Appendix E: Development Site Descriptions



Projected Site 1

Lot Count: 2

571 Washington Avenue
Block, Lot: 1124, 4
Lot Area: 8,706 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(1-story auto repair shop)*

922 Atlantic Avenue
Block, Lot: 1124, 10
Lot Area: 2,665 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(2-story mixed commercial and residential)*

No Action:
Continuation of existing use

With Action:
103,273 sf of residential (109 units), 165 ft in height,
10,858 sf of local retail

Increment
+ 109 units
+ 27-33 Inclusionary Housing Units
+ 9,558 sf of local retail
- 7,766 sf of auto-related use



Projected Site 2

Lot Count: 2

924 Atlantic Avenue
Block, Lot: 1124, 11
Lot Area: 5,000 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(3-story mixed commercial)*

930 Atlantic Avenue
Block, Lot: 1124, 14
Lot Area: 2,500 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(3-story commercial and residential)*

No Action:
Continuation of existing use

With Action:
68,264 sf of residential (72 units), 165 ft in height, 7,016 sf of local retail

Increment
+ 72 units
+ 18-22 Inclusionary Housing Units
- 1,461 sf of local retail
+ 7,016 sf of destination retail
- 4,000 sf of auto-related



Projected Site 3

Lot Count: 1

960 Atlantic Avenue
Block, Lot: 1124, 29
Lot Area: 5,978 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(2-story community facility)*

No Action:
Continuation of existing use

With Action:
48,718 sf of residential (52 units), 155 ft in height, 11,352 sf of medical office

Increment
+ 52 units
+ 13-15 Inclusionary Housing Units
+ 11,352 sf of medical office
- 12,000 sf of local retail



Projected Site 4

Lot Count: 3

998 Atlantic Avenue
Block, Lot: 1125, 10
Lot Area: 12,610 sf
Zoning Change: M1-1 to C6-3A & M1-2A / R6A
Existing Building & Use: *(1-story mixed commercial)*

989 Pacific Street
Block, Lot: 1125, 80
Lot Area: 2,640 sf
Zoning Change: M1-1 to C6-3A & M1-2A / R6A
Existing Building & Use: *(1-story residential)*

987 Pacific Street
Block, Lot: 1125, 81
Lot Area: 3,235 sf
Zoning Change: M1-1 to C6-3A & M1-2A / R6A
Existing Building & Use: *(2-story commercial)*

No Action:
Continuation of existing use

With Action:
26,589 sf of residential (28 units), 119 ft in height, 88,033 sf office

Increment
+ 28 units
+ 7-8 Inclusionary Housing Units
- 6,000 sf local retail
+ 88,033 sf of office
- 15,000 sf of industrial



Projected Site 5

Lot Count: 1

1008 Atlantic Avenue
Block, Lot: 1125, 16
Lot Area: 8,329 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(1-story auto repair shop)*

No Action:
Continuation of existing use

With Action:
75,687 sf of residential (80 units), 165 ft in height, 7,917 sf of local retail

Increment
+ 80 units
+ 20-24 Inclusionary Housing Units
+ 7,917 sf of local retail
- 2,614 sf of auto-related use
- 648 sf of office



Projected Site 6

Lot Count: 1

1026 Atlantic Avenue
Block, Lot: 1125, 25
Lot Area: 27,447 sf
Zoning Change: M1-1 to C6-3A & M1-2A / R6A
Existing Building & Use: *(1-story auto body shop)*

No Action:
Continuation of existing use

With Action:
116,840 sf of residential (124 units), 155 ft in height, 68,689 sf of office, 12,205 sf of retail



Projected Site 7

Lot Count: 1

1001 Pacific Street
Block, Lot: 1125, 72
Lot Area: 5,457 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story parking facility)*

No Action:
Continuation of existing use

With Action:
23,326 sf of residential (25 units), 100 ft in height, 7,104 sf of commercial uses

Increment
+ 25 units
+ 6-7 Inclusionary Housing Units
- 5,000 sf of parking



Projected Site 8

Lot Count: 2

1039 Pacific Street
Block, Lot: 1125, 53
Lot Area: 2,147 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(3-story multifamily walk-up)*

1041 Pacific Street
Block, Lot: 1125, 52
Lot Area: 2,223 sf
Zoning Change: M1-1 to M1-2A / R6A,
Existing Building & Use: *(Parking)*

No Action:
Continuation of existing use

With Action:
19,103 sf of residential (20 units), 55 ft in height

Increment
+ 17 units
+ 5-6 Inclusionary Housing Units



Projected Site 9

Lot Count: 3

611 Classon Avenue
Block, Lot: 1126, 7
Lot Area: 1,846 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Parking)*

1062 Atlantic Avenue
Block, Lot: 1126, 8
Lot Area: 7,071
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Gas station)*

1072 Atlantic Avenue
Block, Lot: 1126, 13
Lot Area: 21,858
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Parking)*

No Action:
Continuation of existing use

With Action:
260,319 sf of residential (276 units), 180 ft in height,
49,670 sf of commercial

Increment
+ 276 units
+ 69-83 Inclusionary Housing Units
+ 49,670 sf of destination retail
- 2,484 sf of auto-related use



Projected Site 10

Lot Count: 1

1119 Pacific Street
Block, Lot: 1126. 57
Lot Area: 29,909 sf
Zoning Change: M1-1 to M1-4A / R9A & M1-2A / R6A
Existing Building & Use: (*Parking*)

No Action:
Continuation of existing use

With Action:
182,812 sf of residential (194 units), 185 ft in height,17,603 sf of commercial uses

