



## **CITY PLANNING COMMISSION**

July 11, 2005/ Calendar No. 13

C 070430 ZMK

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12d and 16c:

1. eliminating from within an existing R6 District a C1-3 District bounded by:
  - a. a line 150 feet northerly of Myrtle Avenue, Ryerson Street, Myrtle Avenue, Hall Street, a line 150 feet southerly of Myrtle Avenue, a line midway between Carlton Avenue and Washington Park, Myrtle Avenue, and Carlton Avenue;
  - b. a line 150 feet northerly of Dekalb Avenue, Vanderbilt Avenue, a line 150 feet southerly of Dekalb Avenue, a line midway between Carlton Avenue and Washington Park, Dekalb Avenue, and Carlton Avenue;
  - c. a line 150 feet northeasterly of Fulton Street, Fort Greene Place, a line 200 feet northerly of Lafayette Avenue, South Elliot Place, Lafayette Avenue, South Portland Avenue, a line 150 feet northeasterly of Fulton Street, South Oxford Street, a line 150 feet northerly of Greene Avenue, Cumberland Street, Greene Avenue, Fulton Street, and St. Felix Street;
  - d. Lafayette Avenue, a line 150 feet easterly of Grand Avenue, a line midway between Greene Avenue and Lexington Avenue, Grand Avenue, a line 150 feet southerly of Greene Avenue, a line midway between Grand Avenue and Cambridge Place, Greene Avenue, and a line 150 feet westerly of Grand Avenue;
  - e. Gates Avenue, Clinton Avenue, Fulton Street, and Vanderbilt Avenue; and
  - f. a line 150 feet northeasterly of Fulton Street, the westerly prolongation of a line 150 feet northerly of Putnam Avenue, Grand Avenue, Putnam Avenue, a line 150 feet northeasterly of Fulton Street, Classon Avenue, Fulton Street, Grand Avenue, a line midway between Fulton Street and Lefferts Place, St. James Place, a line 150 feet southwesterly of Fulton Street, and Washington Avenue;
2. eliminating from within an existing R7-2 District a C1-3 District bounded by a line 100 feet northeasterly of Fulton Street, Clermont Avenue, a line 150 feet northerly of Gates Avenue, Vanderbilt Avenue, Gates Avenue, Fulton Street, and Carlton Avenue;
3. eliminating from within an existing R7-1 District a C1-5 District bounded by Myrtle Avenue, a line 200 feet westerly of Emerson Place, a line 100 feet southerly of Myrtle Avenue, and Hall Street; and

4. eliminating from within an existing R6 District a C2-3 District bounded by:
  - a. a line 150 feet northerly of Myrtle Avenue, Steuben Street, a line 100 feet northerly of Myrtle Avenue, Classon Avenue, Myrtle Avenue, and Ryerson Street;
  - b. Fulton Street, South Oxford Street, Hanson Place, South Portland Avenue, a line 150 feet southwesterly of Fulton Street, and Fort Greene Place; and
  - c. Fulton Street, Washington Street, a line 150 feet southwesterly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet southwesterly of Fulton Street, a line midway between Waverly Avenue and Clinton Avenue, a line 150 feet southwesterly of Fulton Street, and Vanderbilt Avenue;
5. changing from an R6 District to an R5B District property bounded by:
  - a. Park Avenue, Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Vanderbilt Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 500 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the southerly street line of Park Avenue, a line midway between Clinton Avenue and Vanderbilt Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 350 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Clinton Avenue, a line 100 feet northerly of Myrtle Avenue, Clermont Avenue, a line perpendicular to the westerly street line of Clermont Avenue distant 300 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clermont Avenue and the southerly street line of Park Avenue, Adelphi Street, a line perpendicular to the westerly street line of Adelphi Street distant 170 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Adelphi Street and the southerly street line of Park Avenue, a line midway between Adelphi Street and Carlton Avenue, a line perpendicular to the easterly street line of Carlton Avenue distant 235 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Carlton Avenue and the southerly street line of Park Avenue, and Carlton Avenue; and
  - b. Park Avenue, a line midway between Ryerson Street and Hall Street, a line perpendicular to the westerly street line of Ryerson Street distant 320 feet southerly (as measured along the street line) from the point of

intersection of the westerly street line of Ryerson Street and the southerly street line of Park Avenue, Ryerson Street, a line perpendicular to the easterly street line of Ryerson Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Ryerson Street and the southerly street line of Park Avenue, a line midway between Grand Avenue and Ryerson Street, a line 200 feet northerly of Myrtle Avenue, Ryerson Street, a line 100 feet northerly of Myrtle Avenue, a line midway between Hall Street and Washington Avenue, the southerly boundary line of a playground and its easterly prolongation, and Hall Street;

6. changing from an R6 District to an R6A District property bounded by a line 100 feet southwesterly of Fulton Street, a line midway between Waverly Avenue and Clinton Avenue, a line 150 feet northeasterly of Atlantic Avenue, and a line 80 feet easterly of Vanderbilt Avenue;
7. changing from an M1-1 District to an R6A District property bounded by a line 150 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 feet northeasterly of Atlantic Avenue, and a line 80 easterly of Vanderbilt Avenue;
8. changing from an R6 District to an R6B district property bounded by:
  - a. a line perpendicular to the easterly street line of Carlton Avenue distant 235 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Carlton Avenue and the southerly street line of Park Avenue, a line midway between Adelphi Street and Carlton Avenue, a line perpendicular to the westerly street line of Adelphi Street distant 170 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Adelphi Street and the southerly street line of Park Avenue, Adelphi Street, a line perpendicular to the westerly street line of Clermont Avenue distant 300 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clermont Avenue and the southerly street line of Park Avenue, Clermont Avenue, a line 100 feet northerly of Myrtle Avenue, and Carlton Avenue;
  - b. a line perpendicular to the westerly street line of Clinton Avenue distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Clinton Avenue, Park Avenue, Hall Street, the southerly boundary line of a playground and its easterly prolongation, a line midway between Hall Street and Washington Avenue, a line 100 feet northerly of Myrtle Avenue, Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 350 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park

Avenue, a line midway between Clinton Avenue and Vanderbilt Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 500 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the southerly street line of Park Avenue, and Vanderbilt Avenue;

