



# Land Use Review Application

Department of City Planning

120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

180096 ZMK  
APPLICATION NUMBER

APPLICATION NUMBER

N180097 ZPK  
APPLICATION NUMBER

APPLICATION NUMBER

17 SEP 26 PM 2:18  
TRD Read by

### 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

**South Portland LLC**  
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*  
**1328 New York Avenue**  
STREET ADDRESS  
**Huntington Station NY 11746**  
CITY STATE ZIP  
**631-421-7371 631-421-3681**  
AREA CODE TELEPHONE # FAX#

**Richard Lobel**  
APPLICANT'S PRIMARY REPRESENTATIVE  
**Sheldon Lobel, PC**  
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION  
**18 E 41st Street 5th Fl**  
STREET ADDRESS  
**New York NY 10017**  
CITY STATE ZIP  
**212-725-2727 212-725-3910**  
AREA CODE TELEPHONE # FAX#

\* List additional applicants below:

**Randolph Haig Day Care Center, Inc. (Owner of the Development Site)**  
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

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

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

### 2. SITE DATA

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

**142-150 South Portland Avenue Rezoning**  
STREET ADDRESS PROJECT NAME (IF ANY)

**Bounded by Hanson Pl., South Portland Ave., South Elliot Pl., a line 235'/275' south of Hanson Pl.**  
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

**R7A** EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)  
**16c** ZONING SECTIONAL MAP NO(S).  
**Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37** TAX BLOCK AND LOT NUMBER  
**Brooklyn** BOROUGH  
**2** COMM. DIST.

**Atlantic Terminal Urban Renewal Area (Q parcel)**  
URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

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

### 3. DESCRIPTION OF PROPOSAL

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

See attached description

### 4. ACTIONS REQUESTED AND FEES

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

\* No supplemental form required

- CHANGE IN CITY MAP.....MM \$
- ZONING MAP AMENDMENT.....ZM \$ 5,445
- ZONING TEXT AMENDMENT.....ZR \$ 5,445
- ZONING SPECIAL PERMIT.....ZS \$
- ZONING AUTHORIZATION.....ZA \$
- ZONING CERTIFICATION.....ZC \$
- PUBLIC FACILITY, SEL./ACQ.....PF \$
- DISPOSITION OF REAL PROP.....PP \$
- URBAN DEVELOP=MENT ACTION.....HA \$
- URBAN RENEWAL PROJECT.....\*
- HOUSING PLAN & PROJECT.....\*
- FRANCHISE.....\*
- REVOCABLE CONSENT.....\*
- CONCESSION.....\*
- LANDFILL.....\*
- OTHER (Describe)

<input type="checkbox"/> MODIFICATION	\$
<input type="checkbox"/> FOLLOW-UP	\$
<input type="checkbox"/> RENEWAL	\$
<input type="checkbox"/> OTHER	\$
<b>TOTAL FEE (For all actions)</b>	<b>\$ 10,890</b>

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

If fee exemption is claimed check box below and explain

Has pre-application meeting been held?  NO  YES

If yes **Brooklyn/Anand Amin** **6/24/16**  
DCP Office/Representative Date of meeting

2017 SEP 22 PM 5:17  
DEPT OF CITY PLANNING

**PAID** SPECIFY

**5. ENVIRONMENTAL REVIEW**

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

LEAD AGENCY NYC Dept. of City Planning

CEQR NUMBER 77DC P389K

TYPE OF CEQR ACTION:

TYPE II Type II category: \_\_\_\_\_

Date determination was made: \_\_\_\_\_

TYPE I } Has EAS been filed? Yes

No

UNLISTED } If yes, Date EAS filed: \_\_\_\_\_

Has CEQR determination been made? Yes

No

If yes, what was determination? Negative Declaration

CND .....

Positive Declaration

Date determination made: \_\_\_\_\_ (Attach Copy)

If Positive Declaration, has PDEIS been filed? \_\_\_\_\_

Has Notice of Completion (NOC) for DEIS been issued? \_\_\_\_\_

If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? \_\_\_\_\_

If yes, date issued: \_\_\_\_\_

**6. COASTAL ZONE MANAGEMENT**

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

**7. RELATED ACTIONS BY CITY PLANNING**

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

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
C 070430 ZMK	Fort Greene/Clinton Hill Rezoning / Adopted w/ Mod.	13	7/11/2007
N 070431 ZRY	Text Change to Apply IH Program in R7A Dist. / Adopted w/ Mod.	14	7/11/2007

**8. RELATED ACTIONS BY OTHER AGENCIES**

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

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
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**9. FUTURE ACTIONS REQUIRED**

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

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

Michael Rooney, Member  
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

[Signature]  
SIGNATURE OF APPLICANT

9/20/2017  
DATE

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

**11. CO-APPLICANTS**

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

**ADMINISTRATIVE CODE**

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

**NOTICE**

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

180096 ZMK  
N180097 ZRK

# City Map Change . . . . . MM

APPLICATION NO

**Proposed City Map Change**  
(Check appropriate boxes)

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

# Zoning Map Change . . . . . ZM

180096 ZMK

APPLICATION NO

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

**Proposed Zoning Map Change(s)**

CHANGE #1	FROM:	<u>R7A</u> <input type="checkbox"/>	EXISTING	TO:	<u>R8A</u> <input type="checkbox"/>	PROPOSED
CHANGE #2	FROM:	<u>R7A</u> <input type="checkbox"/>	EXISTING	TO:	<u>R8A/C2-4</u> <input type="checkbox"/>	PROPOSED
CHANGE #3	FROM:	<u>no Special District</u> <input type="checkbox"/>	EXISTING	TO:	<u>Special Downtown Brooklyn District</u>	PROPOSED
CHANGE #4	FROM:	<input type="checkbox"/>	EXISTING	TO:	<input type="checkbox"/>	PROPOSED
CHANGE #5	FROM:	<input type="checkbox"/>	EXISTING	TO:	<input type="checkbox"/>	PROPOSED

# Zoning Text Amendment . . . . . ZR

N 180097 ZRK

APPLICATION NO.

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

**Affected Zoning Resolution (ZR) Sections**

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
<u>Appendix F</u> <input type="checkbox"/>	<u>Inclusionary Housing Designated Areas &amp; MIH Areas</u> <input type="checkbox"/>
<u>ZR 101-22</u> <input type="checkbox"/>	<u>Special Height and Setback Regulations (Special Downtown Brooklyn District)</u> <input type="checkbox"/>
<u>Art X Ch 1 App E</u> <input type="checkbox"/>	<u>Special Downtown Brooklyn District Maps</u> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

CITY PLANNING COMMISSION  
 2017 SEP 22 PM 5:17  
 DEPT OF CITY PLANNING



**142-150 South Portland Avenue Rezoning  
Community District 2  
Brooklyn, NY  
October 27, 2017**

**1. Introduction**

MDG Design & Construction LLC (the “Applicant”) proposes a series of land use actions to extend the Special Downtown Brooklyn District and rezone an existing R7A zoning district to R8A and R8A/C2-4 districts in the Fort Greene neighborhood within Brooklyn Community District 2. The following actions are proposed:

1. a zoning map amendment changing from an R7A to an R8A zoning district property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 235 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, and a line 275 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, Lots 19, 29-34, and 37 (the “Project Area”); and establishing a C2-4 zoning district to a depth of 100 feet along Hanson Place;
2. a zoning map amendment to extend the Special Downtown Brooklyn District (“SDBD”) coterminous with the Project Area;
3. a text amendment to Zoning Resolution (“ZR”) Article X Chapter 1 Appendix E Special Downtown Brooklyn District Maps and ZR § 101-22 (Special Height and Setback Regulations) to impose a 95 ft. height limitation within 25 feet of an R7A district on buildings or portions of buildings fronting on South Portland Avenue within an R8A district; and
4. a text amendment of ZR Appendix F: Inclusionary Housing Designated Areas (“IHDA”) and Mandatory Inclusionary Housing (“MIH”) Areas for Community District 2, Brooklyn to establish an MIH Area coterminous with the Project Area with Option 1 and Option 2.

The proposed actions would facilitate the development of a new 13-story and cellar mixed-use residential and community facility building with 100 dwelling units at 142-150 South Portland Avenue (Block 2003, Lot 37) (the “Development Site”). Approximately 32 units in the proposed development would be permanently affordable pursuant to the MIH program. Community facility space on the ground floor and cellar of the new building would be occupied by the Hanson Place Seventh-day Adventist Church and a medical center.

**2. Background**

The Applicant, MDG Design & Construction is a leading real estate firm with nearly 30 years of experience that develops, constructs, and manages high quality affordable housing. MDG specializes in the new construction and moderate rehabilitation of residential apartment buildings across New York City and Long Island. To date, MDG has created or preserved 14,300 units of affordable housing and is responsible for nearly \$950 million in construction and development.

In conjunction with the Applicant, the proposed project is a faith-based development with Hanson Place Seventh-day Adventist Church (the “Church”), the owner of the Development Site. The Church, established in Brooklyn in 1958, is a fixture in the community. In 1963, the Church purchased its current sanctuary building located at the southeast corner of Hanson Place and South Portland Avenue (Block 2004, Lot 33). The building was built in 1860 and is a New York City individual landmark (designated October 13, 1970, LP-0664) and National Historic landmark due to its exceptional ecclesiastical architecture. The Church’s membership has risen steadily over the years, reaching a peak in excess of 2,000 congregants. It is the largest Seventh-day Adventist church in Brooklyn, and the second largest church in the Northeastern Conference of Seventh-day Adventists. The Church provides numerous vital social services to the community including weekly food distribution and a soup kitchen, tutoring and mentoring programs, Youth Volunteer Corps, health screening education and assistance, inner city missions, and disaster response. The Church also operates the Hanson Place Seventh-day Adventist Elementary School and has a vibrant music ministry.

### Fort Greene and Clinton Hill Rezoning

The proposed Project Area was rezoned from an R6 to an R7A zoning district as part of the Fort Greene and Clinton Hill rezoning (C 070430ZMK, effective July 25, 2007) initiated by the Department of City Planning (“DCP”). The rezoning changed all or portions of ninety-nine blocks from R6, R7-1, R7-2 and M1-1 districts to contextual R5B, R6B, R6A and R7A districts. The R7A was mapped to create new housing opportunities in areas that could support greater density within contextual zoning districts that establish height limits. In addition, the rezoning established Inclusionary Housing Designated Areas generally along portions of Fulton Street and Myrtle Avenue and portions of surrounding areas including the proposed Project Area. The Inclusionary Housing program provides incentives for the creation and preservation of affordable housing.

### Special Downtown Brooklyn District

The proposed Project Area is adjacent the Special Downtown Brooklyn District, which was established in 2001 to:

- strengthen the business core of Downtown Brooklyn by improving the working and living environments;
- foster development in Downtown Brooklyn and provide direction and incentives for further growth where appropriate;
- create and provide a transition between the Downtown commercial core and the lower-scale residential communities of Fort Greene, Boerum Hill, Cobble Hill and Brooklyn Heights and to encourage the design of new buildings that are in character with the area; and
- improve the quality of development in Downtown Brooklyn by fostering the provision of specified public amenities in appropriate locations and to promote the most desirable use of land and building development for Downtown Brooklyn and thus conserve the value of land and buildings and thereby protect the City’s tax revenues.

The SDBD established special height and setback regulations and urban design guidelines to promote and support the continued growth of Downtown Brooklyn as a unique mixed-use area. Downtown Brooklyn is the City’s third largest central business district. It is the economic, civic, and retail center of the borough with a hub of office buildings, courthouses and government buildings, major academic and cultural institutions, and active retail corridors. Flexible height and setback regulations for a range of moderate- to high-density residential and commercial zoning districts facilitate development on the small, irregularly shaped lots typical of Downtown Brooklyn. The higher density zoning districts allow either Quality Housing buildings with height limits or tower-on-a-base buildings without height limits. The Inclusionary Housing R10 Program, which offers incentives for the provision of affordable housing, is applicable in the highest-density zoning districts. The moderate-density zoning districts allow for flexible building envelopes with height limits. A height limitation area is designated on Schermerhorn Street and Flatbush Avenue Extension as a transition between the high-rise core of the central business district and adjacent residential neighborhoods. Urban design guidelines promote ground floor retail and street wall continuity, storefront glazing, sidewalk widening, curb cut restrictions, and off-street relocation of subway stairs.

### Atlantic Commons

The proposed Project Area is located approximately one block north of the Atlantic Commons (formerly known as Atlantic Terrace) development (C 060177 HAK, effective April 26, 2006) at Atlantic Avenue between South Portland Avenue and South Oxford Street. Atlantic Commons is a ten-story building with approximately 80 residential units above ground floor retail that was developed under HPD’s Cornerstone Program.

### **3. Description of the Surrounding Area**

The proposed Project Area is located in Fort Greene neighborhood Brooklyn Community District 2. The surrounding area is within the Brooklyn Cultural District, home to more than 50 cultural organizations and anchored by the Brooklyn Academy of Music (“BAM”) (Block 2111, Lot 15) located northwest of the proposed Project Area. The Atlantic Terminal transit/retail/office hub is

located immediately to the west of the Project Area (Block 2001, Lot 7501 and Block 2002, Lot 1). The easternmost portion of the Atlantic Terminal is a three-story building on an L-shaped lot between Fort Greene Place to the west and South Elliot Place and South Portland Avenue to the east, which extends south from Hanson Place to Atlantic Avenue (Block 2002, Lot 1). Further to the west is Downtown Brooklyn, which consists of a range of high density mixed use, residential and community facility uses. The Barclays Center Arena is located two blocks to the south along Atlantic and Flatbush avenues (Block 1118, Lot 1). Further north along Flatbush Avenue is 300 Ashland Place (BAM South), a new 32-story mixed-use development with a public plaza (Block 2110, Lot 3).

To the north and east of the proposed Project Area is the Fort Greene neighborhood, a primarily residential area consisting of 3-5 story row houses, medium-density apartment buildings and local retail and community facility uses. The Fort Greene Historic District (designated September 26, 1978, LP-0973), has a border two blocks to the northeast of the Project Area and the Brooklyn Academy of Music Historic District (also designated September 26, 1978, LP-1003) has a border directly across Hanson Place to the north of the Project Area.

The proposed Project Area, described below, is located on the northern portion of Block 2003 within an R7A zoning district. At the northwest corner of the Project Area at Hanson Place and South Elliot Place is a 12-story community facility building operated by the Salvation Army as supportive housing (Block 2003, Lot 19). The Salvation Army building is situated at the corner of the lot with additional open space along South Elliot Place and parking lot fronting Hanson Place (Block 2003, Lot 29). On the northeast corner of the proposed Project Area at Hanson Place and South Portland Avenue, is an eight-story commercial building with a ground floor community facility, the Museum of Contemporary African Diasporan Arts (“MoCADA”) (Block 2003, Lot 34) controlled by the BAM Local Development Corporation. Between the MoCADA and Salvation Army properties, there are several vacant lots in single ownership (Block 2003, Lots 30-33) fronting Hanson Place. The proposed Development Site fronts South Portland Avenue (Block 2003, Lot 37). To the south of the Development Site, outside of the Project Area, are six two- to four-story residential buildings (Block 2003, Lots 43-48). On the southernmost portion of the block, within the R7-2 zoning district, are two 15-story residential buildings with 213 total dwelling units (Block 2003, Lot 8).

The existing zoning districts in the surrounding area include:

#### R7A

The Project Area is within an R7A zoning district established in 2007, which extends beyond the Project Area on the Myrtle Avenue, Fulton Street and Atlantic Avenue corridors. Within the IHDA, developments in the R7A district have a maximum base FAR of 3.45, which can be increased up to 4.6 with the provision of affordable housing. The R7A contextual height limits, including a maximum base height before setback of 75 feet and a maximum total height of 95 feet, apply to new developments that provide affordable housing. Accessory residential off-street parking is required for 50 percent of the non-income-restricted dwelling units.