Increment
+ 194 units
+ 48-58 Inclusionary Housing Units
+ 17,603 sf of local retail
- 2,550 sf of parking



Projected Site 11

Lot Count: 3

621 Classon Ave
Block, Lot: 1126, 105
Lot Area: 1,308 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(Vacant)*

623 Classon Ave
Block, Lot: 1126, 4
Lot Area: 1,236 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(Vacant)*

625 Classon Ave
Block, Lot: 1126, 3
Lot Area: 1,131 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(Vacant)*

No Action:
Continuation of existing use

With Action:
19,299 sf of residential (20 units), 115 ft in height, 3673 sf of local retail

Increment
+ 20 units
+ 5-6 Inclusionary Housing Units
+ 3,673 sf of local retail



Projected Site 12

Lot Count: 6

1067 Pacific Street
Block, Lot: 1126, 86
Lot Area: 6,331 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story retail)*

N/A Pacific Street
Block, Lot: 1126, 85
Lot Area: 2,167 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: (*Vacant)*

1075 Pacific Street
Block, Lot: 1126, 84
Lot Area: 2,251 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

1077 Pacific Street
Block, Lot: 1126, 83
Lot Area: 1,908 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

1079 Pacific Street
Block, Lot: 1126, 82
Lot Area: 2,995 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

No Action:
Continuation of existing use

With Action:
76,651 sf of residential (81 units), 100 ft in height, 23,288 sf of local retail

Increment
+ 81 units
+ 20-24 Inclusionary Housing Units
+19,788 sf of local retail
- 3,414 sf of auto-related uses

1083 Pacific Street
Block, Lot: 1126, 81
Lot Area: 2,191 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story auto repair garage)*



Projected Site 13

Lot Count: 2

1029 Atlantic Ave
Block, Lot: 2020, 89
Lot Area: 7,884 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Parking facilities)*

1035 Atlantic Ave
Block, Lot: 2020, 86
Lot Area: 7,934 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Warehouse)*

No Action:
Continuation of existing use

With Action:
141,987 sf of residential (150 units), 185 ft in height, 15,154 sf of local retail

Increment
+ 150 units
+ 38-45 Inclusionary Housing Units
+15,154 sf of local retail
-7,735 sf of auto-related use



Projected Site 14

Lot Count: 2

1087 Atlantic Avenue
Block, Lot: 2021, 1
Lot Area: 8,130 sf
Zoning Change: M1-1 to C6-3A & C4-4A
Existing Building & Use: *(Vacant)*

1095 Atlantic Avenue
Block, Lot: 2021, 20
Lot Area: 22,211 sf
Zoning Change: M1-1 to C6-3A & C4-4A
Existing Building & Use: *(1-story industrial)*

No Action:
Continuation of existing use

With Action:
599,248 sf of residential (185 units), 185 ft in height,
28,765 sf of commercial

Increment
+ 185 units
+ 46-56 Inclusionary Housing Units
+ 28,765 sf of local retail
+ 67,208 sf of office
- 7,800 sf of industrial



Projected Site 15

Lot Count: 1

1119 Atlantic Avenue
Block, Lot: 2022, 1
Lot Area: 59,605 sf
Zoning Change: M1-1 to C6-3A, C4-3A & C4-5D
Existing Building & Use: *(1-story auto repair shop and parking)*

No Action:
Continuation of existing use

With Action:
367,144 sf of residential (389 units), 180 ft in height,
39,245 sf of community facility, 56,361 sf of commercial

Increment
+ 389 units
+ 97-117 Inclusionary Housing Units
+ 39,245 sf of community facility
+ 56,351 sf of local retail
- 10,300 sf of auto-related use
- 21,580 sf of industrial
- 4,100 sf of parking



Projected Site 16

Lot Count: 1

1163 Atlantic Avenue
Block, Lot: 1865, 95
Lot Area: 30,087 sf
Zoning Change: M1-1 to C6-3A & M1-1A / R6B
Existing Building & Use: *(Parking)*

No Action:
Continuation of existing use

With Action:
115,501 sf of residential (122 units), 125 ft in height,
9,030 sf of local retail

Increment
+ 122 units
+ 30-37 Inclusionary Housing Units
+ 9,030 sf of local retail



Projected Site 17

Lot Count: 1

5 Herkimer Pl
Block, Lot: 1865, 87
Lot Area: 5,354 sf
Zoning Change: M1-1 to M1-1A / R6B
Existing Building & Use: *(1-2 story auto repair shop)*

3 Herkimer Pl
Block, Lot: 1865, 90
Lot Area: 1,860 sf
Zoning Change: M1-1 to M1-1A / R6B
Existing Building & Use: *(3-story mixed industrial and residential)*

No Action:
Continuation of existing use

With Action:
17,683 sf of residential (19 units), 75 ft in height, 6,675 sf of office

Increment
+ 17 units
+ 5-6 Inclusionary Housing Units
- 2,000 sf of local retail
+ 6,675 sf of office
- 6,300 sf of industrial



Projected Site 19

Lot Count: 2

1191 Atlantic Avenue
Block, Lot: 1866, 7
Lot Area: 2,710 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(1-story vacant building)*

1167 Atlantic Avenue
Block, Lot: 1866, 7
Lot Area: 9,135 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(1-story auto repair shop)*

No Action:
Continuation of existing use

With Action:
106,868 sf of residential (113 units), 165 ft in height,
11,261 sf of local retail

Increment
+ 113 units
+ 28-34 Inclusionary Housing Units
- 5500 sf of office
+11,261 sf of local retail
- 17,438 sf of warehouse
-11,723 sf of parking



