

TABLE 2-5
Comparison of Existing and Proposed Zoning – Primary Study Area

	Existing Zoning [M1-1]	**Proposed Zoning [M1-5]**
Use Groups	4-17*	4-17*
Maximum Permitted FAR		
Residential	Not Permitted	Not Permitted
Community Facility	2.4	6.5
Commercial	1.0	5.0
Manufacturing	1.0	5.0

Source: *Zoning Resolution of the City of New York.*
*In M1 zoning districts, Use Groups 4 (with the exception of health facilities and houses of worship) and 5 are only allowed by CPC special permit.

Secondary Study Area

The Proposed Action would allow for the as-of-right development of a mix of commercial and industrial uses in the primary study area. Although the Proposed Action would increase the allowable density in the primary study area, this increase would be appropriate given the context of zoning in the secondary study area. The projected development sites' zoning designation and proposed uses would be compatible to the existing and permitted uses in the neighboring secondary study area zoning districts. Consistent with most planned development in the secondary study area, the projected development sites would occupy either the entire or a majority of each respective site and create continuous street walls. Planned buildings with comparable density and height are located within the secondary study area at 25 Stewart Avenue (2.7 FAR, 11 stories) and 260 Knickerbocker Avenue (3.4 FAR, 11 stories). The Proposed Action would therefore be compatible with zoning in the surrounding secondary study area and would not affect the relationship between the primary and secondary study areas. Therefore, it is not expected that the Proposed Action would result in any significant adverse impacts on zoning in the secondary study area.

PUBLIC POLICY

OneNYC

OneNYC was released in April 2015. As discussed above, *OneNYC* is a comprehensive plan for a sustainable and resilient city for all New Yorkers that speaks to the profound social, economic, and environmental challenges faced. The Proposed Action is consistent with the City's sustainability goals, including those outlined in *OneNYC*. Notably, the Proposed Action would support the plan's land use goals of focusing development in areas that are served by mass transit; increasing walk-to-work opportunities; creating jobs in proximity to established and/or growing residential neighborhoods; and fostering walkable retail destinations. The Proposed Action is expected facilitate the development of the Proposed Project, a single-story building and a nine-story building separated by a pedestrian alleyway for a total approximately 238,104 gsf (189,559 zsf) of new mixed use commercial/manufacturing development.. As such, the Proposed Action would help to foster the expansion and retention of an existing industrial business, which would be consistent with the *OneNYC* goal of fostering an environment in which small businesses can succeed. The Proposed Project would be in close proximity to the Jefferson Street L subway station and several other transit options. As such, the Proposed Action would be consistent with the *OneNYC* goal of focusing development in areas that are served by mass transit and fostering walkable retail destinations. Overall, the Proposed Action would be supportive of the applicable goals and objectives of *OneNYC*.

New York Works

New York Works was released in June 2017. As discussed above, the plan attempts to identify initiatives that will spur 100,000 new jobs for middle-class households that will lead to careers in several sectors. The Proposed Action and resulting RWCDS are consistent with this policy and would help to support the mission of *New York Works*. The projected development sites would be located in a transit accessible area and would create approximately 332,720 gsf of commercial office and local retail uses, 40,732 gsf of industrial uses, and approximately 59,973 gsf of community facility (medical offices) uses. This mix of commercial office, local retail, industrial, and medical office uses would create much needed flexible work space in the Bushwick neighborhood of Brooklyn, an emerging market, and allow for a wider range of commercial and light industrial uses. The Proposed Action would facilitate a new development that increases the supply of commercial space, which is essential to expanding opportunity and increasing the number of middle income, outer borough, private sector jobs.