#### R7-2

An R7-2 district is mapped on the southern portion of Block 2003 and extends eastward. Residential and community facility uses are permitted, with no height limits and a maximum FAR of 3.44 for residential uses and 6.5 FAR for community facility uses. The Quality Housing Program permits a 3.44 FAR on narrow streets with a maximum base height of 60 feet and a maximum building height of 75 feet and 4.0 FAR (an R7A equivalent) on wide streets with a maximum base height of 65 feet and a maximum building height of 80 feet. In R7-2 districts, off-street parking is required for 50 percent of the dwelling units and parking is waived if 15 or fewer spaces are required.

#### R6B

There is an R6B district mapped to the east and northeast of the Project Area in the primarily residential portions of the surrounding area. The R6B district permits a 2.0 FAR for residential and community facility uses and limits overall building height to 50 feet and street

wall heights to 40 feet. New construction within the R6B district is required to line up with adjacent structures to maintain existing street wall characteristics R6B regulations prohibit curb cuts on lots less than 40 feet wide. Accessory residential off-street parking is required for 50 percent of the dwelling units.

#### C6-4 (SDBD)

There is a C6-4 zoning district mapped within the SDBD immediately to the west of the Project Area. Within the SDBD, the C6-4 zoning district allows up to 10.0 FAR for commercial, community facility, and residential uses, and up to a 12.0 FAR with either a public plaza, arcade, or subway stair improvement bonus. The bonus is also available for participation in the R10 Voluntary Inclusionary Housing program, which requires an affordable housing set aside of approximately 4 percent.

#### C6-1

C6-1 zoning districts within the SDBD allow up to 6.0 FAR for commercial uses and 6.5 FAR for community facility uses. The C6-1 is an R7 residential district equivalent, which can achieve up to a 3.44 FAR or 5.01 FAR for affordable independent residences for seniors. The C6-1 district's zoning envelope is governed by the SDBD's "standard" or "tower" regulations, which allow either a maximum base height of up to 150 feet and a maximum building height of 210 feet along wide streets, or a maximum base height of up to 85 feet and a maximum building height of 495 feet, respectively. Accessory parking requirements are also governed by the SDBD, which include a 20 percent requirement for dwelling units, with no minimum parking requirements for affordable units.

#### C6-2

A C6-2 district is mapped on the Atlantic Commons site to the south of the proposed Project Area. C6-2 zoning districts have the same commercial FAR as C6-1 districts with a higher maximum residential FAR of up to 7.2 under the Quality Housing program.

The Project Area is within the Transit Zone pursuant to ZR Appendix G. The surrounding area is extremely well served by transit including MTA subway, bus, and rail service. There is access to the B, Q, D, N, R, 2, 3, 4, and 5 subway lines and to the Long Island Railroad ("LIRR") at the Atlantic Ave/Barclays Center station three blocks to the west, the C line at the Lafayette Avenue station one block to the north, and the G line at the Fulton Street station two blocks to the north. The B25, B26 and B52 bus routes run along Fulton Street two blocks to the east and the B45 and B67 run along Atlantic Avenue three blocks to the west.

Atlantic Avenue to the south, Fulton Street to the north, and Flatbush Avenue to the west of the Project Area are all major thoroughfares and mixed-use corridors within Brooklyn. The Project Area is bounded by South Elliot Place to the west, Hanson Place to the north, and South Portland Avenue to the east. South Elliot Place is a narrow, 70-ft. one-way southbound street with a travel lane and two parking lanes. Hanson Place is a wide, 80-ft. two-way street with east and west travel and parking lanes. Hanson Place is limited to one-way eastbound traffic between South Portland Avenue and South Oxford Street. South Portland Avenue is a narrow, 70-ft. two-way street with north and south travel and parking lanes.

Parks owned and operated by the New York City Department of Parks and Recreation in the surrounding area include Cuyler Gore Park, a 1.16-acre triangular park located between Carlton Avenue, Fulton Street, and Greene Avenue, and South Oxford Park, a 1.19-acre neighborhood park located on South Oxford Street between Atlantic Commons and Atlantic Avenue. The 30-acre Fort Greene Park is located two blocks to the north of the Project Area between Dekalb and Myrtle avenues.

#### **4. Description of the Proposed Project Area**

The proposed Project Area is located on the northern portion of Block 2003 and consists of eight contiguous tax lots, including Lots 19, 29-34, and 37. The Project Area is in a R7A zoning district within an IHDA that allows for residential and community facility uses with a maximum



FAR of 4.6, a maximum base height of 75 feet and a maximum height of 95 feet. The Project Area is developed as follows:

Block 2003, Lot 19 is an approximately 23,700 sq. ft. lot improved with an approximately 12-story 1.9 FAR community facility building.

Block 2003, Lot 29 is an approximately 1,800 sq. ft. unimproved lot used for parking.

Block 2003, Lot 30 is an approximately 2,000 sq. ft. unimproved vacant lot.

Block 2003, Lot 31 is an approximately 1,900 sq. ft. unimproved vacant lot.

Block 2003, Lot 32 is an approximately 1,900 sq. ft. unimproved vacant lot.

Block 2003, Lot 33 is an approximately 1,900 sq. ft. unimproved vacant lot.

Block 2003, Lot 34 is an approximately 4,600 sq. ft. lot improved with an approximately eight-story 6.61 FAR commercial and community facility building.

Block 2003, Lot 37 is an approximately 12,000 sq. ft. lot improved with an approximately three-story 0.78 FAR community facility building.

As noted above, Block 2003, Lots 19 and 29 are in single ownership as are Block 2003, Lots 30-33.

## **5. Description of Proposed Development Site**

The proposed Development Site consists of Block 2003, Lot 37. It is located on a rectangular interior lot on South Portland Avenue between Hanson Place and Academy Park Place. It has 120 feet of frontage on South Portland Avenue and a depth of 100 feet. It has a lot area of approximately 12,000 square feet. The Development Site is mapped with an R7A zoning district and is within an IHDA area. The Development Site is improved with a one- and three-story building with approximately 9,400 sq. ft. of community facility floor area with an FAR of 0.78. The existing building has a maximum height of approximately 38 feet. The Church owns the proposed Development Site and uses it for its social service and ministry programs.

## **6. Description of the Proposed Development**

The Applicant proposes this faith-based development project to provide high quality housing with an affordable housing set aside, an expanded new house of worship for the Church to serve its growing congregation and the community through its music ministry and service programs, and additional community facility space for medical offices.

The proposed development is a new 13-story and cellar mixed residential and community facility building at 142-150 South Portland Avenue (Block 2003, Lot 37). The building will house the Church on the ground floor with additional community facility space in the cellar and approximately 100 housing units on the upper floors. The Applicant intends to finance the project in part through the NYC Department of Housing Preservation and Development ("HPD") Mixed Middle Income Program ("M2"). The M2 Program funds the new construction of multi-family rental housing affordable to low-, moderate- and middle-income families. The proposed unit distribution is 19 studios (19 percent), 42 one-bedroom units (42 percent), 23 two-bedroom units (23 percent), 15 three-bedroom units (15 percent), and 1 two-bedroom superintendent's unit. The Applicant has selected MIH Option 2 for the proposed development resulting in approximately 32 permanently affordable units at or below 80 percent of the Area Median Income ("AMI").

The proposed building contains approximately 85,983 sq. ft. of floor area with an FAR of 7.17, including approximately 76,283 sq. ft. of residential floor area and approximately 9,700 sq. ft. of community facility floor area. The residential entrance would be located on the northern portion of the lot. The Church would occupy the majority of the ground floor as a house of worship. A medical center would occupy the cellar level. The building has a height of 129'-0" with multiple 15'-0" setbacks to articulate the building façade and break up its mass. The southern portion of

the building for a width of 30 feet has a lower height of 90'-0" after a setback at the ninth floor. Green and sustainable features are incorporated into the proposed building design and six street trees would be required pursuant to ZR § 26-41.

No accessory parking would be required or provided in the proposed development. Pursuant to ZR § 25-241 (Reduced requirements), the residential parking requirement on the 12,000 sq. ft. zoning lot is 20 percent of the non-income-restricted dwelling units. The residential parking requirement would be waived pursuant to ZR § 25-261 because the requirement is for fewer than 15 spaces. There is no parking requirement for income-restricted units within the Transit Zone pursuant to ZR § 25-251. In addition, there is no parking requirement for the house of worship pursuant to ZR § 25-31 or for the medical offices in the cellar pursuant to ZR § 25-31.

## 7. Actions Necessary to Facilitate the Project

The actions necessary to facilitate the proposal are:

1. a zoning map amendment changing the Project Area from an R7A to an R8A zoning district with a C2-4 zoning district to a depth of 100 feet along Hanson Place;
2. a zoning map amendment to extend the SDBD coterminous with the Project Area;
3. a text amendment to ZR Article X Chapter 1 Appendix E Special Downtown Brooklyn District Maps and ZR § 101-22 (Special Height and Setback Regulations) to impose a 95 ft. height limitation within 25 feet of an R7A district on buildings or portions of buildings fronting on South Portland Avenue within an R8A district; and
4. a text amendment to establish an MIH Area coterminous with the Project Area with Option 1 and Option 2.

### Proposed R8A and R8A/C2-4

The proposed R8A zoning district would permit new residential development at a greater density than the existing R7A district. The maximum FAR is 7.2 in the proposed R8A zoning district for developments that provide affordable housing pursuant to the MIH program requirements. The maximum building height for eligible MIH program buildings with qualifying ground floors is 145 feet or 14 stories after a setback from the base height of up to 105 feet. The building must set back above the maximum base height to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum of 14 floors. In the proposed SDBD extension, the maximum building height would be 95 ft. within 25 feet of an R7A district for buildings or portions of buildings fronting on South Portland Avenue within an R8A district. Off-street parking is required for 40 percent of the residential dwelling units, but is not required for income-restricted units within the Transit Zone. Mapping an R8A in this area provides opportunities for medium-density housing development under the MIH program.

The proposed C2-4 commercial district would be mapped to a depth of 100 feet from Hanson Place. The proposed C2-4 district permits Use Groups 5 through 9 and 14 allowing commercial development with up to 2.0 FAR. However, Use Group 5 uses would not be permitted at this site because of its distance from a limited access highway. The proposed C2-4 overlay district requires one accessory parking space per 1,000 sq. ft. of commercial floor area for general retail or service uses. Mapping an R8A/C2-4 in this area provides opportunities for medium-density housing development under the MIH program while allowing for active commercial uses on the ground floor. The proposed C2-4 overlay would create a linkage between existing commercial development surrounding the Atlantic Center immediately to the west and along the mixed-use Fulton Street corridor one block to the east.

The proposed zoning map amendment is consistent with the City's policy goals articulated in Housing New York: A Five-Borough, Ten-Year Plan and by the City Planning Commission in the Fort Greene/Clinton Hill Rezoning. It would promote the development of new medium-density residential development, including mandatory affordable housing to address the City's growing need for additional housing. The Development Site is appropriate because of its location adjacent to existing residential use and a wealth of transit options. The rezoning would allow the Church to relocate its music ministry and service programs to a new, dedicated space

to serve its congregation and the community. The proposed zoning map amendment would also create new opportunities for appropriate mixed-use development, including affordable housing, of the non-Applicant controlled properties, including long vacant sites along Hanson Place. The proposed development would comply with the bulk regulations and conform with the use regulations of the proposed R8A zoning district and SDBD provisions. No additional actions are needed pursuant to any other City, State, or Federal agency.

#### Proposed Extension of the Special Downtown Brooklyn District

The proposed text amendment to extend the Special Downtown Brooklyn District would recognize that the character of the Project Area is more akin to the character of the Special District to the west. It would nonetheless provide an appropriate transition to the primarily lower scale residential area that is mapped with an R6B to the east. The proposed new section in the SDBD text would impose a 95 ft. height limitation within 25 feet of an R7A district on buildings or portions of buildings fronting on South Portland Avenue within an R8A district (ZR § 101-22). This provision would acknowledge the lower 95 ft. height permitted within the R7A district to the south of the Development Site. It would serve the purpose of the SDBD to create and provide a transition between the Downtown Brooklyn commercial core and the lower-scale residential community of Fort Greene while encouraging the design of a new building that is in character with the area.

#### Proposed Mandatory Inclusionary Housing Area Text Amendment

The proposed text amendment to ZR Appendix F would require development in accordance with the MIH program. Pursuant to the MIH program, a percentage of the new dwelling units in the Proposed Development would be required to be permanently affordable units. The Applicant selects Option 2 for the Development Site, which results in an affordable housing set aside of 30 percent of the residential floor area at an average of 80 percent AMI. The Applicant proposes mapping both MIH Option 1 and Option 2 within the Project Area to provide maximum flexibility for non-Applicant controlled properties. MIH Option 1 requires a set aside for 25 percent of the residential floor area at an average of 60 percent of AMI with 10 percent at 40 percent AMI.

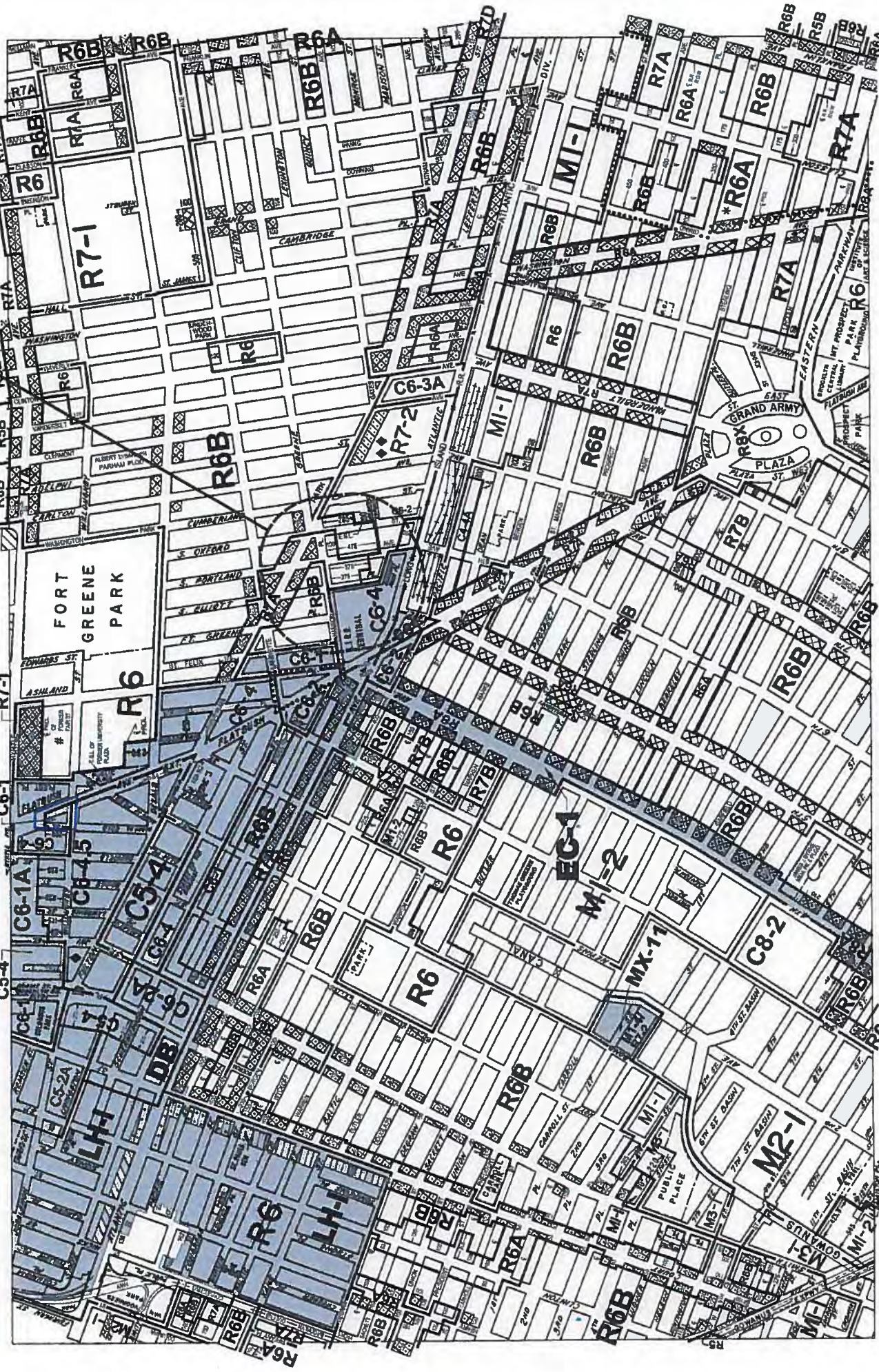
### **8. Conclusion**

The Applicant proposes to rezone the Project Area from an R7A to an R8A zoning district with a C2-4 zoning district to a depth of 100 feet along Hanson Place, to extend the SDBD and impose a 95 ft. height limitation adjacent to the existing R7A district, and establish an MIH Area with Option 1 and Option 2. The proposed actions would facilitate the transit-oriented development of a mixed-use building in Fort Greene within Brooklyn Community District 2. The proposed development would create approximately 100 new housing units, with a set aside of approximately 32 permanently affordable units, and new community facility space for the Church and medical offices. The proposed rezoning would provide increased opportunities for housing development on underutilized sites with mandatory affordable housing and commercial use along Hanson Place. The MIH program ensures that new development within the Project Area would address the need for housing that serves low-income levels.