Projected Site 20

Lot Count: 1

1317 Bedford Avenue/ 1222 Atlantic Avenue
Block, Lot: 1200, 5
Lot Area: 18,140 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(4-story community facility)*

No Action:
Continuation of existing use

With Action:
154,585 sf of residential (164 units), 155 ft in height,
25,856 sf of community facility

Increment
+ 164 units
+ 41-49 Inclusionary Housing Units
+ 2,270 sf community facility
- 9,500 sf of parking



Projected Site 21

Lot Count: 2

948 Pacific Street
Block, Lot: 1132, 34
Lot Area: 1,557 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(Parking)*

Grand Street
Block, Lot: 1132, 37
Lot Area: 17,074 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(Parking)*

No Action:
Continuation of existing use

With Action:
98,375 sf of residential (104 units), 95 ft in height, 18,631 sf of commercial

Increment
+ 104 units
+ 26 – 31 Inclusionary Housing Units
+ 18,631 sf of local retail



Projected Site 22

Lot Count: 1

962 Pacific Street
Block, Lot: 1133, 13
Lot Area: 34,263 sf
Zoning Change: M1-1 to M1-2A / R6A & M1-3A / R7D
Existing Building & Use: *(Vacant)*

No Action:
Continuation of existing use

With Action:
159,767 sf of residential (169 units), 125 ft in height,
14,442 sf of medical office, 17,715 sf of commercial

Increment
+ 169 units
+ 42-51 inclusionary housing units
+ 14,442 sf of medical office
+ 17,715 sf of local retail



Projected Site 23

Lot Count: 2

616 Classon Avenue
Block, Lot: 1133, 49
Lot Area: 2,596 sf
Zoning Change: M1-4 / R7A to M1-3A / R7D
Existing Building & Use: *(1-story commercial)*

1030 Pacific Street
Block, Lot: 1133, 48
Lot Area: 1,368 sf
Zoning Change: M1-4 / R7A to M1-3A / R7D
Existing Building & Use: *(1-story commercial)*

No Action:
16,086 sf of residential (17 units), 65 ft in height, 3,964 sf of commercial

With Action:
20,172 sf of residential (21 units), 75 ft in height, 3,964 sf of commercial

Increment
+ 4 units
+ 1 Inclusionary Housing Unit



Projected Site 24

Lot Count: 6

630 Classon Avenue
Block, Lot: 1133, 57
Lot Area: 3,953 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story industrial building)*

626 Classon Avenue
Block, Lot: 1133, 55
Lot Area: 3,272 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story commercial building)*

624 Classon Avenue
Block, Lot: 1133, 54
Lot Area: 1,616 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story commercial building)*

622 Classon Avenue
Block, Lot: 1133, 53
Lot Area: 1,623 sf
Zoning Change: R7A to M1-3A / R7D
Existing Building & Use: *(2-story industrial building)*

620 Classon Avenue
Block, Lot: 1133, 52
Lot Area: 1,672 sf
Zoning Change: R7A to M1-3A / R7D
Existing Building & Use: *(Vacant lot)*

618 Classon Avenue
Block, Lot: 1133, 51
Lot Area: 1,678 sf
Zoning Change: R7A to M1-3A / R7D
Existing Building & Use: *(Vacant lot)*

No Action:
72,615 sf of residential (77 units), 95 ft in height, 13,282 sf of commercial

With Action:
72,615 sf of residential (77 units), 95 ft in height, 13,811 sf of commercial

Increment
+ 529 sf of local retail



Projected Site 25

Lot Count: 4

Dean Street
Block, Lot: 1133, 63
Lot Area: 2,802 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Bus parking)*

925 Dean Street
Block, Lot: 1133, 62
Lot Area: 2,741 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Bus parking)*

927 Dean Street
Block, Lot: 1133, 61
Lot Area: 2,744 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Bus parking)*

931 Dean Street
Block, Lot: 1133, 60
Lot Area: 2,782 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story commercial building)*

No Action:
Continuation of existing use

With Action:
47,152 sf of residential (50 units), 120 ft in height, 15,090 sf of commercial

Increment
+ 50 units
+ 12-15 inclusionary housing units
+ 12,590 sf of office



Projected 26

Lot Count: 1

901 Dean Street
Block, Lot: 1133, 67
Lot Area: 8,446 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

No Action:
Continuation of existing use

With Action:
36,492 sf of residential (39 units), 110 ft in height, 9,206 sf of commercial

Increment
+ 39 units
+ 10-12 Inclusionary Housing Units
+ 9,206 sf of commercial



Projected Site 27

Lot Count: 5

897 Dean Street
Block, Lot: 1133, 71
Lot Area: 3,040 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial)*

893 Dean Street
Block, Lot: 1133, 72
Lot Area: 4,184 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial)*

Dean Street
Block, Lot: 1133, 74
Lot Area: 1,918 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

Dean Street
Block, Lot: 1133, 75
Lot Area: 1,837 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

Dean Street
Block, Lot: 1133, 76
Lot Area: 1,837 sf

No Action:
Continuation of existing use

With Action:
55,408 sf of residential (59 units), 110 ft in height, 13,977 sf of commercial

Increment
+ 59 units
+ 15-18 Inclusionary Housing Units
+ 13,977 sf of office

Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*



Projected Site 28

Lot Count: 4

Dean Street
Block, Lot: 1133, 80
Lot Area: 16,839 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