- c. Park Avenue, Steuben Street, a line perpendicular to the westerly street line of Steuben Street distant 235 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Steuben Street and the southerly street line of Park Avenue, a line midway between Steuben Street and Grand Avenue, a line perpendicular to the easterly street line of Grand Avenue distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Grand Avenue and the southerly street line of Park Avenue, Grand Avenue, a line 100 feet northerly of Myrtle Avenue, Ryerson Street, a line 200 feet northerly of Myrtle Avenue, a line midway between Grand Avenue and Ryerson Street, a line perpendicular to the easterly street line of Ryerson Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Ryerson Street and the southerly street line of Park Avenue, Ryerson Street, a line perpendicular to the westerly street line of Ryerson Street distant 320 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Ryerson Street and the southerly street line of Park Avenue, and a line midway between Ryerson Street and Hall Street;
- d. Dekalb Avenue, Washington Park, a line 100 feet southerly of Myrtle Avenue, Clinton Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the northerly street line of Willoughby Avenue, Vanderbilt Avenue, Willoughby Avenue, Waverly Avenue, a line 100 feet southerly of Myrtle Avenue, Hall Street, Dekalb Avenue, St. James Place, Lafayette Avenue, Classon Avenue, a line 100 feet southerly of Putnam Avenue, Irving Place, Putnam Avenue, Grand Avenue, the westerly prolongation of a line 100 feet northerly of Putnam Avenue, a line 100 feet northeasterly of Fulton Street, Clinton Avenue, Gates Avenue, Vanderbilt Avenue, Greene Avenue, Clermont Avenue, a line 100 feet northeasterly of Fulton Street, Carlton Avenue, Fulton Street, a line 100 feet easterly of South Oxford Street, a line 285 feet southerly of Hanson Place, the easterly street line of South Oxford Street, a line 475 feet southerly of Hanson Place, South Portland Avenue, a line 100 feet southerly of Hanson Place, South Oxford Street, a line 100 feet northeasterly of Fulton Street, South Portland Avenue, Lafayette Avenue, South Elliott Place, a line 100 feet northerly of Lafayette Street, a line 100 feet northeasterly of Fulton Street, and Ashland Place, and excluding property bounded by a line 100 feet

northerly of Lafayette Avenue, Waverly Avenue, Greene Avenue, and Clinton Avenue;

- e. a line 100 feet southwesterly of Fulton Street, South Portland Avenue, Hanson Place, and Fort Greene Place;
  - f. Gates Avenue, Vanderbilt Avenue, and Fulton Street; and
  - g. a line 100 feet southwesterly of Fulton Street, Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Classon Avenue and the northeasterly street line of Atlantic Avenue, a line 100 feet westerly of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line perpendicular to a line midway between Lefferts Place and Atlantic Avenue and passing through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Classon Avenue and the northeasterly street line of Atlantic Avenue, a line midway between Lefferts Place and Atlantic Avenue, St. James Place, a line 100 feet northeasterly of Atlantic Avenue, Washington Avenue, a line 150 feet northeasterly of Atlantic Avenue, and a line midway between Washington Avenue and Waverly Avenue;
- 9. changing from an R7-2 District to an R6B District property bounded by a line 100 feet northeasterly of Fulton Street, Clermont Avenue, Greene Avenue, Vanderbilt Avenue, Gates Avenue, Fulton Street, and Carlton Avenue;
  - 10. changing from an M1-1 District to an R6B District property bounded by a line 150 feet northeasterly of Atlantic Avenue, Washington Avenue, line 100 feet northeasterly of Atlantic Avenue, and a line midway between Washington Avenue and Waverly Avenue;
  - 11. changing from an R6 District to an R7A District property bounded by:
    - a. Myrtle Avenue, Carlton Avenue, a line 100 feet northerly of Myrtle Avenue, Grand Avenue, a line perpendicular to the easterly street line of Grand Avenue distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Grand Avenue and the southerly street line of Park Avenue, a line midway between Grand Avenue and Steuben Street, a line perpendicular to the westerly street line of Steuben Street distant 235 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Steuben Street and the southerly street line of Park Avenue, Steuben Street, a line 100 feet northerly of Myrtle Avenue, Classon Avenue, a line 100 feet southerly of Myrtle Avenue, Emerson

Place, Myrtle Avenue, Hall Street, a line 100 feet southerly of Myrtle Avenue, and Washington Park;

- b. a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Lafayette Avenue, South Elliott Place, Lafayette Avenue, South Portland Avenue, a line 100 feet northeasterly of Fulton Street, South Oxford Street, a line 100 feet southerly of Hanson Place, South Portland Avenue, a line 350 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place, South Elliott Place, Hanson Place, South Portland Avenue, a line 100 feet southwesterly of Fulton Street, Fort Greene Place, Fulton Street, and Ashland Place;
  - c. Gates Avenue, Clinton Avenue, a line 100 feet northeasterly of Fulton Street, the westerly prolongation of a line 100 feet northerly of Putnam Avenue, Grand Avenue, Putnam Avenue, Irving Place, a line 100 feet southerly of Putnam Avenue, Classon Avenue, a line 100 feet southwesterly of Fulton Street, a line 80 feet easterly of Vanderbilt Avenue, a line 150 feet northeasterly of Atlantic Avenue, and Vanderbilt Avenue; and
  - d. a line 100 feet northeasterly of Atlantic Avenue, St. James Place, the northeasterly boundary line of the Long Island Rail Road right-of-way (Atlantic Division), and Washington Avenue;
12. changing from an R7-1 District to an R7A District property bounded by Myrtle Avenue, Emerson Place, a line 100 feet southerly of Myrtle Avenue, and Hall Street;
13. changing from an M1-1 District to an R7A District property bounded by a line 150 feet northeasterly of Atlantic Avenue, a line 80 feet easterly of Vanderbilt Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 feet southwesterly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet northeasterly of Atlantic Avenue, Washington Avenue, the northeasterly boundary line of Long Island Rail Road right-of-way (Atlantic Division), St. James Place, a line midway between Lefferts Place and Atlantic Avenue, a line perpendicular to the last named course and passing through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line 100 feet westerly of Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, Classon Avenue, the centerline of the Long Island Rail Road right-of-way (Atlantic Division), and Vanderbilt Avenue;