142-150 South Portland Avenue, Brooklyn

Click blue box on map to view sketch map of proposed map change

Proposed Project Area



# NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 030514MMK - C 030516MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5  
 NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 9 (Location of District Boundaries) of the Zoning Resolution.

# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

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

..... AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 \* 09-24-2013 C 130213 ZMK  
 06-17-2013 C 130116 ZMK

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**CITY MAP CHANGE(S):**  
 ♦♦ AS CORRECTED 04-10-2015  
 ♦♦ AS CORRECTED 10-30-2014

# ZONING MAP 16c



MAP KEY

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

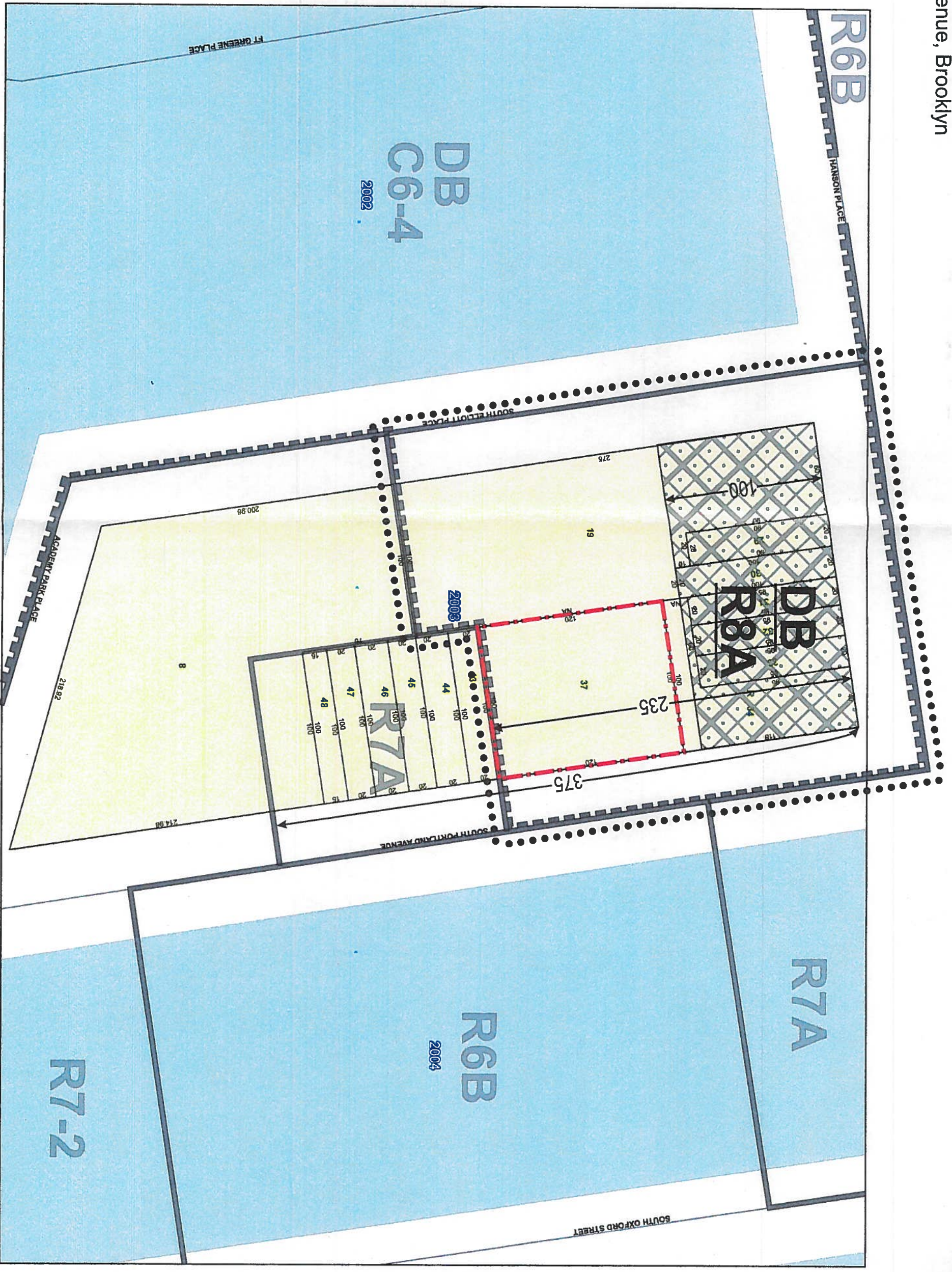
© Copyrighted by the City of New York

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



NYC Digital Tax Map  
 Effective Date : 12-28-2012 15:22:22  
 End Date : Current  
 Brooklyn Block: 2003

- Legend**
- Streets
  - Miscellaneous Text
  - Possession Hooks
  - Boundary Lines
  - Lot Face Possession Hooks
  - Regular
  - Underwater
  - Tax Lot Polygon
  - Condo Number
  - Tax Block Polygon
  - Zoning District Line
  - Special District Line
  - Development Site
  - Area Proposed to be Rezoned
  - Existing Zoning District
  - Proposed Zoning District
  - Proposed C2-4 Overlay



# Area Map

142-150 South Portland Avenue, Brooklyn  
Block 2003, Lot 37

**Project Information**

- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

**Existing Commercial Overlays**

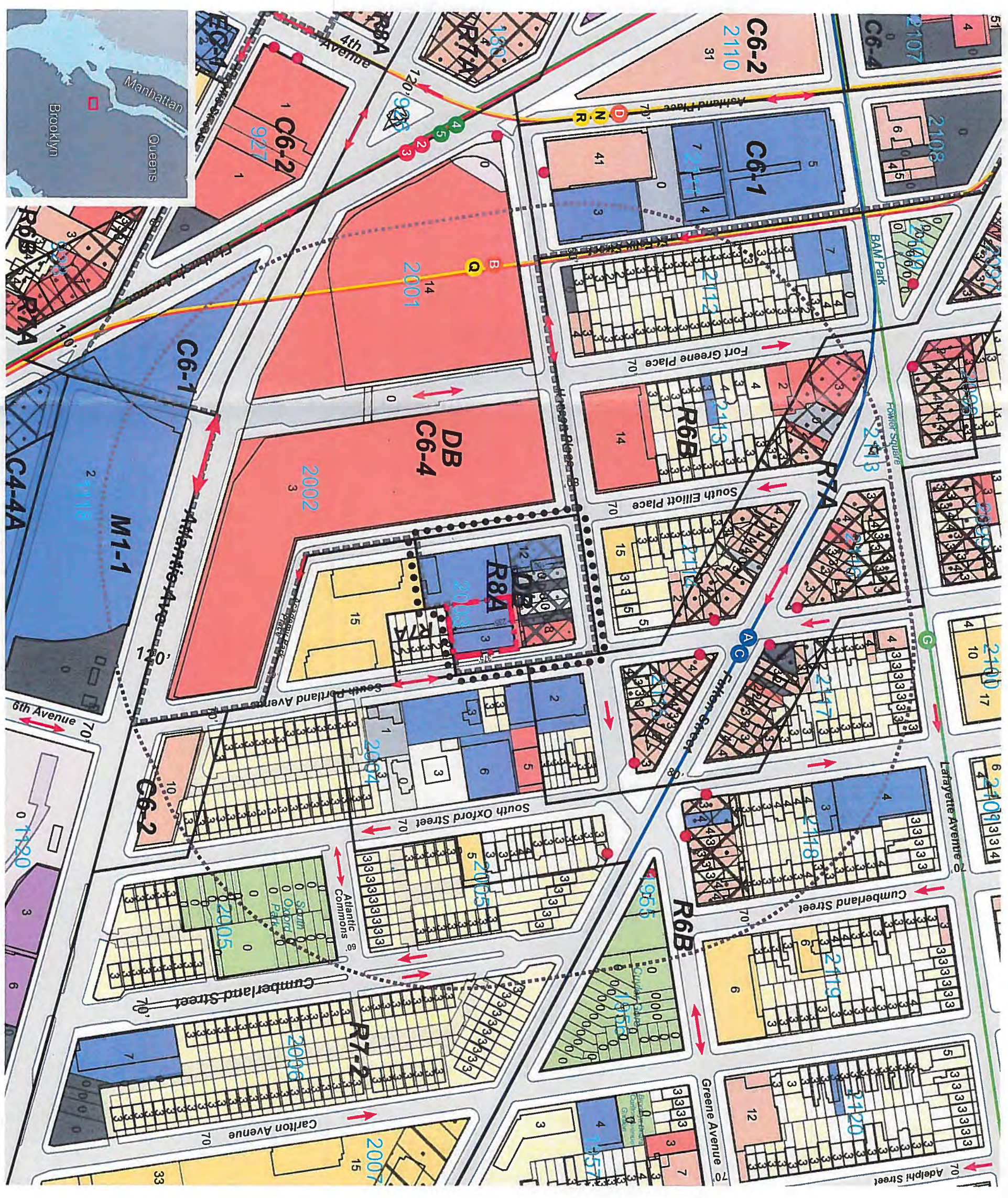
C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

**Land Uses**

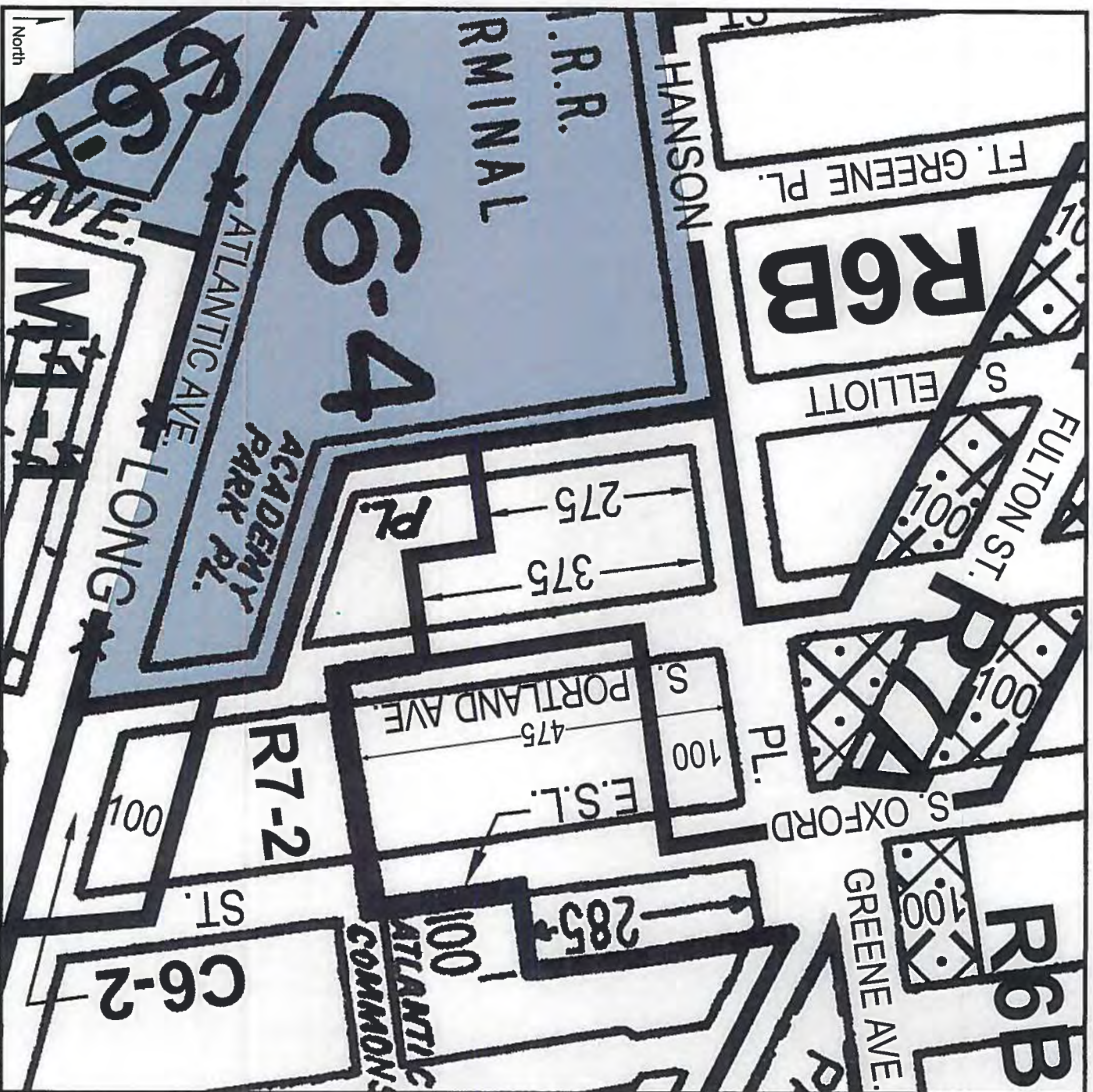
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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

**Other Symbols:**

- Subway Entries
- Block Numbers
- Property Lines
- Number of Floors

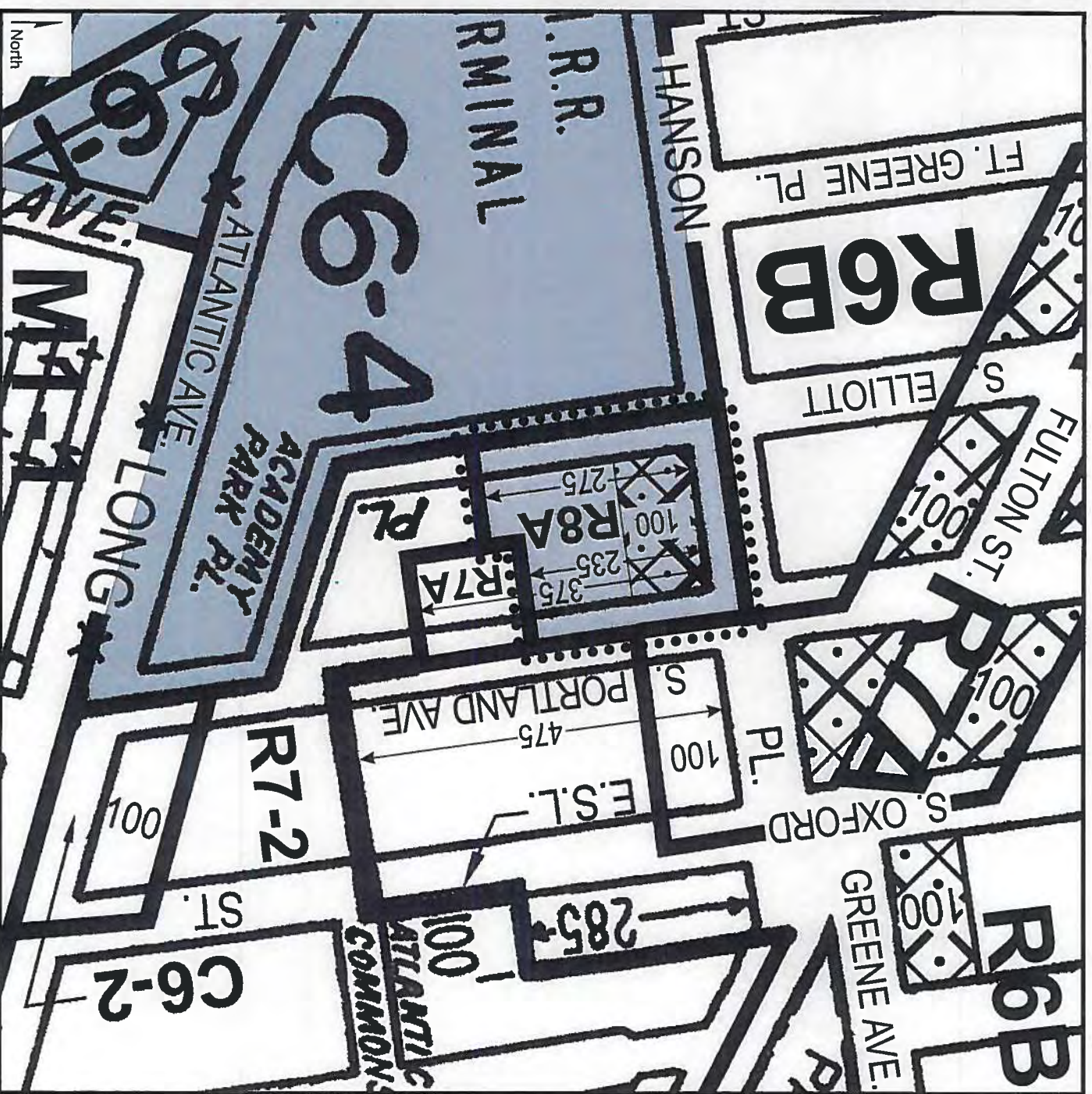


# Zoning Change Map



Current Zoning Map (16c)