861 Dean Street
Block, Lot: 1133, 89
Lot Area: 1,859 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

859 Dean Street
Block, Lot: 1133, 90
Lot Area: 1,854 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

857 Dean Street
Block, Lot: 1133, 91
Lot Area: 1,800 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

No Action:
Continuation of existing use

With Action:
96,367 sf of residential (102 units), 120 ft in height,
25,543 sf of commercial

Increment
+ 102 units
+ 26-31 Inclusionary Housing Units
+ 25,543 sf of office





Projected Site 29

Lot Count: 2

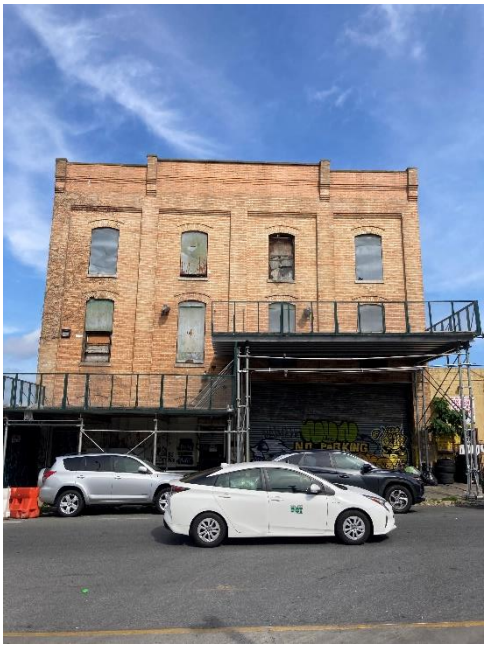
845 Dean Street
Block, Lot: 1133, 1
Lot Area: 3,610 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story commercial)*

537 Grand Avenue
Block, Lot: 1133, 3
Lot Area: 2.030 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story auto-related use)*

No Action:
Continuation of existing use

With Action:
29,477 sf of residential (31 units), 95 ft in height, 5,599 sf of commercial

Increment
+ 31 units
+ 8-9 Inclusionary Housing Units
+ 99 sf of local retail



Projected Site 30

Lot Count: 1

531 Grand Avenue
Block, Lot: 1133, 4
Lot Area: 5,582 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(3-story vacant building)*

No Action:
Continuation of existing use

With Action:
60 ft in height, 26,236 sf of office space

Increment
+ 26,236 sf of office
- 10,224 sf of vacant space



Projected Site 31

Lot Count: 5

639 Classon Avenue
Block, Lot: 1134, 5
Lot Area: 4,321 sf
Zoning Change: M1-4 / R7A to M1-3A / R7D
Existing Building & Use: *(1-story office building)*

Classon Avenue
Block, Lot: 1134, 9
Lot Area: 2,510 sf
Zoning Change: M1-4 / R7A to M1-3A / R7D
Existing Building & Use: *(Parking)*

633 Classon Avenue
Block, Lot: 1134, 8
Lot Area: 2,170 sf
Zoning Change: M1-4 / R7A to M1-3A / R7D
Existing Building & Use: *(Parking)*

635 Classon Avenue
Block, Lot: 1134, 7
Lot Area: 2,113 sf
Zoning Change: M1-4 / R7A to M1-3A / R7D
Existing Building & Use: *(2-story office building)*

M1-3A / R7D

No Action:
58,215 sf of residential (62 units), 75 ft in height, 11,114 sf of commercial

With Action:
74,145 sf of residential (79 units), 85 ft in height, 11,114 sf of commercial

Increment
+ 17 units
+ 5-6 Inclusionary Housing Units



Projected Site 32

Lot Count: 1

1058 Pacific Street
Block, Lot:1134, 17
Lot Area: 12,959 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial building)*

No Action:
Continuation of existing use

With Action:
54,902 sf of residential (58 units), 110 ft in height, 18,170 sf of commercial

Increment
+ 58 units
+ 15-17 Inclusionary Housing Units
+ 18,170 sf of local retail
- 12,000 sf of industrial



Projected Site 33

Lot Count: 2

Dean Street
Block, Lot: 1134, 67
Lot Area: 13,441 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

1029 Dean Street
Block, Lot: 1134, 64
Lot Area: 6,504 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial warehouse)*

No Action:
Continuation of existing use

With Action:
86,026 sf of residential (91 units), 110 ft in height, 25,761 sf office

Increment
+ 91 units
+ 23-27 Inclusionary Housing Units
+ 25,761 sf office



Projected Site 34

Lot Count: 3

836 Dean Street
Block, Lot: 1140, 31
Lot Area: 2,495 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story auto repair shop)*

566 Grand Avenue
Block, Lot: 1140, 35
Lot Area: 14,154 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story auto repair & commercial)*

773 Bergen Street
Block, Lot: 1140, 44
Lot Area: 4,999 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story auto repair shop)*

No Action:
Continuation of existing use

With Action:
114,135 sf of residential (121 units), 105 ft in height,
9,762 sf of community facility, 11,886 sf of commercial

Increment
+ 121 units
+ 30-36 Inclusionary Housing Units
+ 9,762 sf of community facility
+ 2,977 sf of local retail



Projected Site 35

Lot Count: 1

567 Grand Avenue
Block, Lot: 1141, 1
Lot Area: 8,496 sf
Zoning Change: M1-1 to M1-3A / R7D
Existing Building & Use: *(1-story auto repair shop)*

No Action:
Continuation of existing use

With Action:
43,769 sf of residential (46 units), 65 ft in height, 8,469 sf of local retail

Increment
+ 46 units
+ 12-14 Inclusionary Housing Units
+ 8,469 sf of local retail
- 500 sf of auto-related use
- 1,031 sf of commercial



