



# COMMUNITY BOARD NO. 8

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**Antonio Reynoso**  
*Borough President*

**Irsa Weatherspoon**  
*Chairperson*

**Michelle T. George**  
*District Manager*

December 17, 2024

Mr. Dan Garodnick, Chairperson  
City Planning Commission  
120 Broadway  
31st Floor  
New York, NY 10271

Dear Chairperson Garodnick,

At the December 12, 2024 Community Board 8 general meeting, members voted unanimously with 26 in favor to conditionally support the Atlantic Avenue Mixed Use Plan neighborhood rezoning proposal. The conditions for support are attached.

We thank you for the opportunity to comment on such important matters facing our community. If you have any questions, comments, or concerns, please do not hesitate to contact us.

Sincerely,

  
Irsa Weatherspoon  
Chairperson

## Atlantic Avenue Mixed Use Plan (AAMUP) Conditions for Support

At the December 12, 2024 Community Board 8 general meeting, members voted unanimously to conditionally support the Atlantic Avenue Mixed Use Plan provided the following conditions are met:

### I. LAND USE

#### 1. Zoning

The 1.1 FAR incentive in the Special Atlantic Avenue Mixed Use District for M1-2A/R6A zoning areas must include 0.5 FAR restricted to light-industrial, arts-related, cultural, civic and repair and production service uses.

#### 2. Zoning:

For buildings in the M1-4A/R9A zoning area, zoning is modified to M1-4A/R8A, with maximum height of 145 feet and residential FAR of 7.2. An incentive 1.1 FAR is added to encourage the development of mixed-use buildings, with a requirement for 0.5 FAR restricted to light-industrial, arts-related, cultural, civic and repair and production service uses.

#### 3. Zoning:

In the R6B district proposed for R7D zoning, residential development must be 100% affordable housing, or the applicable zoning shall be R6A.

#### 4. Zoning:

Lots in the Special Atlantic Avenue Mixed Use District which as of the date of certification for ULURP contained more than 20,000 square feet occupied by non-residential tenants engaged in uses conforming to M1-1 zoning, if redeveloped, must contain floor area restricted to M1-1 conforming uses equivalent to that occupied at the date of certification.

#### 5. Affordable Housing:

MIH options 1 and 2 are removed from the application. A new MIH option 3.5 is created and mapped with 40% of floor area targeting an average of 30% AMI.

#### 6. Affordable Housing

HPD commits to developing the following sites as 100% affordable housing targeting an average income of 25% AMI.

- a. 457 Nostrand Avenue
- b. 1134 Pacific Street
- c. 1110 Atlantic Avenue
- d. 510 Clermont Avenue
- e. 178 Brooklyn Avenue
- f. Any other City-owned sites that are added to the application for development as affordable housing prior to its approval by the City Council.

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### **7. Tenant Protection - Residential:**

The City makes a 10-year commitment of \$10,000,000 annually to fund free representation to tenants in community district 8 affirmative and defensive cases, allocating funding to organizations like Legal Services NYC, the Legal Aid Society (LAS) and the New York Legal Assistance Group (NYLAG), with the condition that they track and report to the proposed Community Oversight Body annually.

### **8. Tenant Protection:**

HPD establishes a registry for tenants facing displacement pressure in the AAMUP study area (e.g., who receive legal representation through the fund previously described, as well as other intake channels). Should registered tenants be displaced, they shall receive preference for 50% of units of affordable housing created in any building developed as a consequence of the AAMUP rezoning, such units being separate from any units allocated to other preferenced classes that may exist at the time an affordable housing lottery takes place.

## **II. ECONOMIC DEVELOPMENT**

### **9. Dedicated workforce development program**

The City shall create a career center and workforce development program specific to the AAMUP study area, located in the Bedford-Atlantic Armory to operate for at least 10 years. (Alternatively, fund a non-profit to provide these services.) The program shall include construction, construction adjacent trades, green economy jobs associated with sustainable construction, light-industrial, arts-related, cultural, civic, repair, production and service jobs. It shall be staffed by four professionals and target at least 200 placements per year. Program selection shall prioritize residents of community boards, 2,3,& 8, specifically the homeless, and operations shall emphasize safety and gender equity.

### **10. Career development and training programs for youth and young adults**

The City shall support career development and training programs for youth ages 15-26 who reside in CB2, CB3, and CB8, in areas including but not limited to construction, construction adjacent trades, green economy jobs associated with sustainable construction, light-industrial, arts-related, cultural, civic, repair, production and service jobs.

### **11. Apprenticeship incentive program**

The City shall fund a construction apprenticeship incentive program for a period of 10 years with an annual contribution of \$10M, to provide contractors with grants for hiring clients of the AAMUP workforce development and youth and young adults programs, as well as existing workforce development programs in CB2, CB3, and CB8.

### **12. Local entrepreneur capital fund**

The City shall create a low-interest capital fund for a period of 10 years with an annual contribution of \$10M for local entrepreneurs, including entrepreneurs displaced within the last 10 years, to locate in the AAMUP rezoning area (with a focus on Black and M/WBE entrepreneurs). M/WBE certification shall be provided by non-profit partners.

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### **13. Green technology incubator**

The City shall create a robust green technology Incubator and Accelerator for a period of 10 years, located at the Bedford-Atlantic armory (or other City-owned space in the study area) and coordinated with City and State services, with preference given to M/WBE entrepreneurs. The programs shall include mentorship, office space, legal and technical support to access government programs, financial and other incentives.