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5



Proposed Zoning Map (16c) - Project Area is outlined with dotted lines

Rezoning from R7A to R8A/DB

Rezoning from R7A to R8A/C2-4/DB

142-150 South Portland Avenue Rezoning, Brooklyn

Zoning Comparison Table

USE GROUPS	Existing Zoning		Proposed Zoning R8A/C2-4 (Under MIH Zoning)	
	ZR Section #	R7A (IHDA)	ZR Section #	R8A/C2-4
<b>Maximum FAR</b>	22-10	1, 2, 3, 4	22-10/32-10	1 - 9, 14
Residential	23-154*	4.6*	23-154*	7.2
Affordable Independent Residences for Seniors (AIRS)	23-155	5.01	23-155	7.2
Community Facility	24-11	4	33-121	6.5
Commercial	n/a	n/a	33-121	2
Commercial and Community Facility	n/a	n/a	33-121	6.5
Manufacturing	n/a	n/a	n/a	n/a
<b>YARDS</b>				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8'	23-462/35-52	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commercial)
<b>HEIGHT AND SETBACKS</b>				
Minimum Base Height	23-662	40'	23-662/35-22/35-65/35-652	60'
Maximum Base Height	23-664*	75'	23-664*/35-22/35-65/35-654	105'
Maximum Building Height	23-664*	95'/9-stories	23-664*/35-22/35-65/35-654	145'/14-Stories
Maximum Height of Front Wall	23-664*	75'	23-664*/35-22/35-65/35-654	105'
Sky Exposure Plane	23-664*	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	15'	23-662/35-22/35-65/35-652	15'
Setbacks from Wide Streets	43-43	10'	23-662/35-22/35-65/35-652	10'
<b>OPEN SPACE</b>				
Minimum Open Space Ratio/ Max. Lot Coverage	n/a	n/a	n/a	n/a
<b>LOT COVERAGE</b>				
Interior/Through Lot	23-153/24-11	65% (QH)	23-153/35-22	70% (QH)
Corner Lot	23-153/24-11	100% (QH)	23-153/35-22	100% (QH)
<b>DENSITY</b>				
Affordable Dwelling Units	23-22	680 sf/DU	23-22/35-22	680 sf/DU
AIRRS	23-22	n/a	23-22/35-22	n/a
<b>PARKING</b>				
Government Assisted Dwelling Units	12-10/25-253	25%	12-10/25-253/36-33	25%
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251/36-33	15% or None (Transit Zone)
AIRRS	12-10/25-252	None (Transit Zone)	12-10/25-252/36-33	10% or None (Transit Zone)
Residential (Above 80% AMI)	25-23	50%	25-23/36-33	40%
Residential (at or below 80% AMI)	n/a	n/a	12-10/25-251	15% or None (Transit Zone)
Commercial	44-20	By Use	36-21	By Use
<b>LOADING</b>				
Commercial	n/a	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	25-80	By Use	36-70	By Use

\*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90



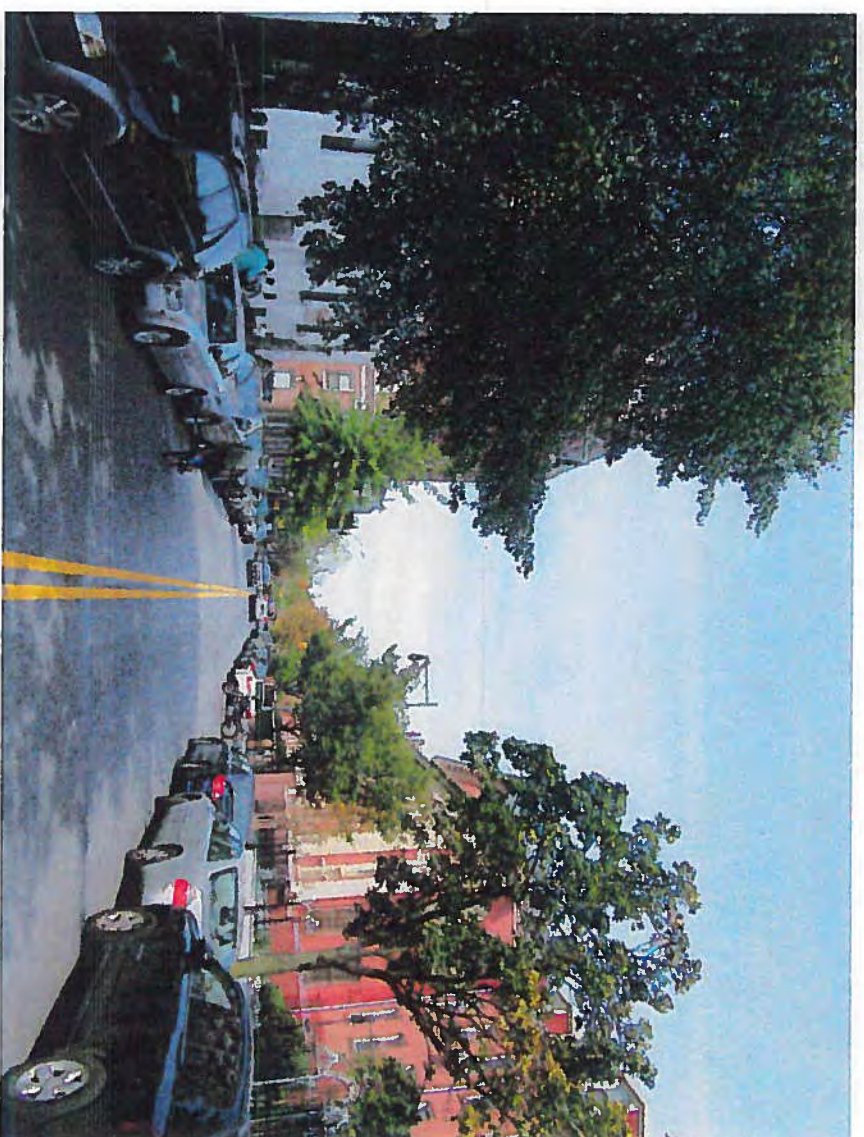
		Existing Conditions					Proposed Conditions												
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	FAR Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR	Compliance							
<b>Development Site</b>																			
2003	37	R7A	Public Facility / Institution	Yes	4.60	0.78	Yes	R8A	Residential	Yes	7.20	Yes							
<b>Non-Applicant Controlled Property in Project Area</b>																			
2003	19	R7A	Public Facility / Institution	Yes	4.60	1.90	Yes	R8A/C2-4	Public Facility / Institution	Yes	7.20	Yes							
2003	29	R7A	Parking	No	4.60	0.00	Yes	R8A/C2-4	Parking	No	7.20	Yes							
2003	30	R7A	Vacant	Yes	4.60	0.00	Yes	R8A/C2-4	Vacant	Yes	7.20	Yes							
2003	31	R7A	Vacant	Yes	4.60	0.00	Yes	R8A/C2-4	Vacant	Yes	7.20	Yes							
2003	32	R7A	Vacant	Yes	4.60	0.00	Yes	R8A/C2-4	Vacant	Yes	7.20	Yes							
2003	33	R7A	Vacant	Yes	4.60	0.00	Yes	R8A/C2-4	Vacant	Yes	7.20	Yes							
2003	34	R7A	Commercial/ Office Building	No	4.60	6.61	No	R8A/C2-4	Commercial/ Office Building	No	7.20	Yes							
<b>Total # of Lots*</b>		8		<b>% of Conformance**</b>		75%		<b>% Compliant</b>		88%		<b>% of Conformance**</b>		75%		<b>% Compliant</b>		100%	

\* All Properties including Development Site

\*\* Vacant lots calculated as in conformance and compliance



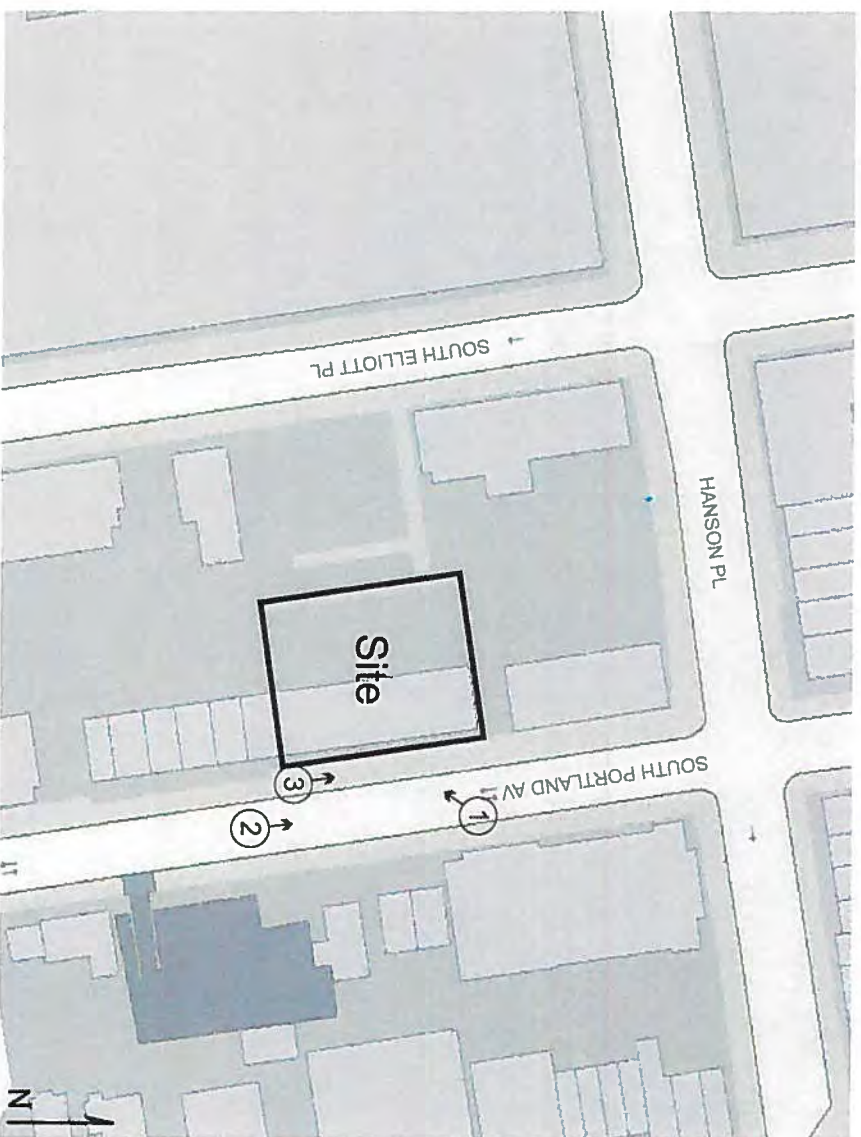
1. View of the Site facing southwest from South Portland Avenue.