Projected Site 36

Lot Count: 5

922 Dean Street
Block, Lot: 1141, 40
Lot Area: 2,781 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

Dean Street
Block, Lot: 1141, 39
Lot Area: 2,781 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

918 Dean Street
Block, Lot: 1141. 38
Lot Area: 2,782 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

916 Dean Street
Block, Lot: 1141, 37
Lot Area: 2,853 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial building)*

904 Dean Street
Block, Lot: 1141, 33
Lot Area: 10,962 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(2-story industrial building)*

No Action:
Continuation of existing use

With Action:
95,714 sf of residential (101 units), 110 ft in height,
27,133 sf of commercial

Increment
+ 101 units
+ 25-30 Inclusionary Housing Units
+ 27,133 sf of office
- 28,230 sf of industrial



Projected Site 37

Lot Count: 4

839 Bergen Street
Block, Lot: 1141, 58
Lot Area: 2,812 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

841 Bergen Street
Block, Lot: 1141, 57
Lot Area: 2,813 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

843 Bergen Street
Block, Lot: 1141, 56
Lot Area: 2,813 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

845 Bergen Street
Block, Lot: 1141, 55
Lot Area: 2,812 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

No Action:
Continuation of existing use

With Action:
48,807 sf of residential (52 units), 120 ft in height, 13,207 sf of community facility

Increment
+ 52 units
+ 13-16 inclusionary housing units
+ 13,207 sf of community facility





Projected Site 38

Lot Count: 2

827 Bergen Street
Block, Lot: 1141, 62
Lot Area: 5,915 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Parking)*

819 Bergen Street
Block, Lot: 1141, 128
Lot Area: 8,714 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial)*

No Action:
Continuation of existing use

With Action:
29,195 sf of residential (31 units), 95 ft in height, 33,916 sf of commercial

Increment
+ 31 units
+ 8-9 inclusionary housing units
- 8,030 sf of commercial



Projected Site 39

Lot Count: 1

809 Bergen Street
Block, Lot: 1141, 73
Lot Area: 5,591 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story auto repair)*

No Action:
Continuation of existing use

With Action:
24,160 sf of residential (26 units), 110 ft in height, 6,524 sf of commercial

Increment
+ 26 units
+ 6-8 inclusionary housing units
- 5,000 sf of auto-related use
+ 6,523 sf of office
+ 1,524 sf of community facility



Projected Site 40

Lot Count: 1

956 Dean Street
Block, Lot: 1142, 10
Lot Area: 5.418 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

No Action:
Continuation of existing use

With Action:
23,418 sf of residential (25 units), 95 ft in height, 5,418 sf of commercial

Increment
+ 25 units
+ 6-7 inclusionary housing units
+ 5,418 sf of commercial



Projected Site 41

Lot Count: 2

831 Bergen Street
Block, Lot: 1141, 61
Lot Area: 5,061 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial building)*

837 Bergen Street
Block, Lot: 1141, 59
Lot Area: 5,573 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial building)*

No Action:
Continuation of existing use

With Action:
45,849 sf of residential (49 units), 120 ft in height, 13,636 sf of commercial

Increment
+ 49 units
+ 12-15 inclusionary housing units
+ 13,636 sf of local retail
- 10,450 sf of industrial



Projected Site 42

Lot Count: 1

1025 Pacific Street
Block, Lot: 1125, 61
Lot Area: 3,479 sf
Zoning Change: R7A / C2-4 to M1-2A / R6A
Existing Building & Use: *(1-story retail)*

No Action:
13,543 sf of residential (14 units), 3,479 commercial facilities

With Action:
15,032 sf of residential (16 units), 95 ft in height, 3,479 sf of local retail

Increment
+ 2 units
+ 1 Inclusionary Housing Units



Projected Site 43

Lot Count: 2

870 Dean Street
Block, Lot: 1141, 19
Lot Area: 5,084 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story transportation parking & repair use)*

868 Dean Street
Block, Lot: 1141, 18
Lot Area: 3,318 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story transportation parking & repair use)*

No Action:
Continuation of existing use

With Action:
35,956 sf of residential (38 units), 110 ft in height, 10,874 sf of commercial

Increment
+ 38 units
+ 10-11 inclusionary housing units
+ 2,050 sf of local retail
- 8,824 sf of auto-related uses





Projected Site 44

Lot Count: 1

1104 Pacific Street
Block, Lot: 1134, 44
Lot Area: 9,949 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(2-story vacant building)*

No Action:
Continuation of existing use

With Action:
37,624 sf of office apace, 56 ft in height

Increment
+ 37,624 sf of office



Projected Site 45

Lot Count: 1

1110 Atlantic Avenue
Block, Lot: 1126, 32
Lot Area: 25,749 sf
Zoning Change: M1-1 to M1-4A / R9A & M1-2A / R6A
Existing Building & Use: *(2 story-office building)*

No Action:
Continuation of existing use

With Action:
136,188 sf of residential (144 units), 185 ft in height,
45,591 sf of office, 13,000 sf of industrial

Increment
+ 144 units
+ 36-43 Inclusionary Housing Units
+ 32,591 sf of office
+ 2,000 sf of industrial



Projected Site 46

Lot Count: 5

Dean Street
Block, Lot: 1136, 29
Lot Area: 3,009 sf
Zoning Change: R6B to R7D
Existing Building & Use: *(Vacant)*

Dean Street
Block, Lot: 1136, 32
Lot Area: 3,135 sf
Zoning Change: R6B to R7D
Existing Building & Use: *(Vacant)*