14. establishing within a proposed R6B District a C2-4 District bounded by:
  - a. a line 100 feet northerly of Dekalb Avenue, Vanderbilt Avenue, a line 100 feet southerly of Dekalb Avenue, Adelphi Street, Dekalb Avenue, and Carlton Avenue;
  - b. Dekalb Avenue, Carlton Avenue, a line 100 feet southerly of Dekalb Avenue and a line midway between Carlton Avenue and Cumberland Street;
  - c. a line 100 feet northerly of Lafayette Avenue, South Portland Avenue, Lafayette Avenue, and South Elliott Place;
  - d. a line 100 feet northerly of Greene Avenue, Cumberland Street, Greene Avenue, and South Oxford Street; and
  - e. Lafayette Avenue, a line 100 feet easterly of Grand Avenue, a line midway between Greene Avenue and Lexington Avenue, Grand Avenue, a line 100 feet southerly of Greene Avenue, and a line 100 feet westerly of Grand Avenue; and
15. establishing within a proposed R7A District a C2-4 District bounded by:
  - a. a line 100 feet northerly of Myrtle Avenue, Classon Avenue, a line 100 feet southerly of Myrtle Avenue, Emerson Place, a line 100 feet southerly of Myrtle Avenue, Hall Street, a line 100 feet southerly of Myrtle Avenue, Washington Park, Myrtle Avenue, and Carlton Avenue;
  - b. a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Lafayette Avenue, South Elliot Place, Lafayette Avenue, South Portland Avenue, a line 100 feet northeasterly of Fulton Street, South Oxford Street, Hanson Place, South Portland Avenue, a line 100 feet southwesterly of Fulton Street, Fort Greene Place, Fulton Street, and St. Felix Street; and
  - c. Gates Avenue, Clinton Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Putnam Street and its westerly prolongation, Grand Avenue, Putnam Avenue, Downing Street, a line 100 feet northeasterly of Fulton Street, Classon Avenue, Fulton Street, a northwesterly boundary line of Crispus Attucks Playground, a line 100 feet southwesterly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet northeasterly of Atlantic Avenue, St. James Place, a line midway between Lefferts Place and Atlantic Avenue, a line perpendicular to the last named course and passing through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the

westerly street line of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line 100 feet westerly of Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, Classon Avenue, the centerline of the Long Island Rail Road right-of-way (Atlantic Division), Vanderbilt Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 feet southwesterly of Fulton Street, and Vanderbilt Avenue;

Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 23, 2007 and subject to the conditions of CEQR Declaration E-183.

---

The application for an amendment of the Zoning Map was filed by the Department of City Planning on April 18, 2007 to rezone all or portions of ninety-nine blocks in the Brooklyn neighborhoods of Fort Greene and Clinton Hill, from R6, R7-1, R7-2 and M1-1 districts to R5B, R6B, R6A and R7A districts.

## **RELATED ACTION**

In addition to the amendment of the Zoning Map which is the subject of this report, implementation of the proposed rezoning also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

N 070431 ZRY	Zoning Text Amendment to Article 2, Chapter 3 of the Zoning Resolution, to apply the Inclusionary Housing program to the proposed R7A districts on Myrtle Avenue, Fulton Street and Atlantic Avenue.
--------------	--



## **BACKGROUND**

At the request of Community Board 2, local civic groups and elected officials, the Department of City Planning proposes contextual zoning map changes and a zoning text amendment for 99 blocks located within the Fort Greene and Clinton Hill neighborhoods including the Wallabout area of Community District 2, Brooklyn.

Under the current R6 zoning, construction of tall apartment buildings without a height limitation is permitted and has resulted in buildings that are inconsistent with the typical brownstone character of the Ft. Greene and Clinton Hill neighborhoods and historic districts. As market demand for housing within these areas has increased, a number of out-of-scale, 11- to 13-story tower developments are proposed or have been constructed that are inconsistent with the low-rise, row house neighborhood character. The proposed rezoning would protect and preserve the historic brownstone, row house character and prevent future out of scale developments while providing opportunities for apartment house construction and incentives for affordable housing on Myrtle Avenue, Fulton Street and Atlantic Avenue within the rezoning area.

### **Neighborhood Character**

The neighborhoods of Fort Greene and Clinton Hill are located adjacent to and east of Downtown Brooklyn and are predominantly characterized by three-to five-story brownstone row houses. The rezoning area is generally bounded by Park Avenue to the north, Atlantic Avenue to the south, Fort Greene Park, Ashland Place and Carlton Avenue to the west and Classon Avenue to the east. Classon Avenue is the boundary

between community districts 2 and 3 where transition to the neighboring brownstone neighborhood of Bedford Stuyvesant begins.

In addition to the typical brownstone row houses, Fort Greene and Clinton Hill contain a variety of housing types ranging from one- and two-family homes to multi-family apartment buildings. The residential core is comprised of brownstone rowhouses ranging from three- to five-stories, mid-nineteenth century Romanesque revival mansions and mid-rise apartment buildings. Approximately half of the blocks at the core of the proposed rezoning area are within the Fort Greene and Clinton Hill Historic Districts designated by the Landmarks Preservation Commission in 1978 and 1981, respectively.

The Wallabout area, located at the northern section of the rezoning area between Park and Myrtle Avenues, is noted for having the largest concentration of pre-Civil War, wood frame houses in the city. The homes were originally built as housing for employees of the nearby Brooklyn Navy Yard.

Myrtle Avenue and Fulton Street are the neighborhood's major commercial corridors and are generally characterized by three- to four-story apartment buildings with ground-floor retail uses. In 2005, the Myrtle Avenue Business Improvement District was established affirming the community's commitment to the revitalization and maintenance of this corridor. Atlantic Avenue, located at the southern boundary of both the rezoning area and of Community District 2, is characterized by low-rise retail stores and automotive uses.

The Fort Greene and Clinton Hill neighborhoods are home to several well-known academic and cultural institutions including Pratt Institute, an internationally recognized

art, design and architecture school established in 1887, St. Joseph's College, and Brooklyn Technical High School, established in 1916 and 1932, respectively. The Brooklyn Academy of Music, located outside the southwestern boundary of the rezoning area and adjacent to Downtown Brooklyn, has served the surrounding community for over 100 years and has grown into a thriving urban arts center that brings international performing arts and film to Brooklyn.

The rezoning area is well served by mass transit, the A and C trains run beneath Fulton Street, and serve the rezoning area with stations at Lafayette and Clinton avenues. The G train has stops along Lafayette Avenue at Fulton Street, Clinton Avenue and Classon Avenue. Nine bus lines serve the proposed rezoning area running along each of the neighborhood's major avenues.