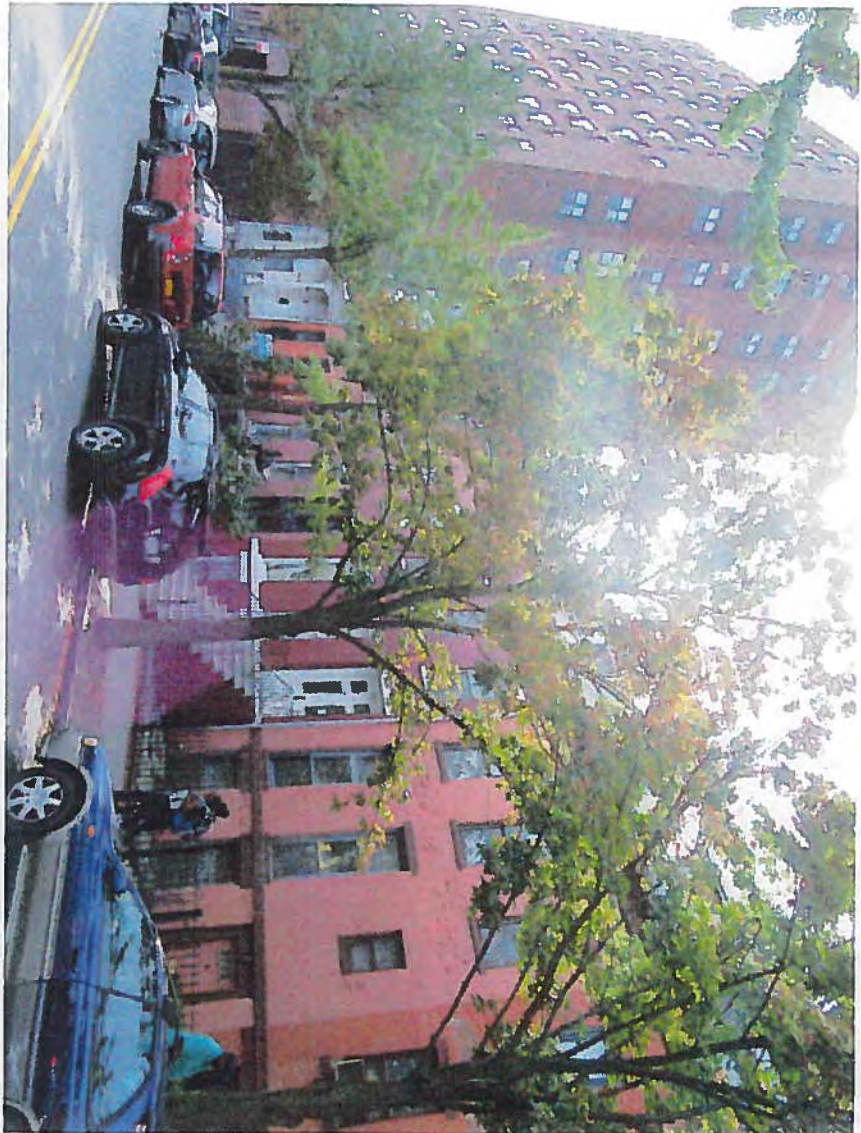


2. View of South Portland Avenue facing north (Site at left).



3. View of the sidewalk along the west side of South Portland Avenue facing north (Site at left).





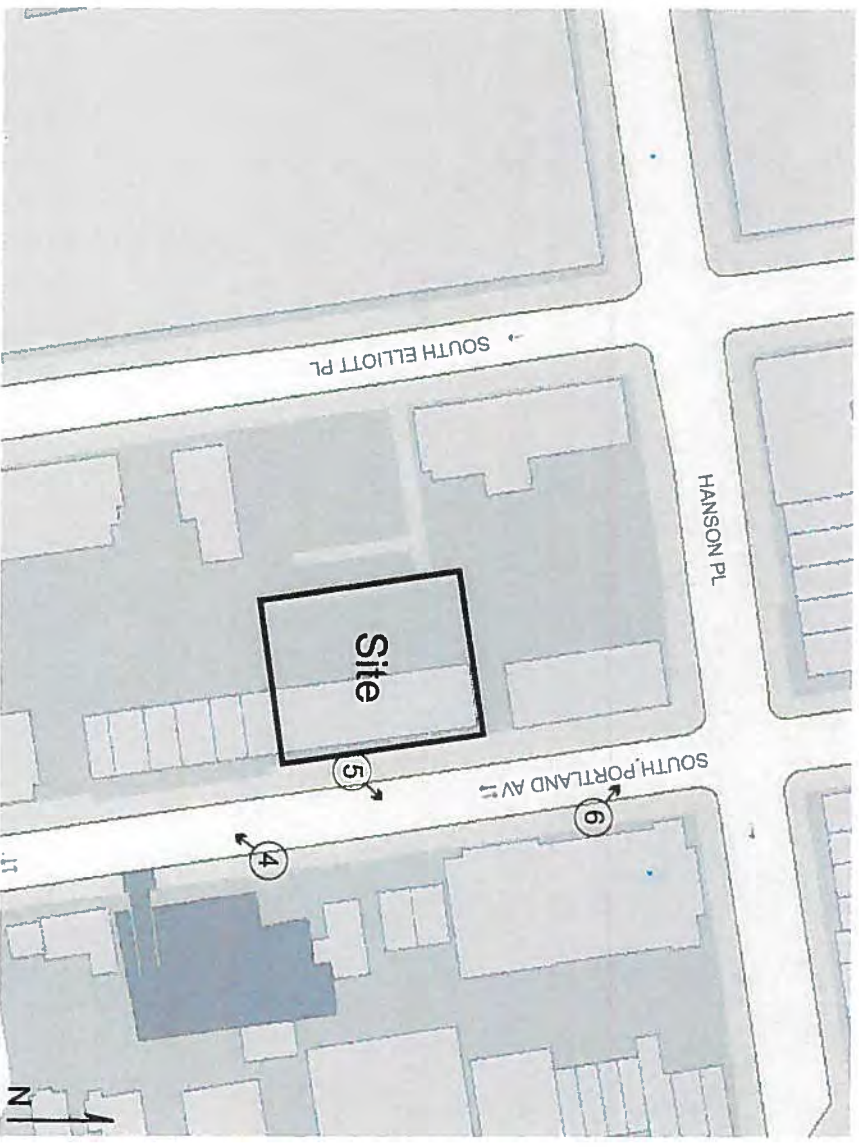
4. View of the west side of South Portland Avenue between Hanson Place and Academy Park Place facing southwest.

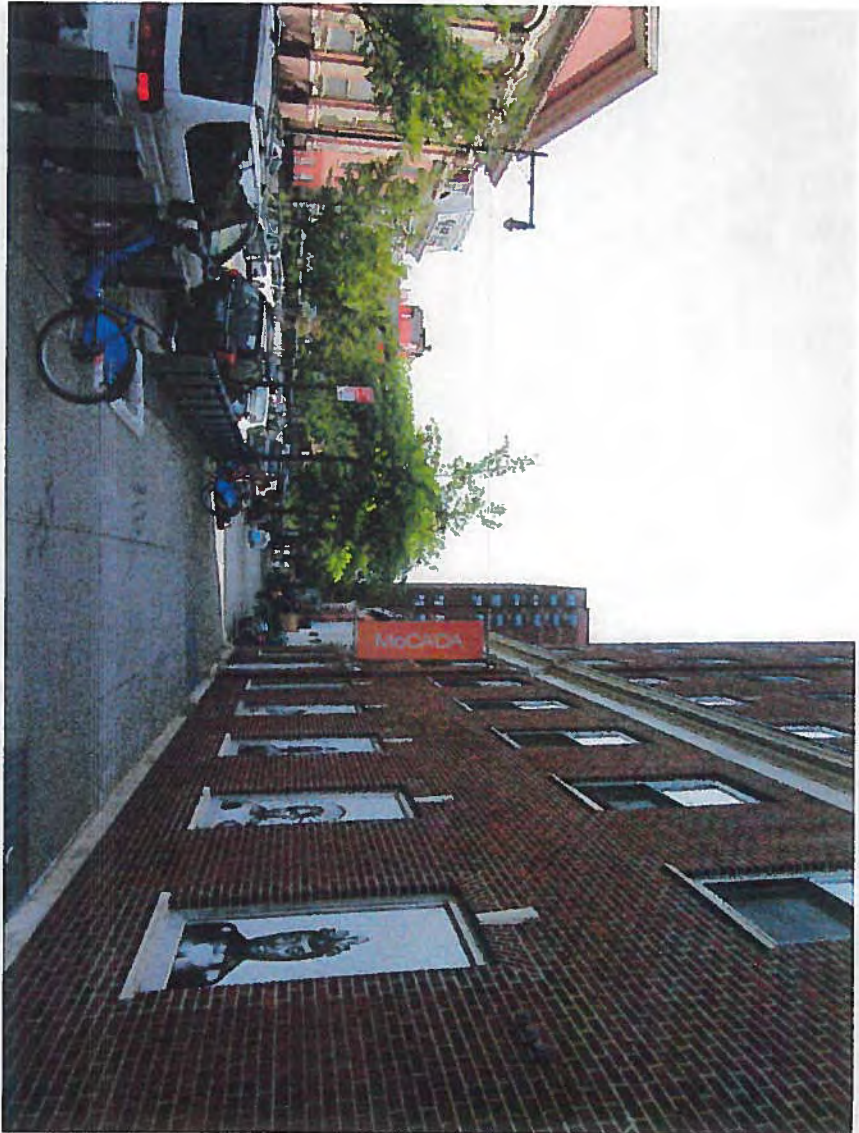


5. View of the east side of South Portland Avenue facing northeast from the Site.

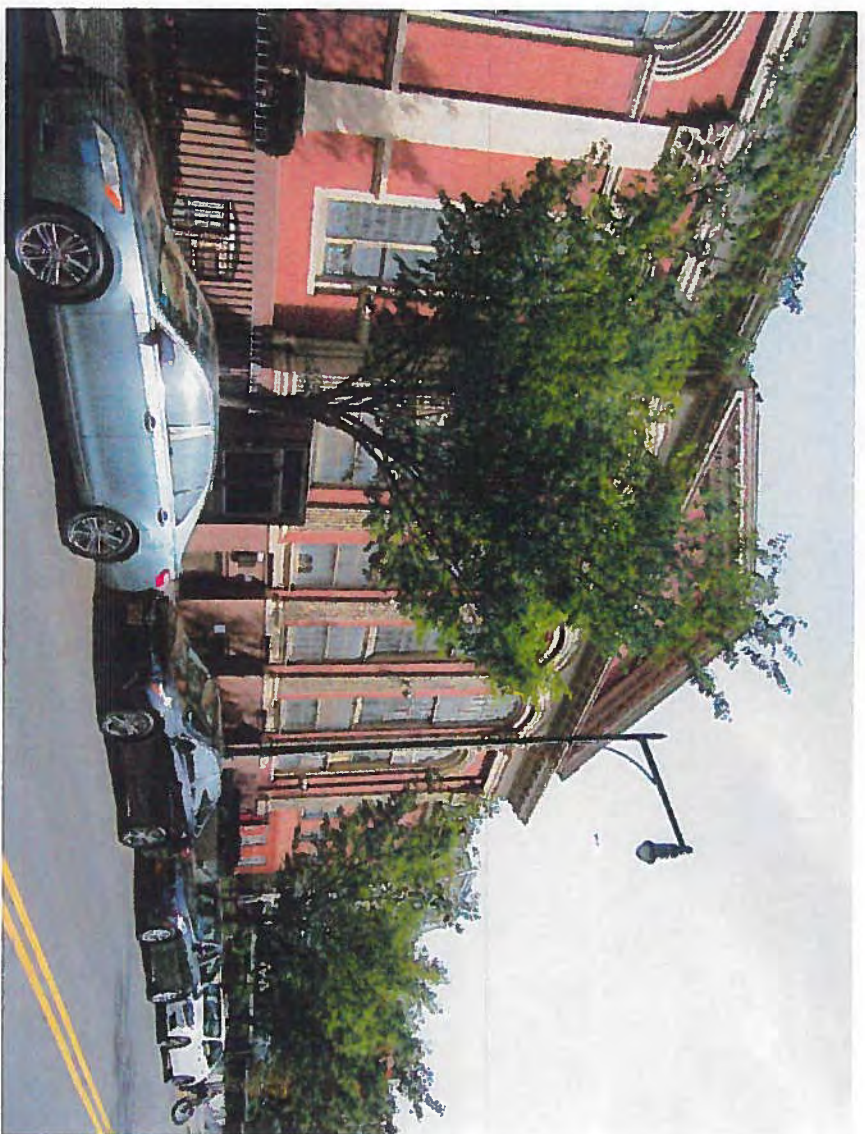


6. View of the west side of South Portland Avenue between Hanson Place and Academy Park Place facing northwest.





7. View of the sidewalk along the west side of South Portland Avenue facing south (Site ahead, at right).



8. View of the east side of South Portland Avenue between Hanson Place and Academy Park Place facing southeast.

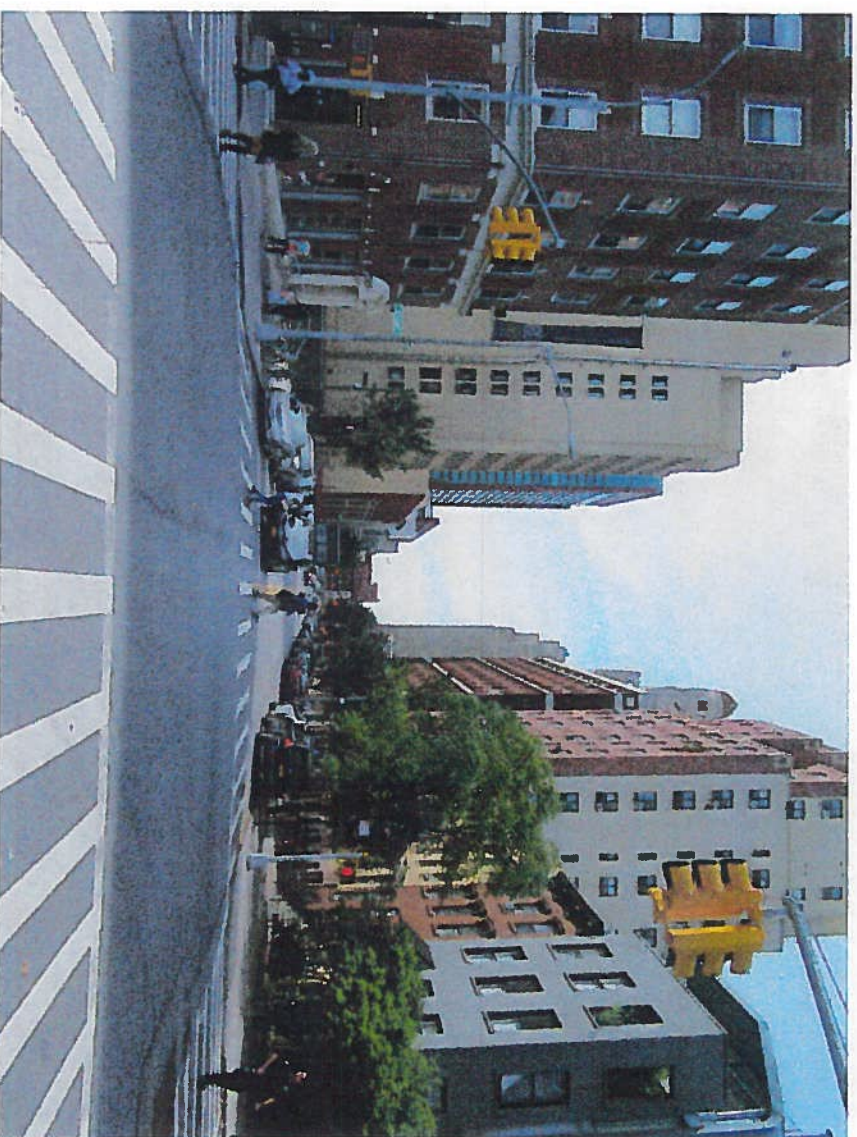


9. View of South Portland Avenue facing south from Hanson Place.





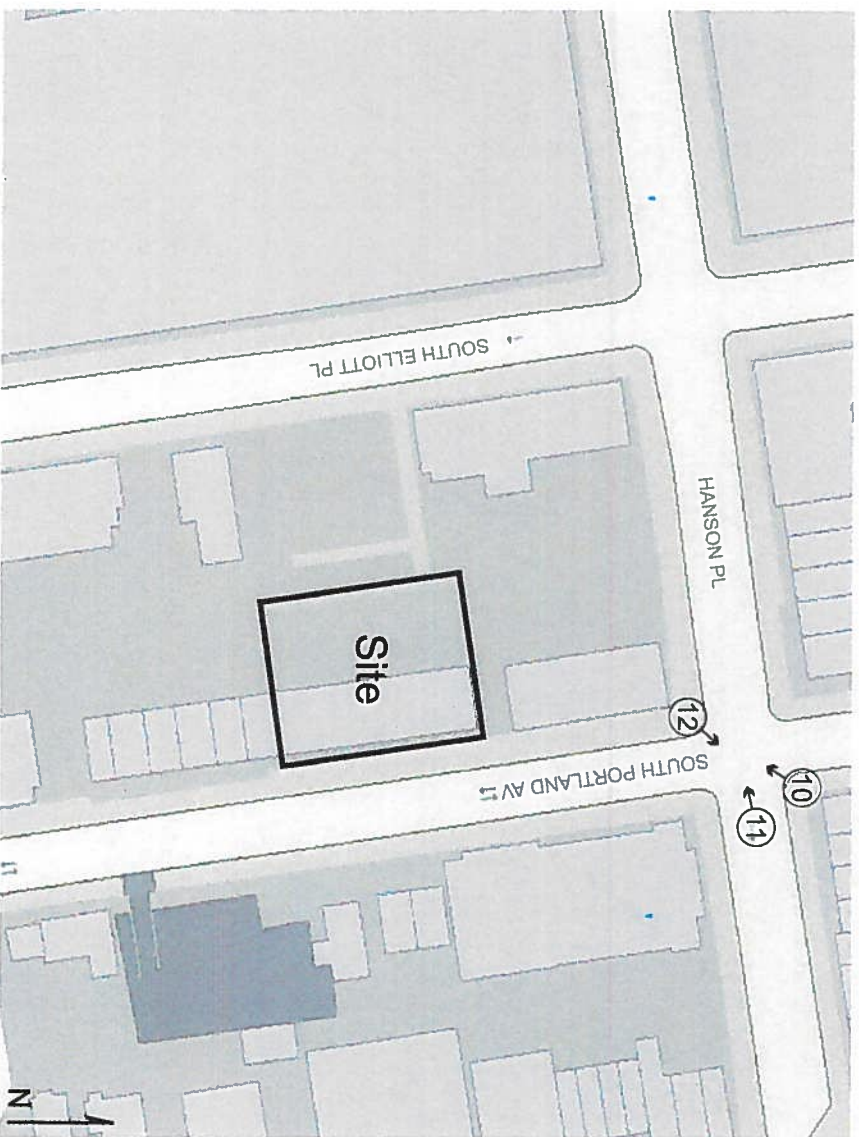
10. View of the intersection of South Portland Avenue and Hanson Place facing southwest.