Dean Street
Block, Lot: 1136, 33
Lot Area: 3,135 sf
Zoning Change: R6B to R7D
Existing Building & Use: *(Vacant)*

Dean Street
Block, Lot: 1136, 34
Lot Area: 3,135 sf
Zoning Change: R6B to R7D
Existing Building & Use: *(Vacant)*

542 Dean Street
Block, Lot: 1136, 35
Lot Area: 4,730 sf
Zoning Change: R6B to R7D
Existing Building & Use: *(Vacant)*

No Action:
Continuation of existing use

With Action:
90,028 sf of residential (154 units), 115 ft in height, 2,925 SF community facility

Increment
+ 154 units
+ 154 Inclusionary Housing Units
+ 2,925 sf of community facility



Projected Site 47

Lot Count: 1

512 Bergen Street
Block, Lot: 1143, 25
Lot Area: 17,050 sf
Zoning Change: R6B to R7D
Existing Building & Use: *(2-story parking facility)*

No Action:
Continuation of existing use

With Action:
78,800 sf of residential (118 units), 110 ft in height, 4,604 SF community facility

Increment
+ 118 units
+ 118 Inclusionary Housing Units
+ 4,604 sf of community facility



Projected Site 48

Lot Count: 3

1134 Pacific Street
Block, Lot: 1205,11
Lot Area: 7,799 sf
Zoning Change: R6A to R7A
Existing Building & Use: *(Vacant)*

1142 Pacific Street
Block, Lot: 1205, 14
Lot Area: 10,699 sf
Zoning Change: R6A to R7A
Existing Building & Use: (*Vacant)*

Pacific Street
Block, Lot: 1205, 111
Lot Area: 700 sf
Zoning Change: R6A to R7A
Existing Building & Use: *(Vacant)*

No Action:
Continuation of existing use

With Action:
105,233 sf of residential (111 units), 115 ft in height

Increment
+ 111 units
+ 111 Inclusionary Housing Units



Projected Site 49

Lot Count: 1

1102 Atlantic Ave
Block, Lot: 1126, 29
Lot Area: 26,364 sf
Zoning Change: M1-1 to M1-2A / R6A & C6-3A
Existing Building & Use: (2-story industrial)

No Action:
Continuation of existing use

With Action:
122,700 sf of residential (130 units), 195 ft in height,
5,537 sf of local retail, 35,114 sf of industrial

Increment
+ 130 units
+ 32-39 Inclusionary Housing Units
+ 5,537 sf of local retail
- 13,809 sf of industrial



Projected Site 50

Lot Count: 1

1195 Atlantic Avenue
Block, Lot: 1866, 29
Lot Area: 5,126 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(1-story industrial)*

No Action:
Continuation of existing use

With Action:
46,394 sf of residential (49 units), 165 ft in height, 4,873 sf of local retail

Increment
+ 49 units
+ 12-15 Inclusionary Housing Units
+ 4,873 sf of local retail
- 7,500 sf of industrial use



Projected Site 51

Lot Count: 1

27 Herkimer Place
Block, Lot: 1126, 77
Lot Area: 4,418 sf
Zoning Change: M1-1 to M1-1A / R6B
Existing Building & Use: *(1-story industrial)*

No Action:
Continuation of existing use

With Action:
11,572 sf of residential (12 units), 45 ft in height

Increment
+ 12 units
+ 3-4 Inclusionary Housing Units

- 4,275 sf of warehouse



Projected Site 52

Lot Count: 1

506 Bergen Street
Block, Lot: 1143, 20
Lot Area: 4,902 sf
Zoning Change: R6B to R7D
Existing Building & Use: *(2-story church)*

No Action:
Continuation of existing use

With Action:
25,835 sf of residential (27 units), 105 ft in height, 4,902 sf of community facility

Increment
+ 27 units
+ 7-8 Inclusionary Housing Units
+ 3,102 sf of community facility



Projected Site 53

Lot Count: 1

178 Brooklyn Avenue
Block, Lot: 1235, 37
Lot Area: 19,917 sf
Zoning Change: Remains as R6
Existing Building & Use: *(1-story school)*

No Action:
Continuation of existing use

With Action:
85,170 sf of residential (90 units), 105 ft in height, 19,917 sf of community facility

Increment
+ 90 units
+ 90 Inclusionary Housing Units
+ 4,217 sf of community facility



Projected Site 54

Lot Count: 1

457 Nostrand Avenue
Block, Lot: 1844, 1
Lot Area: 61,408 sf
Zoning Change: R6A and R6B to R7-2
Existing Building & Use: *(4-story school)*

No Action:
Continuation of existing use

With Action:
264,704 sf of residential (279 units), 135 ft in height,
167,400 sf of community facility