### **Existing Zoning**

The majority of the rezoning area is currently zoned R6, a residential district that has been in place since the adoption of the current Zoning Resolution in 1961. Other medium-density districts include R7-1 and R7-2, which were mapped to facilitate large residential developments. Commercial overlays are mapped along Myrtle Avenue, Fulton Street, DeKalb Avenue and Grand Avenue which permit local retail and service uses. Portions of six blocks along Atlantic Avenue are currently zoned M1-1.

### **R6**

97 full or partial blocks of the total 99 blocks within the rezoning area are currently zoned R6 which is a height factor district. Residential and community facility uses are permitted with no height limits with a maximum floor area ratio (FAR) of up to 2.43 for residential

uses and up to 4.8 FAR for buildings containing community facility uses. Off-street parking is required for 70% of the dwelling units. Developers can utilize the optional Quality Housing program which permits 2.2 FAR on narrow streets with a 55 foot height limit and 3.0 FAR (R6A equivalent) on wide streets with a height limit of 70 feet. Under Quality Housing off-street parking is required is for 50% of the dwelling units. In R6 districts, if fewer than five spaces are required off-street parking is waived. The current R6 zoning allows and has resulted in construction of 11-13 story tower buildings that are out of character with the predominant four-story row house context.

### **R7-1**

One block frontage along the south side of Myrtle Avenue between Hall Street and Emerson Place contains one-story retail uses and is currently zoned R7-1 with a C1-5 overlay. R7-1 zoning districts permit residential and community facility uses with no height limits and a maximum FAR of 3.44 for residential uses and 4.8 FAR for community facility uses. The Quality Housing Program permits 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 (R7A equivalent) on wide streets with a required maximum base height of 65 feet and a maximum building height of 80 feet. Off-street parking is required for 60% of the dwelling units. In R7-1 districts, parking is waived if five spaces or less are required.

### **R7-2**

An R7-2 district is mapped over portions of three blocks along the north side of Fulton Street between Carlton Avenue and Vanderbilt Avenue. 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 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 (R7A equivalent) on wide streets with a required maximum base height of 65 feet and a maximum building height of 80 feet. In R7-2, off-street parking is required for 50% of the dwelling units and parking is waived if 15 or fewer spaces are required.

### **Commercial Overlays**

There are C1-3, C1-5, C2-3 and C2-4 commercial overlays mapped for local retail and service uses along Myrtle Avenue, Fulton Street, DeKalb Avenue and Grand Avenue.

There is only one C2-4 overlay currently mapped within the rezoning area which is located on Fulton Street between Ashland Place and St. Felix Street.

C1 districts allow for typical local retail uses where C2 districts meet broader shopping and service needs. Commercial buildings within C1 and C2 districts are allowed a maximum FAR of 2.0. Most existing commercial overlays within the rezoning area are mapped at a depth of 150 feet with the exception of nine block frontages.

The parking requirements for most local retail commercial uses within the C1-3 and C2-3 districts is one parking space for every 400 square feet of commercial use. The parking requirement in C2-4 districts is one parking space for every 1,000 square feet of commercial use and parking is waived for commercial establishments less than 40,000 square feet. There are no parking requirements for C1-5 districts.

## **M1-1**

Portions of six blocks located along the north side of Atlantic Avenue at the southern boundary of the rezoning area are zoned M1-1. These blocks contain predominantly one- and two-story auto- related businesses. M1-1 districts permit Use Groups 4-14, 16, 17 which include light-manufacturing, commercial and limited community facility uses. M1-1 districts have a maximum FAR of 1.0 for manufacturing and commercial uses and 2.4 FAR for community facility use. The parking requirements for most commercial and manufacturing uses is 1 space per every 1,000 sf of development.

## **PROPOSED ZONING**

The proposed action would map contextual zoning districts at densities reflective of the existing row house character of the area with height limits that would prevent future out-of-scale development.

## **R6B**

Approximately 85% (84 blocks) of the rezoning area would be rezoned from R6 to R6B to reflect the prevailing brownstone character of these areas.

Portions of nine blocks between Park and Myrtle Avenue with a predominant character of four-story rowhouses would be rezoned to R6B. The proposed R6B would allow for the expansion of some of the smaller buildings in the area, encouraging rehabilitation, instead of demolition which often now occurs under the existing zoning.

In addition, portions of three block frontages along Fulton Street currently zoned R7-2 and portions of one block frontage along Washington Avenue between Fulton Street and Atlantic Avenue currently zoned M1-1 would be rezoned to R6B.

The R6B district permits 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 proposed R6B district would be 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. New multifamily residences would be required to provide one off-street parking space for 50 percent of the dwelling units.

## **R5B**

Portions of seven blocks located in the Wallabout area between Park and Myrtle avenues would be rezoned from an R6 district to contextual R5B zoning districts. This area is noted for having the largest concentration of low-rise, pre-Civil War frame houses in New York City. The proposed zoning would acknowledge the existing built character of two- to three-story rowhouse, semi-attached and detached historic homes in this neighborhood and require that new development be consistent with the existing built context.

R5B districts permit a maximum FAR of 1.35 and preserve the traditional row house building type reflective of this area. The proposed R5B district would establish a maximum building height of 33 feet with a maximum street wall height of 30 feet. Curb cuts are prohibited on lots less than 40 feet in width and the rear yard provisions vary according to existing, adjacent structures.

## **R6A**

An R6A zoning district is proposed along portions of two blocks frontages on Clinton Avenue between Fulton Street and Atlantic Avenue. Clinton Avenue is a wide street and the two block frontages contain a mixture of three- and four-story row houses and six- to thirteen-story apartment buildings.

The R6A district allows a maximum FAR of 3.0 for all buildings, a maximum building height of 70 feet and maximum base heights of 60 feet.

## **R7A**

An R7A district is proposed for the Myrtle Avenue, Fulton Street and Atlantic Avenue corridors. The related zoning text amendment (N 070431 ZRY) to permit an Inclusionary Housing bonus in the proposed R7A district creates incentives for the development and preservation of affordable housing. Developments in this district would have a maximum base FAR of 3.45, which could 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 65 feet and a maximum total height of 80 feet would apply to all new development.