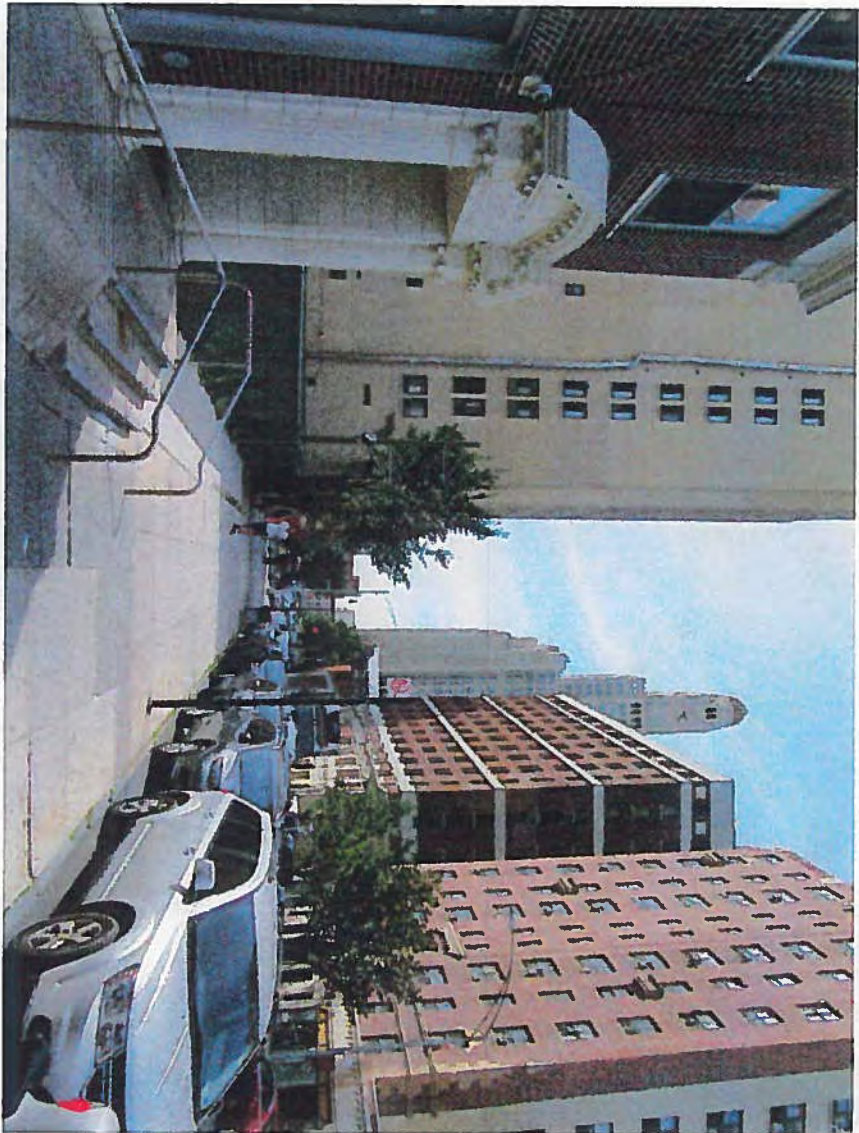


11. View of Hanson Place facing west from South Portland Avenue.

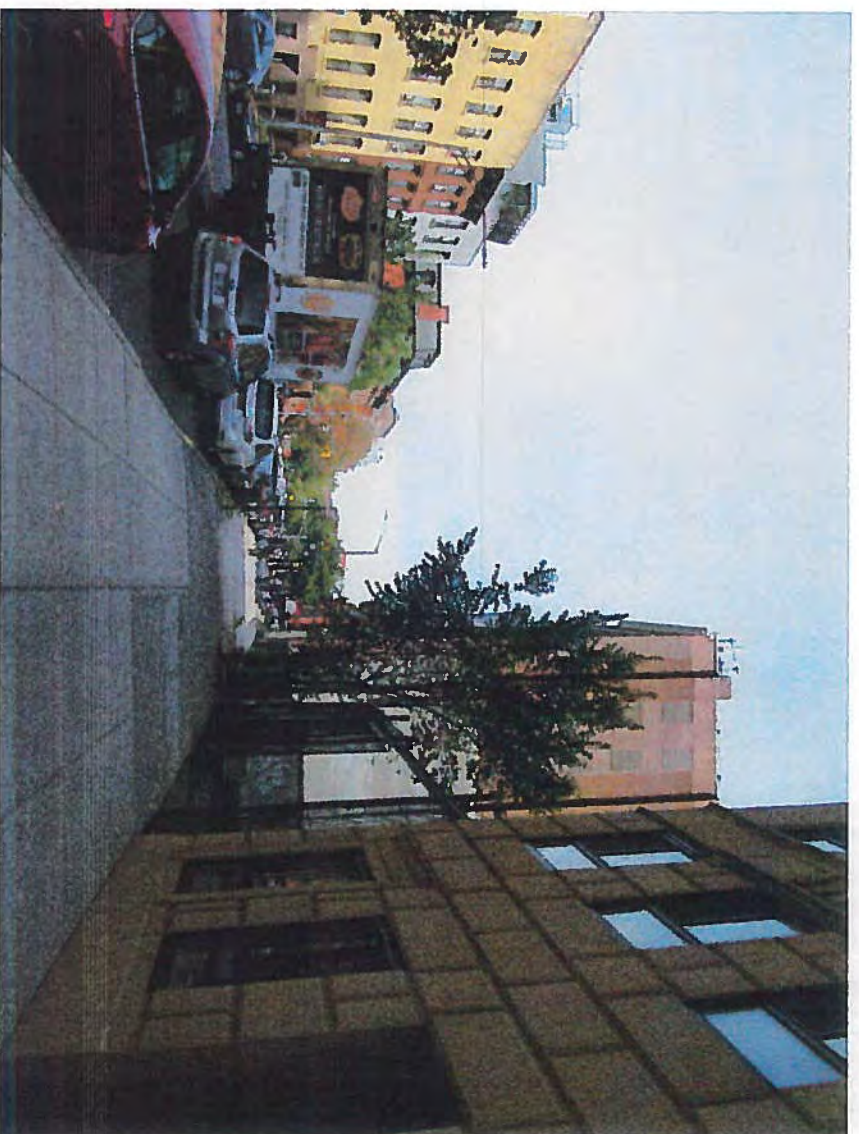


12. View of the intersection of South Portland Avenue and Hanson Place facing northeast.





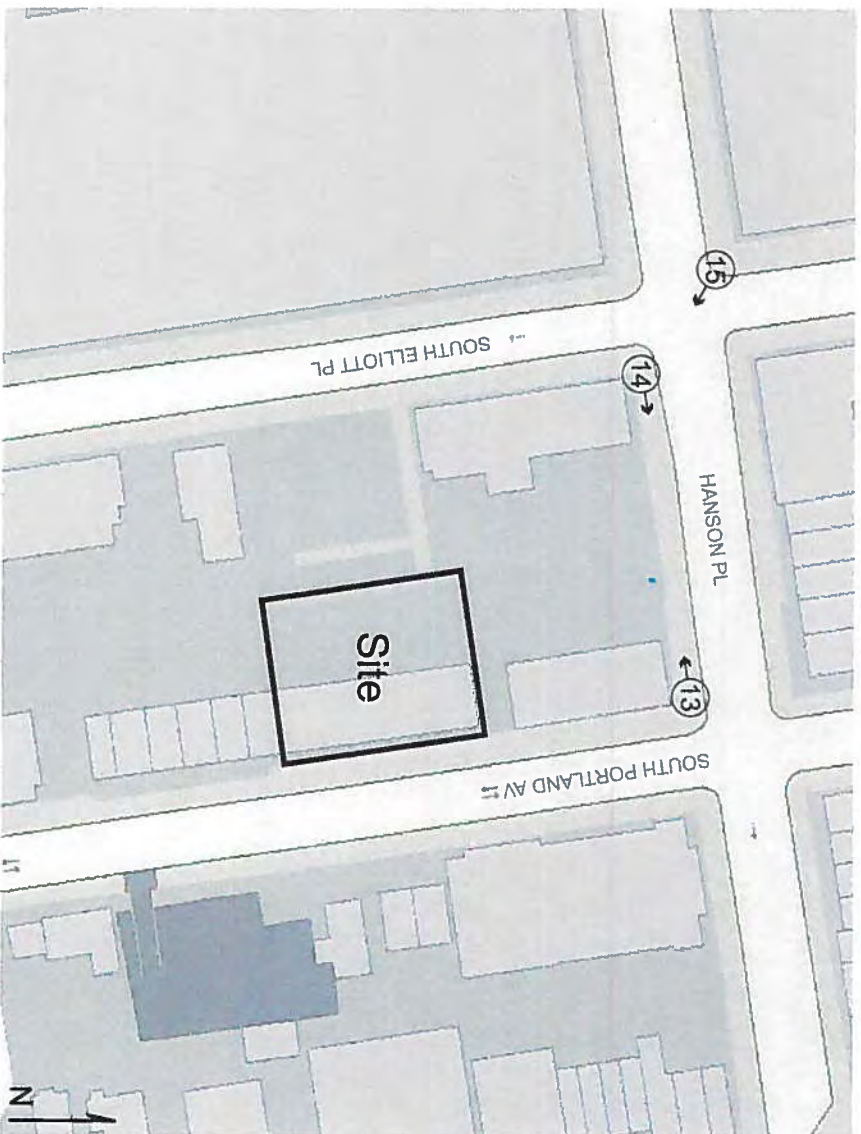
13. View of the sidewalk along the south side of Hanson Place facing west from South Portland Avenue.