Increment
+ 279 units
+ 279 Inclusionary Housing Units



Projected Site 55

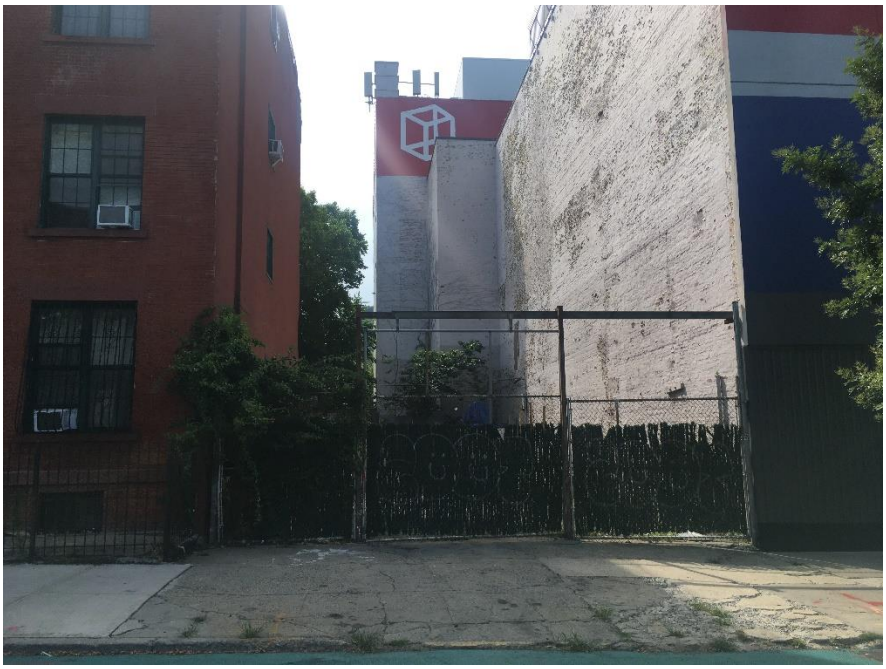
Lot Count: 1

510 Clermont Avenue
Block, Lot: 2008, 1
Lot Area: 39,974 sf
Zoning Change: R7-2 to C6-4
Existing Building & Use: *(3-story school)*

No Action:
Continuation of existing use

With Action:
471,108 sf of residential (499 units), 240 ft in height,
65,712 sf of community facility

Increment
+ 499 units
+ 499 Inclusionary Housing Units
+5,972 sf of community facility



Potential Site A

Lot Count: 1

10 Underhill Avenue
Block, Lot: 1122, 37
Lot Area: 2,392 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Parking)*

No Action:
Continuation of existing use

With Action:
7,565 sf of residential (8 units), 65 ft in height, 2,392 sf of local retail

Increment
+ 8 units
+ 2 Inclusionary Housing Units
+ 2,392 sf of office



Potential Site B

Lot Count: 2

954 Atlantic Avenue
Block, Lot: 1124, 26
Lot Area: 2,037 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(3-story mixed commercial and residential)*

956 Atlantic Avenue
Block, Lot: 1124, 27
Lot Area: 2,071 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(3-story mixed commercial and residential)*

No Action:
Continuation of existing use

With Action:
37,135 sf of residential (39 units), 165 ft in height, 3,984 sf of local retail

Increment
+ 33 units
+ 10-12 Inclusionary Housing Units
+ 2,304 sf of local retail



Potential Site C

Lot Count: 3

534 Grand Avenue
Block, Lot: 1124, 46
Lot Area: 900 sf
Zoning Change: M1-1 to C6-3A & M1-3A / R7D
Existing Building & Use: *(Parking)*

971 Pacific Street
Block, Lot: 1124, 47
Lot Area: 1,205 sf
Zoning Change: M1-1 to C6-3A & M1-3A / R7D
Existing Building & Use: *(Parking)*

984 Atlantic Avenue
Block, Lot: 1124, 37
Lot Area: 20,781 sf
Zoning Change: M1-1 to C6-3A & M1-3A / R7D
Existing Building & Use: *(4-story vacant building)*

No Action:
Conversion to commercial office

With Action:
91 ft in height, 128,321 sf of commercial office

Increment
+ 54,921 sf of office



Potential Site D

Lot Count: 4

Grand Avenue
Block, Lot: 1125, 2
Lot Area: 2,023 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Parking)*

986 Atlantic Avenue
Block, Lot: 1125, 4
Lot Area: 1,686 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Mixed commercial and residential)*

988 Atlantic Avenue
Block, Lot: 1125, 5
Lot Area: 1,639 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Mixed commercial and residential)*

990 Atlantic Avenue
Block, Lot: 1125, 6
Lot Area: 1,652 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Mixed commercial and residential)*

No Action:
Continuation of existing use

With Action:
62,323 sf of residential (66 units), 165 ft in height, 5,807 sf of local retail

Increment
+ 60 units
+ 16-20 Inclusionary Housing Units
+ 975 sf of retail
- 1,600 sf of self-storage



Potential Site E

Lot Count: 3

992 Atlantic Avenue
Block, Lot: 1125, 7
Lot Area: 1,632 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Mixed commercial and residential)*

994 Atlantic Avenue
Block, Lot: 1125, 8
Lot Area: 1,656 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Mixed commercial and residential)*

996 Atlantic Avenue
Block, Lot: 1125, 9
Lot Area: 2,068 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(Mixed commercial and residential)*

No Action:
Continuation of existing use

With Action:
47,706 sf of residential (51 units), 185 ft in height, 5,010 sf of local retail

Increment
+ 45 units
+ 13-15 Inclusionary Housing Units
+ 930 sf of local retail



Potential Site F

Lot Count: 1

1050 Atlantic Avenue
Block, Lot: 1125, 40
Lot Area: 27,707 sf
Zoning Change: M1-1 to C6-3A & M1-3A / R7D
Existing Building & Use: *(Self-storage facility)*

No Action:
Continuation of existing use

With Action:
0 sf of residential, 158 ft in height, 218,264 sf of office

Increment
+ 218,264 sf of office space
- 50,550 sf of self-storage space
- 400 sf of parking



Potential Site G

Lot Count: 2

1025 Atlantic Avenue
Block, Lot: 2020, 1
Lot Area: 7,508 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: (1-story a*uto-repair shop)*