## **Commercial Overlays**

C2-4 commercial overlays are proposed to be mapped within the R7A districts along the retail corridors replacing existing C1-3, C1-5 and C2-3 overlays. The rezoning proposal would also add C2-4 overlays in three locations along Lafayette Avenue, Fulton Street and Waverly Place to reflect existing land uses. C2 commercial overlay districts provide for slightly broader range of commercial retail and service uses than C1 districts.



Commercial buildings within the proposed C2-4 districts mapped within residential districts have a maximum permitted floor area ratio of 2.0.

The proposed C2-4 overlays would reduce the parking requirements for most commercial uses from the C1-3 and C2-3 requirements of one parking space for every 400 square feet of commercial space to one space per 1,000 square feet in developments with more than 40,000 square feet of commercial floor area. Most commercial overlay districts that are currently mapped to a depth of 150 feet along Myrtle Avenue and Fulton Street would be reduced to a depth of 100 feet to protect against the location of commercial uses in the residential midblocks.

#### **Zoning Text Amendment (N 070431 ZRY)**

The Fort Greene/Clinton Hill rezoning proposal includes a zoning text amendment that would apply the Inclusionary Housing program to the proposed R7A districts within the study area, establishing incentives for the creation and preservation of affordable housing in conjunction with new development. The Inclusionary Housing bonus proposed is consistent with the bonus established for contextual developments under the recently adopted Greenpoint-Williamsburg rezoning and promotes affordable units to a range of income levels.

The affordable units that are created through this program must be permanently affordable rental units and can be provided on the site of the new development or off-site within the same community district or a half-mile from the site in an adjacent community district. The off-site units may be new construction, or rehabilitation and permanent

preservation of existing affordable units. Developers may utilize City or other subsidy programs to build the affordable units.

## **ENVIRONMENTAL REVIEW**

This application (070430 ZMK & 070431 ZRY) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07DCP066K. The lead agency is the City Planning Commission.

After a study of the environmental impact of the subject application (C 070387 ZMK), a negative declaration was issued on April 23, 2007, which included (E) designations for hazardous materials and noise. On June 18, 2007, a change was made to the EAS to remove an (E)-designation from a city-owned site and a revised negative declaration was issued on this date.

The (E) designations for hazardous materials would be placed on all of the development sites. These sites are comprised of the following parcels:

Block 1890, Lots 85, 86, 87 & 89  
Block 1892, Lots 70, 71, 74 & 75  
Block 1893, Lots 10, 11, 13, 14, 15, 37, 38, 39, 40, 41, 42, 43, 47 & 49  
Block 1894, Lots 54 & 55  
Block 1895, Lot 61, 69, 70, 71 & 72  
Block 1905, Lot 19, 30, 40 & 120  
Block 1909, Lots 23, 25, 26 & 27  
Block 1981, Lot 1  
Block 1991, Lots 1, 4, 5, 6, 7, 16, 19 & 106  
Block 1992, Lots 5, 6, 7, 8, 9, 12, 13, 15, 16, 20, 21, 24, 26, 28, 29 & 30

Block 2010, Lot 1, 18, 19, 20, 25 & 59  
Block 2011, Lot 1, 30  
Block 2012, Lots 1, 10, 27, 32, 65, 67, 69, 61, 62, 63, 70 & 71  
Block 2018, Lots 1, 2, 3, 4, 5, 6, 46, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 67, 101 & 166  
Block 2019, Lot 1, 51, 55, 60, 63, 75 & 80  
Block 2046, Lot 84  
Block 2073, Lots 21 & 22  
Block 2075, Lots 27 & 28  
Block 2113, Lots 22 & 31

The (E) designation would require that the fee owner of such a site conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the Department of Environmental protection (DEP) before the issuance of a building permit by the Department of Buildings (DOB) (pursuant to Section 11-15 of the Zoning Resolution – Environmental Requirement). The (E) designation also includes a mandatory construction-related health and safety plan which must also be approved by DEP.

To avoid any potential impacts associated with noise, the proposed action would place an (E) designation for noise on the following projected development sites:

Block 1893, Lots 10, 11, 13, 14, 15, 37, 38, 39, 40, 41, 42, 43, 47, 49,  
Block 1978, Lot 1  
Block 1980, Lot 64, 66 & 67  
Block 1981, Lot 1  
Block 1889, Lot 94  
Block 1991, Lots 1, 4, 5, 6, 7, 16, 19 & 106  
Block 1992, Lots 5, 6, 7, 8, 9, 12, 13, 15, 16, 26, 28, 29 & 30  
Block 2010, Lot 25  
Block 2011, Lot 30  
Block 2012, Lot 10 & 32  
Block 2044, Lots 89 & 90  
Block 2115, Lot 8 & 10  
Block 2116, Lots 6, 7 & 8  
Block 2117, Lots 43, 44 & 67  
Block 2012, Lot 27  
Block 2014, Lots 30, 31 & 32  
Block 2046, Lot 84  
Block 2073, Lots 21 & 22  
Block 2075, Lots 27 & 28  
Block 2113, Lots 22 & 31

The text of the (E) designation for noise for the above properties is as follows:

**In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a**

**minimum of 30 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.**

To avoid any potential impacts associated with noise, the proposed action would place an (E) designation for noise on the following properties:

Block 1890, Lots 85, 86, 87 & 89  
Block 1905, Lot 19, 30, 40 & 120  
Block 1909, Lot 23, 25, 26, 27  
Block 1892, Lots 70, 71, 74, 75  
Block 1893, Lots 54, 57, 58, 59, 60  
Block 1894, Lots 54 & 55  
Block 1895, Lots 61, 69, 70, 71 & 72  
Block 2003, Lots 30, 31 & 32  
Block 2010, Lots 1 & 59  
Block 2011, Lot 1  
Block 2012, Lots 1, 62, 63, 65, 67, 69, 70 & 71  
Block 2117, Lots 43, 44 & 45  
Block 2018, Lots 1, 2, 3, 4, 5, 6, 46, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 67, 101 & 166  
Block 2019, Lots 1, 51, 55, 60, 63, 75 & 80

**In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.**

## **UNIFORM LAND USE REVIEW**

This application (C 070430 ZMK) was certified as complete by the Department of City Planning on April 23, 2007 and was duly referred to Community Board 2 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for the related text amendment (N 070431 ZRY) which was referred for review and comment.