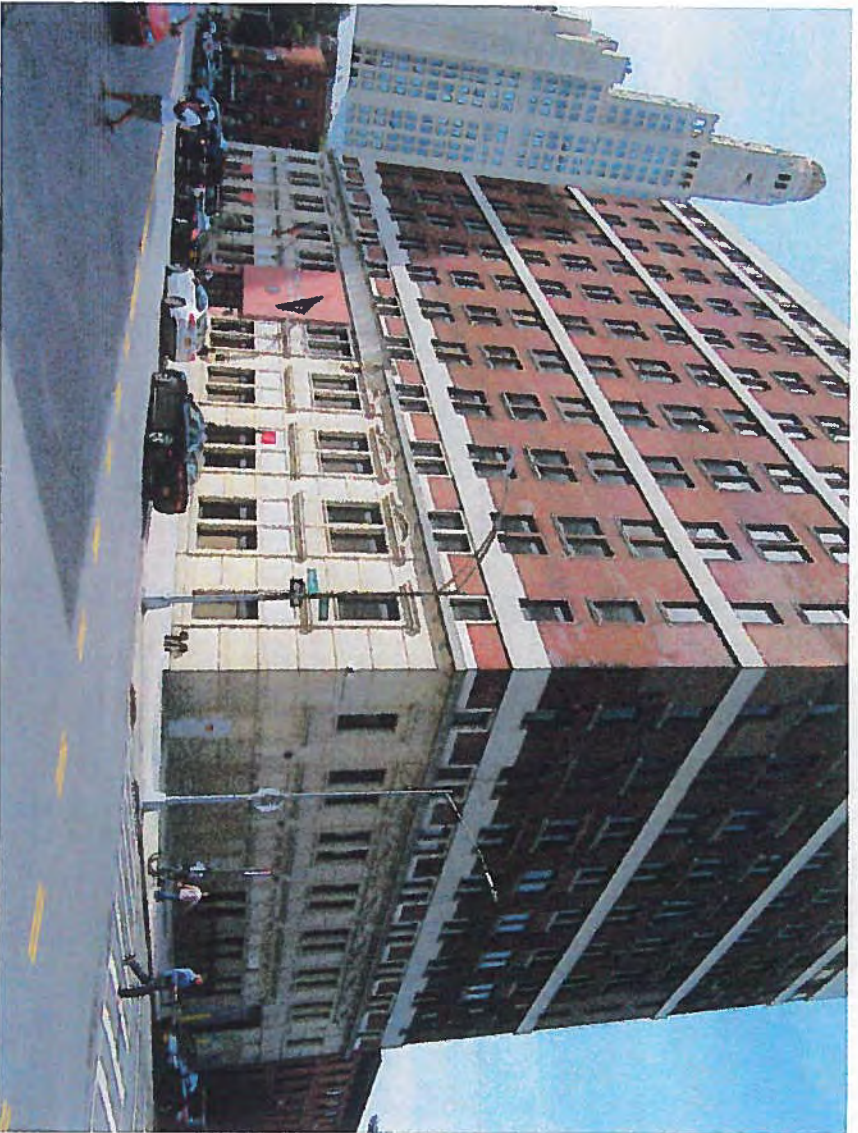


14. View of the sidewalk along the south side of Hanson Place facing east from South Elliott Place.



15. View of the intersection of South Elliott Place and Hanson Place facing southeast.

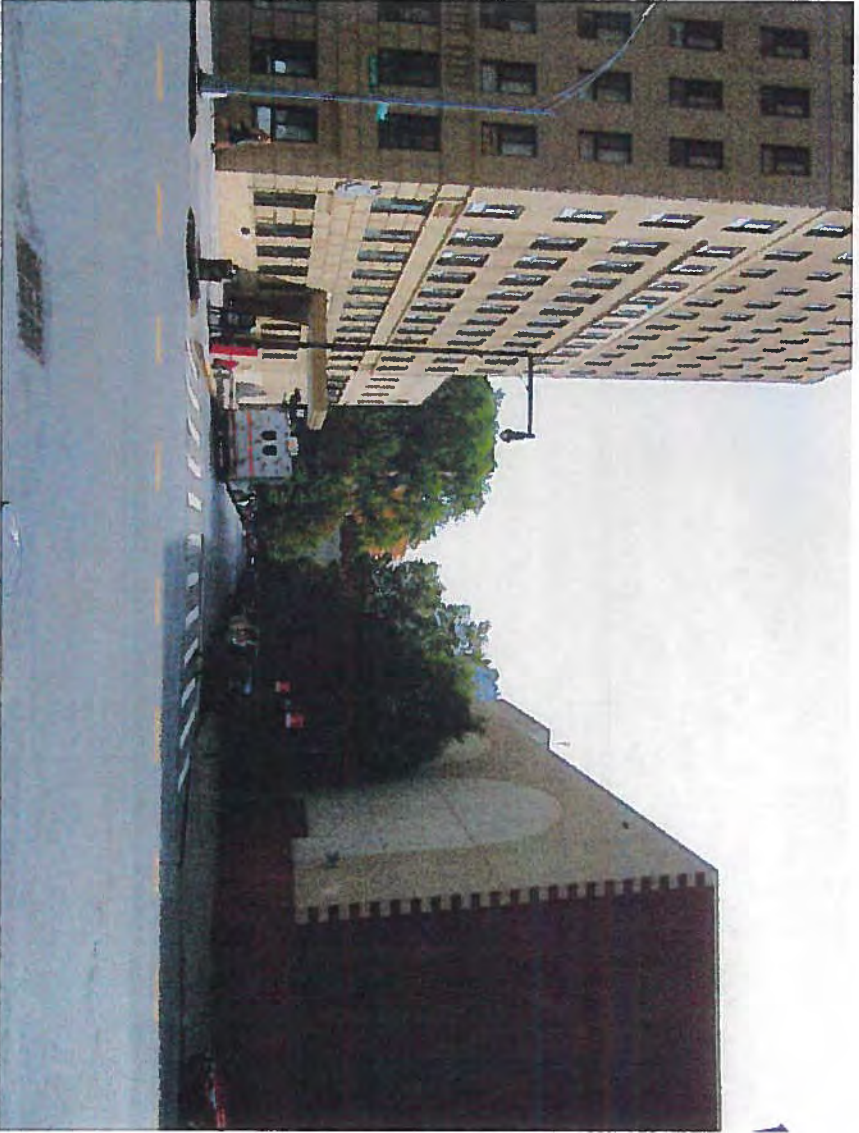




16. View of the intersection of South Elliot Place and Hanson Place facing northwest.



17. View of Hanson Place facing east from South Elliot Place.



18. View of South Elliot Place facing south from Hanson Place.





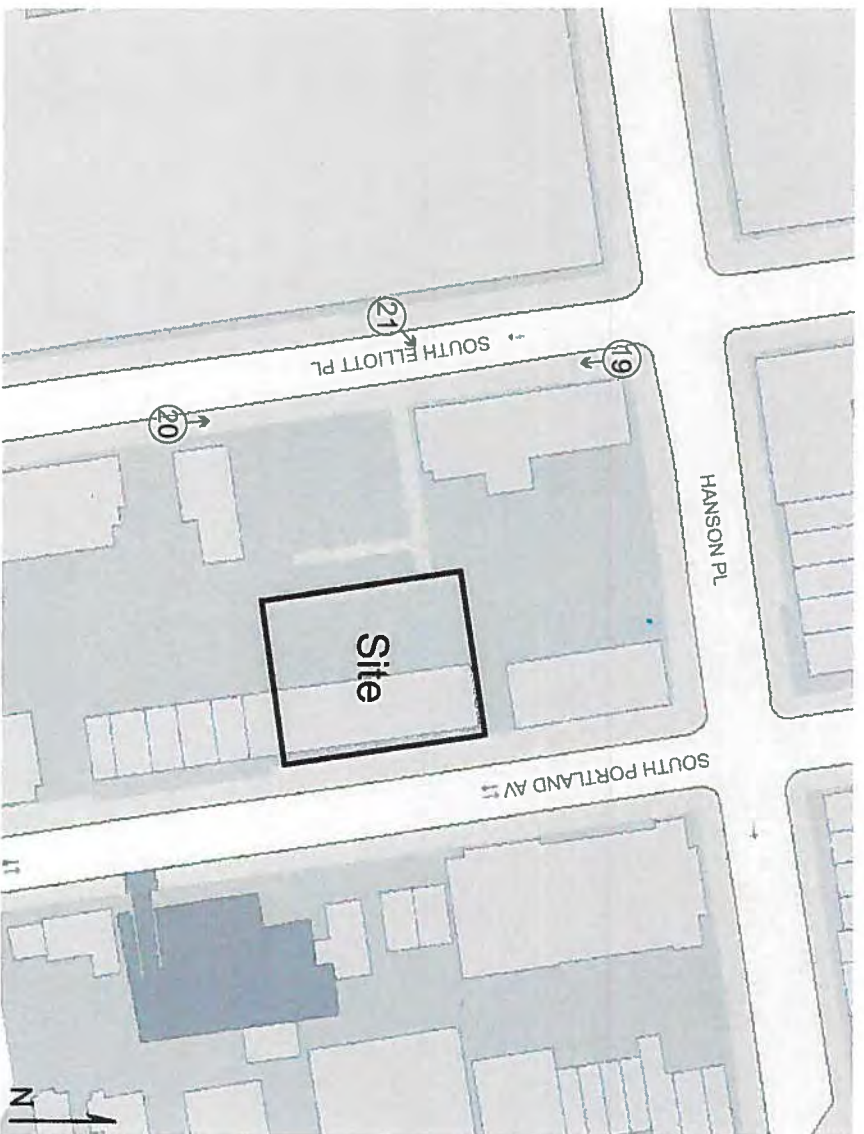
19. View of the sidewalk along the east side of South Elliott Place facing south from Hanson Place.



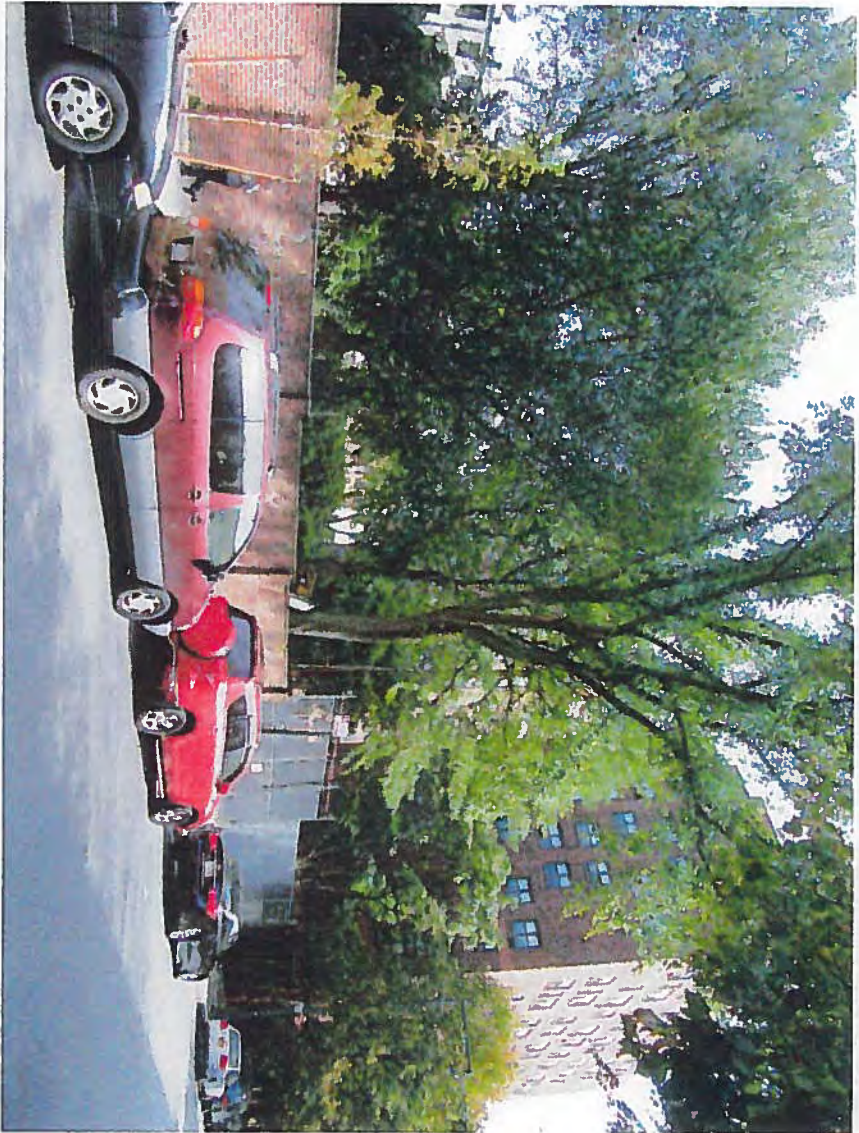
20. View of the sidewalk along the east side of South Elliott Place between Hanson Place and Academy Park Place facing north.



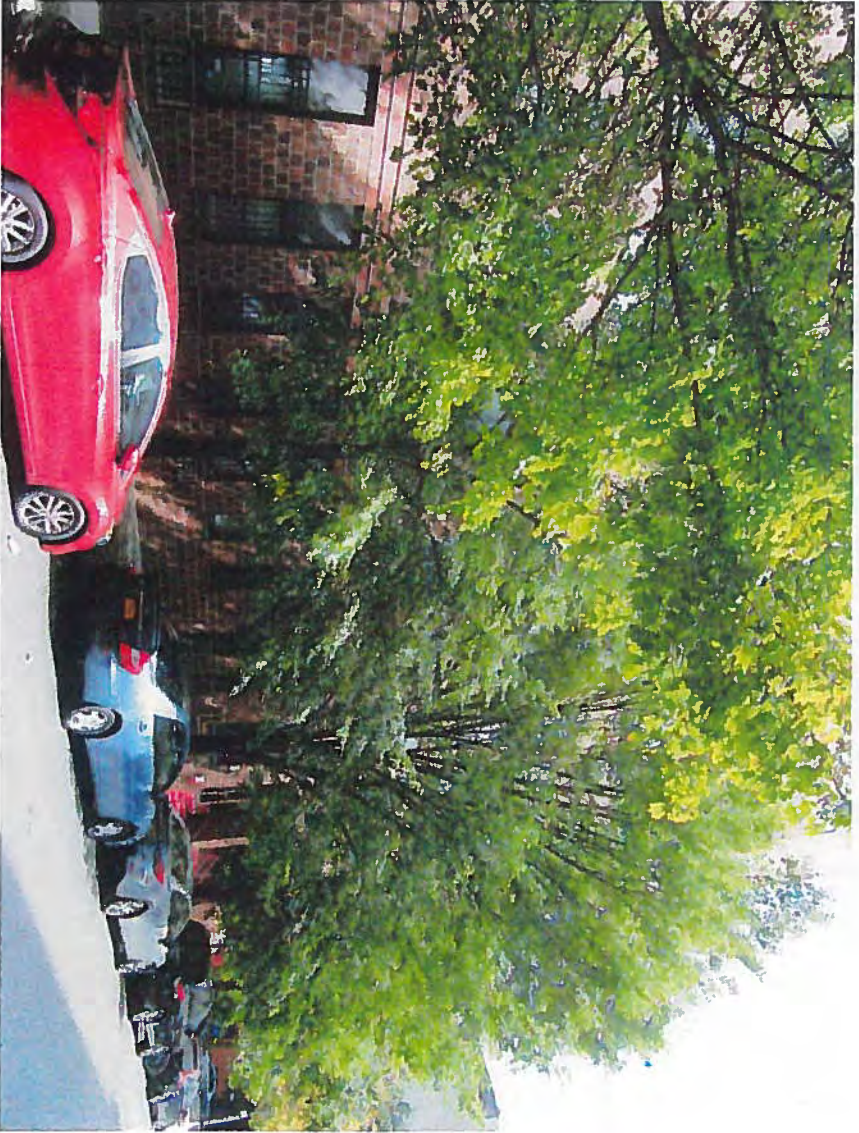
21. View of the east side of South Elliott Place between Hanson Place and Academy Park Place facing northeast.