### **14. Relocation fund**

The City shall make grants over a period of ten years to local businesses displaced (directly or indirectly) by the rezoning efforts. Each business will be eligible to receive grants of up to \$250,000 per business adjusted for inflation, from the adoption of the rezoning, and on a case-by-case basis thereafter. The City shall also provide funding for legal services, real estate, and other relocation support and advocacy services to these businesses. Businesses located in the proposed rezoning area since April 2015, the date of the official CB8 adoption of the MCrown rezoning proposal, will be eligible, whether or not they were located in the rezoning area at the time of City Council approval of the AAMUP application.

### **15. Economic Impact Study**

The City shall fund an impact study to analyze the effects of the rezoning on the community, with the goal of preventing displacement to the greatest extent possible. The study will be conducted by the proposed Community Oversight Body and its consultant with support from DCP, HPD, and SBS, and will include close tracking and monitoring of resident and business displacement and conditions for potential displacement. The Study will be conducted every three years and will include quantitative and qualitative data, all of which will be published on NYC Open Data portal.

### **16. Notification and support to businesses facing displacement**

At least 30 days prior to the City Council holding hearings on the AAMUP ULURP applications, the City Council Members shall notify all businesses in the rezoning area as to the proposed actions, and the dates of all planned hearings. And after the Rezoning is approved, shall notify and advise all businesses in the rezoning area of all resources at their disposal. Notification shall include direct mail and community outreach.

### **17. Supporting local businesses**

The City shall set up a process so that local businesses receive a preference for City contracting and proactive information regarding private business opportunities emanating from the AAMUP plan, along with support for that process, to enable small business growth and development.

### **18. Supporting business parking**

The zoning will allow for on-site parking sufficient for commercial manufacturing entities to sustain their services.

### **19. Retail square footage restrictions**

The zoning will allow for a maximum of 10,000 sq feet for ground floor retail uses throughout AAMUP, except for grocery stores, to encourage smaller retail and discourage

## **Atlantic Avenue Mixed Use Plan (AAMUP) Conditions for Support**

"big box" development.

### **III. ENVIRONMENTAL, SANITATION, AND TRANSPORTATION**

#### **20. Sidewalks and the Pedestrian Experience**

- a. Install bollards in front of amenities like parks. Specifically, include bollards on the sidewalks adjacent to Dean Street Playground on Dean Street and Bergen Street.
- b. Loading docks and/or entrances to off-street parking shall be designed to minimize intrusion into the pedestrian environment and disruption of the usage of Pacific, Dean, and Bergen Streets as local multimodal streets. Off-street parking, if built and not fully utilized by development residents, must be opened to the public. The zoning will allow for on-site parking sufficient for commercial manufacturing entities to sustain their services.
- c. Except for containerization, waste / recycling must be stored indoors.

#### **21. Streetscape**

- a. Within 24 months, work with the local stakeholder community to develop a comprehensive plan for the street network in the AAMUP study area that both reflects Atlantic Avenue's vital importance for through-travel and also provides for safer east-west bike travel, safer crossings of Atlantic Avenue, a more livable and walkable environment on Atlantic, and improved bus travel.
- b. Within 24 months, implement SIPS ("light touch" street improvements) to promote safety on Atlantic Avenue intersections, including but not limited to 6th Avenue, Carlton Avenue, Vanderbilt Avenue, Clinton Avenue, Washington Avenue, Grand Avenue, Classon Avenue, Franklin Avenue, Bedford Avenue, Nostrand Avenue, New York Avenue, Brooklyn Avenue and Kingston Avenue.
- c. Plan for a variety of curbside uses, including space for waste containers and loading zones in front of one entrance to large buildings, specifically a loading zone in front of the building to be constructed at 542 Dean Street.

#### **22. Transit**

- a. Capital improvements to Clinton-Washington, Franklin, and Nostrand A/C train stations, and the Franklin Avenue Shuttle, including accessibility upgrades and re-opening closed entrances.
- b. The right of way of the Franklin Avenue Shuttle should be protected and not infringed upon, with sufficient space for a potential reconstruction with two tracks.
- c. The B65 bus route should remain on Bergen and Dean Streets.

#### **23. Open Space**

- a. Any open spaces created under the Open Space Incentive will become public Parks and will be funded by annual tax assessments on the developments to be paid to the NYC Department of Parks and Recreation.

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- b. Any new open spaces should be Parks, or if funded and owned privately, administered by the Parks Department, rather than publicly accessible open spaces. Approval of any expansions or renovations to existing open spaces should include Community Board review and outreach and notice to adjacent residents and businesses.
- c. All existing parks, gardens, and open spaces, whether public or private, will be protected from development.
- d. The Department of Parks shall install new astroturf and a new children's play area with heat safe equipment at the Dean Playground.

### **24. Environmental**

- a. Abide by COY: Carbon Neutrality and other best practices.
- b. A contiguous street tree canopy should be encouraged and wherever possible, rain gardens should be installed. Maintenance (cleaning, weeding, planting, etc) of street trees, planters, and rain gardens should be funded by developments. Street furniture and redesigns should not interfere with cleaning and maintenance of curb zones, storm drains, etc.

### **25. General**

The City shall fund a consultant to act as facilitator of a Community Oversight Body formed to oversee the City's delivery of benefits committed as part of the AAMUP neighborhood rezoning to provide transparency and accountability. Funding shall be for ten years of the date of approval of the ULURP application. Members of the body shall be nominated by City Council members and Community Boards whose districts overlap the AAMUP study area, with a target for residential tenants, commercial tenants and small homeowners of 1-3 family buildings to be represented proportionally.