### **Community Board Public Hearing**

Community Board 2 held a public hearing on the application (C 070430 ZMK) and related application (N 070431 ZRY) on June 16, 2007 and on June 13, 2007 by a vote of 28 to 0 with two abstentions, adopted a resolution recommending approval of the zoning map and text change applications, with the following conditions:

- 1) That the ULURP application be amended so that Brooklyn Block 1905, Lots 40 and 120, owned by Pratt Institute, not be rezoned but retain the current R7-1 zoning designation;
- 2) That the Zoning Resolution be amended to require that any affordable housing developed or preserved according to this provision on the same site as the development receiving the bonus;

### **Borough President Recommendation**

The application (C 070430 ZMK), along with the related application (N 070431 ZRY), was considered by the Borough President, who issued on June 15, 2007 a recommendation approving the proposed zoning map and text applications subject to the following condition:

- The south side of Myrtle Avenue between Steuben Street and Grand Avenue remain R7-1.

### **City Planning Commission Public Hearing**

On June 6, 2007 (Calendar No. 3), the City Planning Commission scheduled June 20, 2007, for a public hearing on the application (C 070430 ZMK). The hearing was duly held on June 20, 2007 (Calendar No. 28), in conjunction with the related application (N 060053 ZRK), for a zoning text amendment.

There were 8 speakers in favor of the applications and none opposed.

Speakers in favor of the proposal included the Council Member from the 35<sup>th</sup> district, a representative of the Brooklyn Borough President, the Chair of the Fort Greene Neighborhood Association; representatives of the Myrtle Avenue Revitalization Project/Business Improvement District, the Society for Clinton Hill, members of Community Board 2 and neighborhood block associations.

Speakers supported the rezoning proposal for preserving the low-rise, brownstone character of the area and protecting the Ft. Greene and Clinton Hill neighborhoods from out-of-character development. Speakers emphasized that due to the recent residential market pressure in these neighborhoods, the underlying rezoning has resulted in buildings that are out-of-scale with the predominantly four-story, row house character and erode the integrity of these historic neighborhoods. Community members have been working in collaboration with the Department for several years and recognized the Department's support of the community-based planning initiative for the contextual rezoning.

Several speakers also praised the proposal for providing opportunities for apartment house construction and creating incentives for the development and preservation of affordable housing in conjunction with the new residential development on Myrtle Avenue and Fulton Street and Atlantic Avenue. The speakers testified that the R7A districts proposed for the commercial corridors and Atlantic Avenue, a 120-foot wide major borough arterial, would support the current and future growth of the neighborhoods by providing new housing and retail opportunities.

Although all speakers were in support of the rezoning application, there were issues raised regarding two revisions to the current proposal. As part of the testimony given on behalf of the Borough President, a proposed change was recommended to maintain the underlying R7-1 zoning on Block 1905, Lots 40 and 120 which are owned by Pratt Institute and are planned to be developed as an academic facility. In addition, a representative of a local neighborhood association proposed a revision to the proposed rezoning for several block frontages along Fulton Street between Ft. Greene Place and South Oxford Street from the proposed R7A to R6B districts to further protect the existing buildings from redevelopment. However, each of the speakers testified that these considerations not be made at this time and that the Commission should approve the applications as currently proposed.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this amendment of the Zoning Map (C 070430 ZMK), in conjunction with the related application for a zoning text amendment (N 070431 ZRY), is appropriate.

The Commission notes that the rezoning proposal was developed in response to requests from the local civic groups, Community Board 2 and elected officials and was the result in a cooperative collaboration with each of these parties over the course of the past several years.

Recent development pressures have threatened to disrupt the consistent character that has contributed to the neighborhood's revitalization. Several sites in the rezoning area have construction permits filed for buildings greater than seven stories which threaten to overwhelm and significantly alter the character of the neighborhood. The Commission believes that these buildings highlight the need for this rezoning, in order to protect the predominantly three- to four-story neighborhood character while directing modest growth to appropriate locations.

The proposed zoning changes permit new development with height limits to ensure that new buildings respect the character and scale of the neighborhoods. Existing M1-1, R6 and R7-1 districts would be replaced by R5B and R6B districts which protect the rowhouse character of the neighborhood core by imposing height restrictions on the street wall and maximum building heights, and also by requiring that new buildings will set back from the street at the same depth as their neighbors. The proposed R5B districts in the Wallabout area between Park and Myrtle Avenues further protects the Civil War-era wood frame houses in this area.

R7A districts with commercial overlays would reinforce Myrtle Avenue and Fulton Street as the commercial corridors of the neighborhood and provide opportunities for mixed retail/residential buildings. The rezoning of commercial overlays from C1-5, C1-3 and C2-3 districts to C2-4 districts would allow for a broader range of commercial retail and service uses and the reduction in depth of commercial overlays throughout the rezoning area to 100 feet would reflect existing patterns of commercial activity and prevent commercial uses from encroaching into midblocks.



The proposed action also creates new housing opportunities in areas that can support greater density within contextual zoning districts which establish height limits. The proposed R7A districts in conjunction with commercial overlays on Myrtle Avenue, Fulton Street and Atlantic Avenue, wide streets that are well served by transit, will facilitate apartment house development and opportunities for ground-floor retail uses.

In addition, the proposed text changes allow the Inclusionary Housing provisions of Section 23-90 to apply to new developments in the R7A districts proposed to be mapped along Myrtle Avenue, Fulton Street and Atlantic Avenue. Consistent with the programs recently adopted for Greenpoint-Williamsburg and South Park Slope, this program maintains the height limits of the contextual district while allowing a bonus of up to 33 percent for developments providing 20 percent affordable housing. The Commission believes this program is an effective tool for promoting affordable housing in conjunction with new developments and investment in the rehabilitation and permanent preservation of existing affordable units in the Fort Greene and Clinton Hill neighborhoods.

The Commission notes the Community Board and Borough President's recommendations to exclude a property owned by Pratt Institute on Myrtle Avenue between Grand Avenue and Emerson Place (Block 1905, Lots 40 and 120) from the proposed rezoning. The proposed R7A/C2-4 district would have a maximum FAR of 4.0 for community facility uses and establish a contextual building envelope for future development with a maximum base height of 65 feet and a maximum building height of 80 feet or eight stories. The proposed zoning would allow for a community facility development with

ground-floor retail use that would be consistent with the mixed-use character of the Myrtle Avenue commercial corridor.