1027 Atlantic Avenue
Block, Lot: 2020, 92
Lot Area: 2,853 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(1-story auto-repair shop)*

No Action:
Continuation of existing use

With Action:
93,476 sf of residential (99 units), 165 ft in height, 10,031 sf of local retail

Increment
+ 99 units
+ 25-30 Inclusionary Housing Units
- 8,270 sf of self-storage/industrial
- 1,214 sf of commercial space



Potential Site H

Lot Count: 1

Address: 569 Franklin Avenue
Block, Lot: 1199, 8
Lot Area: 3,892 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story local retail and parking)*

No Action:
Continue existing use

With Action:
12,860 sf of residential (14 units), 65 ft in height, 2,820 sf of Local Retail

Increment
+ 14 units
+ 3-4 Inclusionary Housing Units



Potential Site I

Lot Count: 1

Address: 1154 Atlantic Avenue
Block, Lot: 1199, 12
Lot Area: 5,731 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story dry cleaner)*

No Action:
Continuation of existing use

With Action:
24,564 sf of residential (26 units), 85 ft in height

Increment
+ 26 units
+ 6-8 Inclusionary Housing Units
- 5,300 sf of commercial



Potential Site J

Lot Count: 1

Address: 1010 Dean Street
Block, Lot: 1142, 34
Lot Area: 11,980 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story commercial)*

No Action:
Continuation of existing use

With Action:
90 ft in height, 11,782 sf of Local Retail, 44,074 SF of Office Space

Increment
+ 0 units
+ 0 Inclusionary Housing Units
+ 11,782 sf of local retail
+ 44,074 sf of office space



Potential Site K

Lot Count: 2

Address: 1009 Dean Street
Block, Lot: 1134, 74
Lot Area: 2,085 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(2-story office & industrial use)*

Address: 1011 Dean Street
Block, Lot: 1134, 73
Lot Area: 2,317 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(2-story office & industrial use)*

No Action:
Continuation of existing use

With Action:
18,804 sf of residential (20 units), 85 ft in height, 3,382 sf of office

Increment
+ 20 units
+ 5-6 Inclusionary Housing Units
+ 1,912 sf of office
- 4,230 sf of industrial use





Potential Site L

Lot Count: 3

1085 Pacific Street
Block, Lot: 1126, 80
Lot Area: 2,898 sf
Zoning Change: M1-1 to C6-3A & M1-2A / R6A
Existing Building & Use: *(1-story parking/auto-related)*

No Action:
Continuation of existing use

1087 Pacific Street
Block, Lot: 1126, 79
Lot Area: 10,833 sf
Zoning Change: M1-1 to C6-3A & M1-2A / R6A
Existing Building & Use: *(1-story parking/auto-related)*

With Action:
118,742 sf of residential (126 units), 175 ft in height,
14,598 sf of local retail

1089 Pacific Street
Block, Lot: 1126, 78
Lot Area: 3,041 sf
Zoning Change: M1-1 to C6-3A & M1-2A / R6A
Existing Building & Use: *(1-story parking/auto-related)*

Increment
+ 126 units
+ 31-38 Inclusionary Housing Units
+ 14,598 sf of local retail
- 6,820 sf of auto-related
- 4,100 sf of parking



Potential Site M

Lot Count: 1

Address: 1275 Bedford Avenue
Block, Lot: 1865, 10
Lot Area: 13,257 sf
Zoning Change: M1-1 to C6-3A
Existing Building & Use: *(1-story community facility)*

No Action:
Continuation of existing use

With Action:
71,129 sf of residential (75 units), 95 ft in height, 15,200 sf of Office Space

Increment
+75 units
+ 19-22 Inclusionary Housing Units
+12,240 sf of community facility
-15,200 sf of office



Potential Site N

Lot Count: 2

Address: 1305 Bedford Avenue
Block, Lot: 1865, 1
Lot Area: 6,947 sf
Zoning Change: M1-1 to C6-3A & C4-5D
Existing Building & Use: *(Parking)*

Address: 1283 Bedford Avenue
Block, Lot: 1865, 3
Lot Area: 9,601 sf
Zoning Change: M1-1 to C6-3A/C4-5D
Existing Building & Use: *(1-story auto repair shop)*

No Action:
Continuation of existing use

With Action:
129,332 sf of residential (137 units), 165 ft in height,
15,233 sf of local retail,

Increment
+ 137 units
+ 34-41 Inclusionary Housing Units
+ 7,233 sf of local retail



Potential Site O

Lot Count: 3

971 Dean Street
Block, Lot: 1134, 81
Lot Area: 38,424 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(2-story office building)*

Dean Street
Block, Lot: 1134, 78
Lot Area: 2,450 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

Pacific Street
Block, Lot: 1134, 29
Lot Area: 2,158 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(Vacant)*

No Action:
Continuation of existing use

With Action:
183,063 sf of residential (194 units), 120 ft in height,
48,459 sf of commercial

Increment
+ 194 units
+ 48-58 inclusionary housing units
+ 17,314 sf of commercial



Potential Site P

Lot Count: 2

876 Dean Street
Block, Lot: 1141, 21
Lot Area: 5,494 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(1-story industrial)*

813 Bergen Street
Block, Lot: 1141, 69
Lot Area: 19,794 sf
Zoning Change: M1-1 to M1-2A / R6A
Existing Building & Use: *(2-story industrial)*

No Action:
Continuation of existing use

With Action:
109,708 sf of residential (116 units), 110 ft in height,
32,394 sf of commercial

Increment
+ 116 units
+ 29-35 Inclusionary Housing Units
+ 32,395 sf of commercial