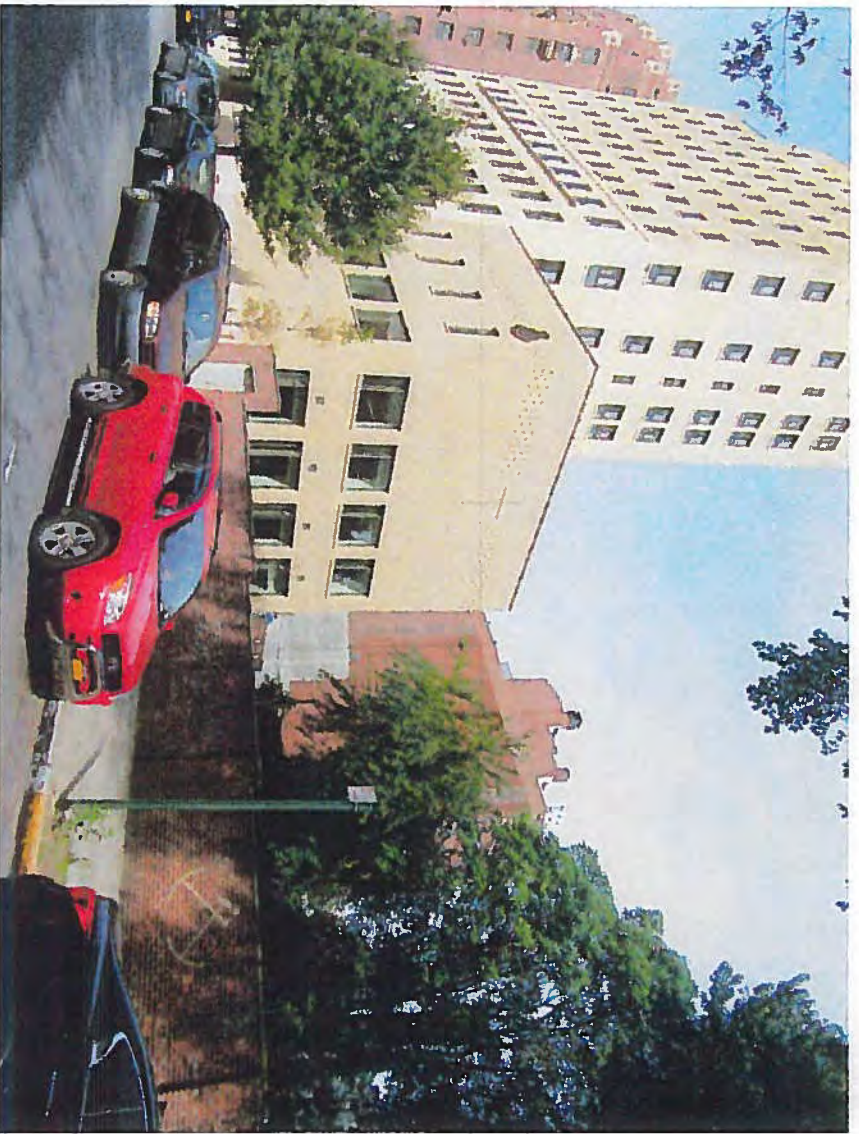




22. View of the east side of South Elliott Place between Hanson Place and Academy Park Place facing southeast.

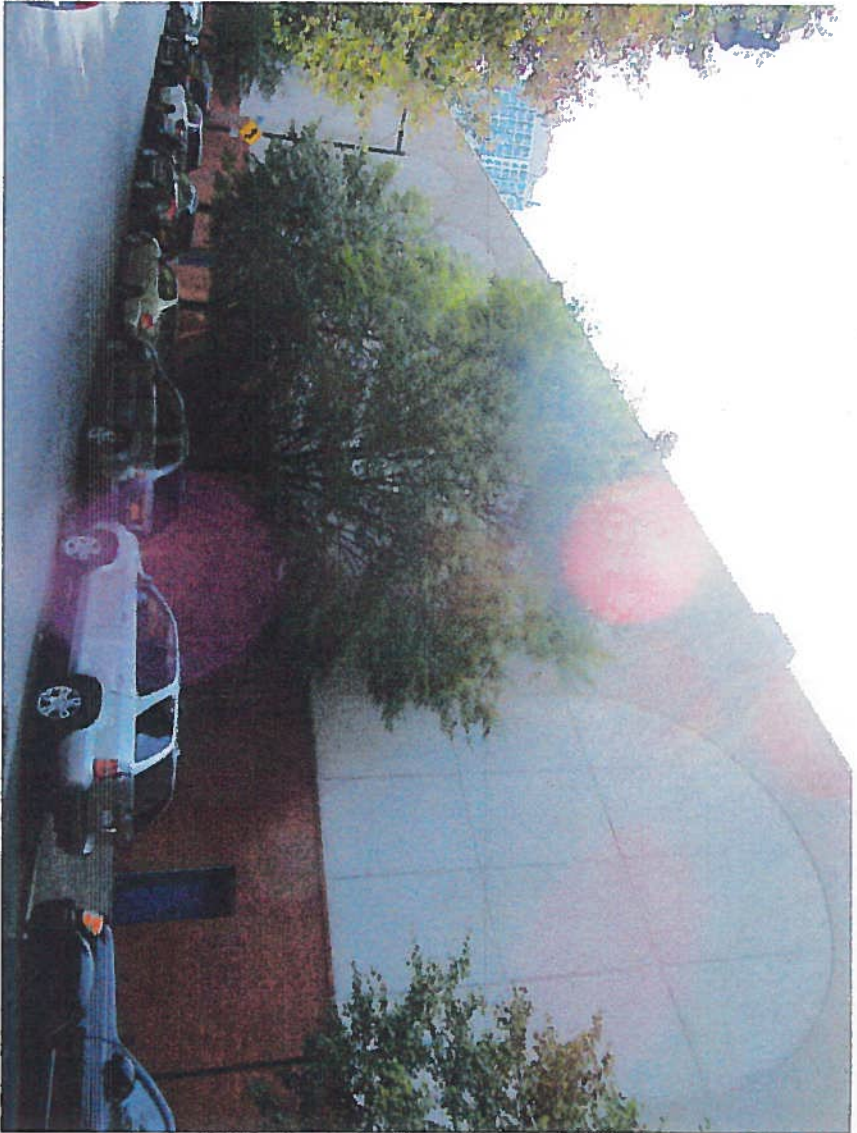


24. View of the east side of South Elliott Place between Hanson Place and Academy Park Place facing southeast.

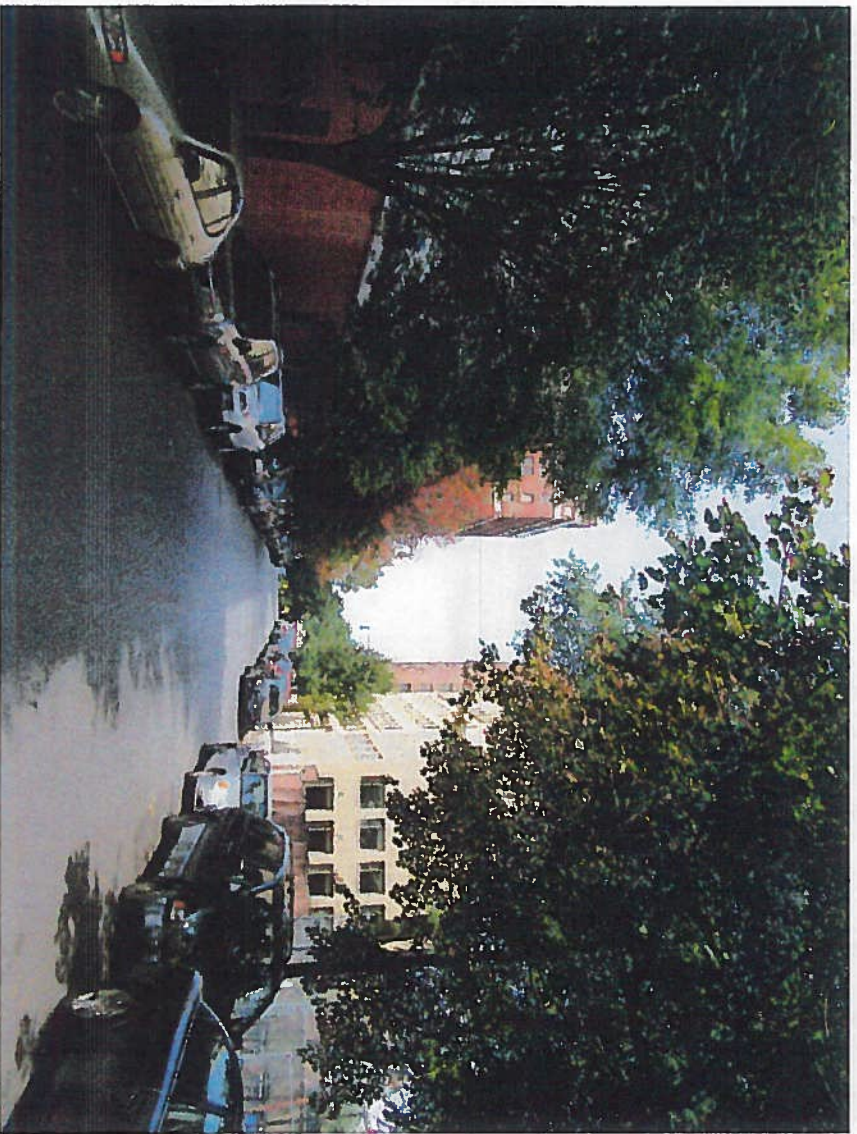


23. View of the east side of South Elliott Place between Hanson Place and Academy Park Place facing northeast.

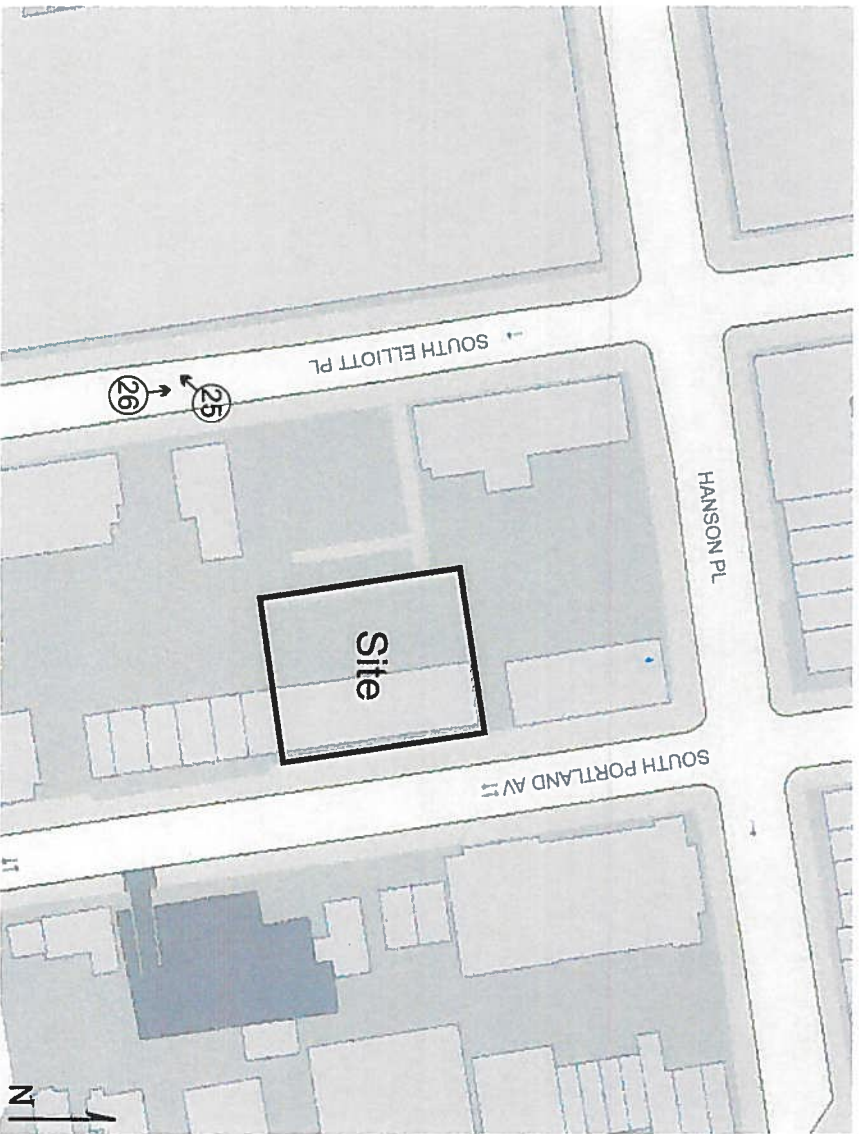




25. View of the west side of South Elliot Place between Hanson Place and Academy Park Place facing southwest.



26. View of South Elliot Place between Hanson Place and Academy Park Place facing north.



Matter underlined is new, to be added;  
Matter struck out is, to be deleted;  
Matter within # # is defined in Sections 12-10  
\* \* \* indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE X**  
**SPECIAL PURPOSE DISTRICTS**

**Chapter 1**  
**Special Downtown Brooklyn District**

\* \* \*

**101-20**  
**SPECIAL BULK REGULATIONS**

\* \* \*

**101-22**  
**Special Height and Setback Regulations**

The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Section 101-221 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#.

In R7-1, C5-4, C6-1 and C6-4 Districts, except C6-1A Districts, the underlying height and setback regulations shall not apply. In lieu thereof, all #buildings or other structures# shall comply with the provisions of Section 101-222 (Standard height and setback regulations) or, as an option where applicable, Section 101-223 (Tower regulations). #Buildings or other structures# within the Flatbush Avenue Extension and Schermerhorn Street Height Limitation Areas shall comply with the provisions of Section 101-30 (SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS). However, the underlying height and setback regulations shall apply to any #Quality Housing building#, except that Quality Housing height and setback regulations shall not be applicable within any R7-1 District mapped within a C2-4

In R8A Districts between Hanson Place and Academy Park Place, no #building or other structure# or any portion of a #building or other structure# that fronts South Portland Avenue shall exceed a height of 95 feet if located within 25 feet of an R7A District.

**142-150 South Portland Avenue  
Community District 2, BROOKLYN  
10/25/17  
Zoning Map 16c**

Matter in underline is new, to be added;  
Matter in struck out to be deleted;  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

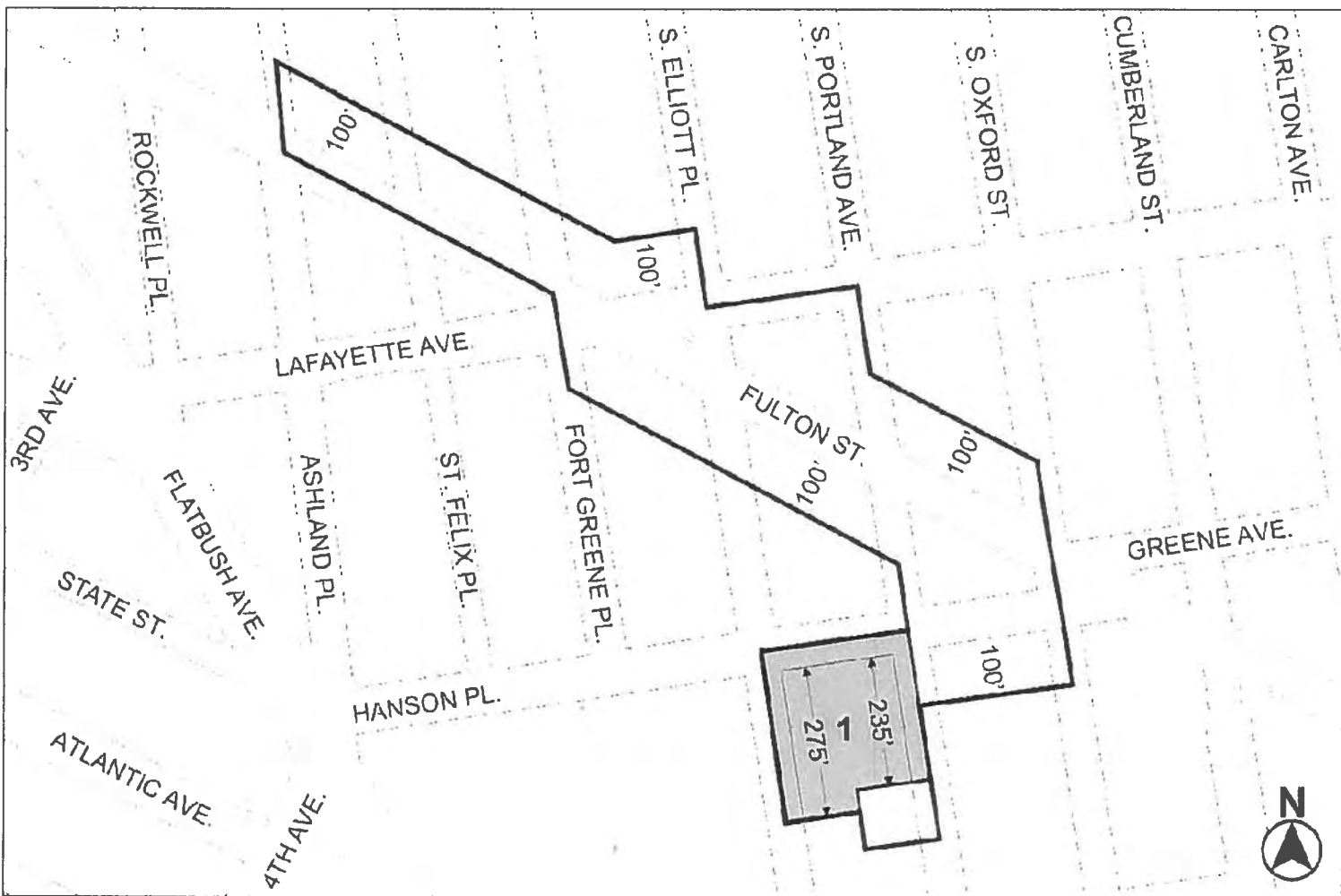
\* \* \*

**BROOKLYN Community District 2**

In the R7A, R8A and R9A Districts within the areas shown on the following Maps 1, 2, 3 and 4:

\* \* \*

Map 2 - [date of adoption]





Inclusionary Housing Designated Area



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

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

Portion of Community District 2, BROOKLYN

\* \* \*

(date of adoption)

**Appendix E**  
**Special Downtown Brooklyn District Maps**

Map 1 Special Downtown Brooklyn District and Subdistricts

[EXISTING MAP]



— Special Downtown Brooklyn District

**AA** Atlantic Avenue Subdistrict

**FM** Fulton Mall Subdistrict

●●● Proposed Project Area

Map 1 Special Downtown Brooklyn District and Subdistricts

[PROPOSED MAP]



— Special Downtown Brooklyn District

**AA** Atlantic Avenue Subdistrict

**FM** Fulton Mall Subdistrict

●●● Proposed Project Area

Map 2 Ground Floor Retail Frontage

[EXISTING MAP]



— Special Downtown Brooklyn District

- - - Retail Continuity Required

■ Subdistricts

●●● Proposed Project Area



Map 2 Ground Floor Retail Frontage

[PROPOSED MAP]



— Special Downtown Brooklyn District

- - - Retail Continuity Required

■ Subdistricts

●●● Proposed Project Area

# Map 3 Ground Floor Transparency Requirements

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - 50% of the Area of the Ground Floor Street Wall to be Glazed
- ▨ 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts
- Proposed Project Area

Map 3 Ground Floor Transparency Requirements

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - 50% of the Area of the Ground Floor Street Wall to be Glazed
- ▨ 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts
- Proposed Project Area

Map 4 Street Wall Continuity and Mandatory Sidewalk Widening

[EXISTING MAP]



- Special Downtown Brooklyn District
- Street Wall Continuity Required
- ▬ Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ||||| Street Wall Continuity and Sidewalk Widening Required
- Proposed Project Area

Map 4 Street Wall Continuity and Mandatory Sidewalk Widening

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - Street Wall Continuity Required
- ▬▬▬ Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ||||| Street Wall Continuity and Sidewalk Widening Required
- Proposed Project Area

Map 5 Curb Cut Restrictions

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - Curb Cut Prohibition
- Curb Cut Prohibitions, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ● ● Proposed Project Area

Map 5 Curb Cut Restrictions

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - Curb Cut Prohibition
- ▨ Curb Cut Prohibitions, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- Proposed Project Area

Map 6 Height Limitation Areas

[EXISTING MAP]



— Special Downtown Brooklyn District

Ⓐ Schermerhorn Street Height Limitation Area: Height Restriction of 210 Feet

Ⓑ Schermerhorn Street Height Limitation Area: Height Restriction of 140 Feet

Ⓒ Schermerhorn Street Height Limitation Area: Height Restriction of 250 Feet

▨ Flatbush Avenue Extension Height Limitation Area: Height Restriction of 400 Feet

●●● Proposed Project Area



Map 6 Height Limitation Areas

[PROPOSED MAP]



— Special Downtown Brooklyn District

(A) Schermerhorn Street Height Limitation Area: Height Restriction of 210 Feet

(B) Schermerhorn Street Height Limitation Area: Height Restriction of 140 Feet

(C) Schermerhorn Street Height Limitation Area: Height Restriction of 250 Feet

▨ Flatbush Avenue Extension Height Limitation Area: Height Restriction of 400 Feet

●●● Proposed Project Area

Map 7 Subway Station Improvement Areas (date of adoption)

[EXISTING MAP]



— Special Downtown Brooklyn District

■ Subway Station

● Subway Entrance

① Court St.-Borough Hall Station

② DeKalb Ave. Station

③ Hoyt St. Station

④ Hoyt-Schermerhorn Streets Station

⑤ Jay St.-Borough Hall-Lawrence St. Station

⑥ Nevins St. Station

⑦ Atlantic Ave.-Pacific St. Station

— 6th Ave. Line

— Broadway-60th St. Line

— 4th Ave. Line

— Brighton Line

— Crosstown Line

— Culver Line

— Fulton St. Line

— Montague St. Tunnel Line

— Eastern Parkway Line

●●●● Proposed Project Area

Map 7 Subway Station Improvement Areas (date of adoption)

[PROPOSED MAP]



- Special Downtown Brooklyn District
- Subway Station
- Subway Entrance
- ① Court St.-Borough Hall Station
- ② DeKalb Ave. Station
- ③ Hoyt St. Station
- ④ Hoyt-Schermerhorn Streets Station
- ⑤ Jay St.-Borough Hall-Lawrence St. Station
- ⑥ Nevins St. Station
- ⑦ Atlantic Ave.-Pacific St. Station

- 6th Ave. Line
- Broadway-60th St. Line
- 4th Ave. Line
- Brighton Line
- Crosstown Line
- Culver Line
- Fulton St. Line
- Montague St. Tunnel Line
- Eastern Parkway Line
- Proposed Project Area