The Commission acknowledges the recommendation by Community Board 2 that the inclusionary housing zoning text be amended to require that any affordable housing developed or preserved be provided on the same site as the development receiving the bonus. The inclusionary zoning program requires that the affordable units created must be permanently affordable rental units and can be provided on the site of the new development or off-site within the same community district or a half-mile from the site in an adjacent community district. The off-site units may be new construction, or rehabilitation and permanent preservation of existing affordable units. The Commission believes the availability of both an onsite and off-site option is essential to the viability of the inclusionary zoning program. This flexibility ensures the broadest possible utilization of the program under various market conditions while the off-site option allows for the preservation of existing affordable units and the opportunity for affordable units to be developed not only along corridors designated for growth, but elsewhere within the neighborhoods. The Commission further recognizes that under the proposed changes to the 421-a program, which would include the Ft. Greene and Clinton Hill neighborhoods, significant tax incentives are only available if there is 20% onsite affordability.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 12d and 16c:

1. eliminating from within an existing R6 District a C1-3 District bounded by:
  - a. a line 150 feet northerly of Myrtle Avenue, Ryerson Street, Myrtle Avenue, Hall Street, a line 150 feet southerly of Myrtle Avenue, a line midway between Carlton Avenue and Washington Park, Myrtle Avenue, and Carlton Avenue;
  - b. a line 150 feet northerly of Dekalb Avenue, Vanderbilt Avenue, a line 150 feet southerly of Dekalb Avenue, a line midway between Carlton Avenue and Washington Park, Dekalb Avenue, and Carlton Avenue;
  - c. a line 150 feet northeasterly of Fulton Street, Fort Greene Place, a line 200 feet northerly of Lafayette Avenue, South Elliot Place, Lafayette Avenue, South Portland Avenue, a line 150 feet northeasterly of Fulton Street, South Oxford Street, a line 150 feet northerly of Greene Avenue, Cumberland Street, Greene Avenue, Fulton Street, and St. Felix Street;
  - d. Lafayette Avenue, a line 150 feet easterly of Grand Avenue, a line midway between Greene Avenue and Lexington Avenue, Grand Avenue, a line 150 feet southerly of Greene Avenue, a line midway between Grand Avenue and Cambridge Place, Greene Avenue, and a line 150 feet westerly of Grand Avenue;
  - e. Gates Avenue, Clinton Avenue, Fulton Street, and Vanderbilt Avenue; and
  - f. a line 150 feet northeasterly of Fulton Street, the westerly prolongation of a line 150 feet northerly of Putnam Avenue, Grand Avenue, Putnam Avenue, a line 150 feet northeasterly of Fulton Street, Classon Avenue, Fulton Street, Grand Avenue, a line midway between Fulton Street and Lefferts Place, St. James Place, a line 150 feet southwesterly of Fulton Street, and Washington Avenue;
2. eliminating from within an existing R7-2 District a C1-3 District bounded by a line 100 feet northeasterly of Fulton Street, Clermont Avenue, a line 150 feet northerly of Gates Avenue, Vanderbilt Avenue, Gates Avenue, Fulton Street, and Carlton Avenue;

3. eliminating from within an existing R7-1 District a C1-5 District bounded by Myrtle Avenue, a line 200 feet westerly of Emerson Place, a line 100 feet southerly of Myrtle Avenue, and Hall Street; and
4. eliminating from within an existing R6 District a C2-3 District bounded by:
  - a. a line 150 feet northerly of Myrtle Avenue, Steuben Street, a line 100 feet northerly of Myrtle Avenue, Classon Avenue, Myrtle Avenue, and Ryerson Street;
  - b. Fulton Street, South Oxford Street, Hanson Place, South Portland Avenue, a line 150 feet southwesterly of Fulton Street, and Fort Greene Place; and
  - c. Fulton Street, Washington Street, a line 150 feet southwesterly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet southwesterly of Fulton Street, a line midway between Waverly Avenue and Clinton Avenue, a line 150 feet southwesterly of Fulton Street, and Vanderbilt Avenue;
5. changing from an R6 District to an R5B District property bounded by:
  - a. Park Avenue, Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Vanderbilt Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 500 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the southerly street line of Park Avenue, a line midway between Clinton Avenue and Vanderbilt Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 350 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Clinton Avenue, a line 100 feet northerly of Myrtle Avenue, Clermont Avenue, a line perpendicular to the westerly street line of Clermont Avenue distant 300 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clermont Avenue and the southerly street line of Park Avenue, Adelphi Street, a line perpendicular to the westerly street line of Adelphi Street distant 170 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Adelphi Street and the southerly street line of Park Avenue, a line midway between Adelphi Street and Carlton Avenue, a line perpendicular to the easterly street line of Carlton Avenue distant 235 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Carlton Avenue and the southerly street line of Park Avenue, and Carlton Avenue; and

- b. Park Avenue, a line midway between Ryerson Street and Hall Street, a line perpendicular to the westerly street line of Ryerson Street distant 320 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Ryerson Street and the southerly street line of Park Avenue, Ryerson Street, a line perpendicular to the easterly street line of Ryerson Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Ryerson Street and the southerly street line of Park Avenue, a line midway between Grand Avenue and Ryerson Street, a line 200 feet northerly of Myrtle Avenue, Ryerson Street, a line 100 feet northerly of Myrtle Avenue, a line midway between Hall Street and Washington Avenue, the southerly boundary line of a playground and its easterly prolongation, and Hall Street;
- 6. changing from an R6 District to an R6A District property bounded by a line 100 feet southwesterly of Fulton Street, a line midway between Waverly Avenue and Clinton Avenue, a line 150 feet northeasterly of Atlantic Avenue, and a line 80 feet easterly of Vanderbilt Avenue;
- 7. changing from an M1-1 District to an R6A District property bounded by a line 150 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 feet northeasterly of Atlantic Avenue, and a line 80 easterly of Vanderbilt Avenue;
- 8. changing from an R6 District to an R6B district property bounded by:
  - a. a line perpendicular to the easterly street line of Carlton Avenue distant 235 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Carlton Avenue and the southerly street line of Park Avenue, a line midway between Adelphi Street and Carlton Avenue, a line perpendicular to the westerly street line of Adelphi Street distant 170 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Adelphi Street and the southerly street line of Park Avenue, Adelphi Street, a line perpendicular to the westerly street line of Clermont Avenue distant 300 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clermont Avenue and the southerly street line of Park Avenue, Clermont Avenue, a line 100 feet northerly of Myrtle Avenue, and Carlton Avenue;
  - b. a line perpendicular to the westerly street line of Clinton Avenue distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Clinton Avenue, Park Avenue, Hall Street, the southerly boundary line of a playground and its easterly prolongation, a line midway between Hall Street and Washington Avenue, a line 100 feet

northerly of Myrtle Avenue, Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 350 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, a line midway between Clinton Avenue and Vanderbilt Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 500 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the southerly street line of Park Avenue, and Vanderbilt Avenue;

c. Park Avenue, Steuben Street, a line perpendicular to the westerly street line of Steuben Street distant 235 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Steuben Street and the southerly street line of Park Avenue, a line midway between Steuben Street and Grand Avenue, a line perpendicular to the easterly street line of Grand Avenue distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Grand Avenue and the southerly street line of Park Avenue, Grand Avenue, a line 100 feet northerly of Myrtle Avenue, Ryerson Street, a line 200 feet northerly of Myrtle Avenue, a line midway between Grand Avenue and Ryerson Street, a line perpendicular to the easterly street line of Ryerson Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Ryerson Street and the southerly street line of Park Avenue, Ryerson Street, a line perpendicular to the westerly street line of Ryerson Street distant 320 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Ryerson Street and the southerly street line of Park Avenue, and a line midway between Ryerson Street and Hall Street;

d. Dekalb Avenue, Washington Park, a line 100 feet southerly of Myrtle Avenue, Clinton Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the northerly street line of Willoughby Avenue, Vanderbilt Avenue, Willoughby Avenue, Waverly Avenue, a line 100 feet southerly of Myrtle Avenue, Hall Street, Dekalb Avenue, St. James Place, Lafayette Avenue, Classon Avenue, a line 100 feet southerly of Putnam Avenue, Irving Place, Putnam Avenue, Grand Avenue, the westerly prolongation of a line 100 feet northerly of Putnam Avenue, a line 100 feet northeasterly of Fulton Street, Clinton Avenue, Gates Avenue, Vanderbilt Avenue, Greene Avenue, Clermont Avenue, a line 100 feet northeasterly of Fulton Street, Carlton Avenue, Fulton Street, a line 100 feet easterly of South Oxford Street, a line 285 feet southerly of Hanson Place, the easterly street line of South Oxford Street, a line 475 feet southerly of Hanson Place, South Portland Avenue, a line 100 feet southerly of Hanson Place, South Oxford Street, a line 100 feet northeasterly of Fulton Street, South

Portland Avenue, Lafayette Avenue, South Elliott Place, a line 100 feet northerly of Lafayette Street, a line 100 feet northeasterly of Fulton Street, and Ashland Place, and excluding property bounded by a line 100 feet northerly of Lafayette Avenue, Waverly Avenue, Greene Avenue, and Clinton Avenue;

- e. a line 100 feet southwesterly of Fulton Street, South Portland Avenue, Hanson Place, and Fort Greene Place;
  - f. Gates Avenue, Vanderbilt Avenue, and Fulton Street; and
  - g. a line 100 feet southwesterly of Fulton Street, Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Classon Avenue and the northeasterly street line of Atlantic Avenue, a line 100 feet westerly of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line perpendicular to a line midway between Lefferts Place and Atlantic Avenue and passing through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Classon Avenue and the northeasterly street line of Atlantic Avenue, a line midway between Lefferts Place and Atlantic Avenue, St. James Place, a line 100 feet northeasterly of Atlantic Avenue, Washington Avenue, a line 150 feet northeasterly of Atlantic Avenue, and a line midway between Washington Avenue and Waverly Avenue;
- 9. changing from an R7-2 District to an R6B District property bounded by a line 100 feet northeasterly of Fulton Street, Clermont Avenue, Greene Avenue, Vanderbilt Avenue, Gates Avenue, Fulton Street, and Carlton Avenue;
  - 10. changing from an M1-1 District to an R6B District property bounded by a line 150 feet northeasterly of Atlantic Avenue, Washington Avenue, line 100 feet northeasterly of Atlantic Avenue, and a line midway between Washington Avenue and Waverly Avenue;
  - 11. changing from an R6 District to an R7A District property bounded by:
    - a. Myrtle Avenue, Carlton Avenue, a line 100 feet northerly of Myrtle Avenue, Grand Avenue, a line perpendicular to the easterly street line of Grand Avenue distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Grand Avenue and the southerly street line of Park Avenue, a line midway between Grand Avenue and Steuben Street, a line perpendicular to the westerly street line of Steuben Street distant 235 feet southerly (as measured along the street line) from the point of intersection of the

westerly street line of Steuben Street and the southerly street line of Park Avenue, Steuben Street, a line 100 feet northerly of Myrtle Avenue, Classon Avenue, a line 100 feet southerly of Myrtle Avenue, Emerson Place, Myrtle Avenue, Hall Street, a line 100 feet southerly of Myrtle Avenue, and Washington Park;

- b. a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Lafayette Avenue, South Elliott Place, Lafayette Avenue, South Portland Avenue, a line 100 feet northeasterly of Fulton Street, South Oxford Street, a line 100 feet southerly of Hanson Place, South Portland Avenue, a line 350 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place, South Elliott Place, Hanson Place, South Portland Avenue, a line 100 feet southwesterly of Fulton Street, Fort Greene Place, Fulton Street, and Ashland Place;
  - c. Gates Avenue, Clinton Avenue, a line 100 feet northeasterly of Fulton Street, the westerly prolongation of a line 100 feet northerly of Putnam Avenue, Grand Avenue, Putnam Avenue, Irving Place, a line 100 feet southerly of Putnam Avenue, Classon Avenue, a line 100 feet southwesterly of Fulton Street, a line 80 feet easterly of Vanderbilt Avenue, a line 150 feet northeasterly of Atlantic Avenue, and Vanderbilt Avenue; and
  - d. a line 100 feet northeasterly of Atlantic Avenue, St. James Place, the northeasterly boundary line of the Long Island Rail Road right-of-way (Atlantic Division), and Washington Avenue;
12. changing from an R7-1 District to an R7A District property bounded by Myrtle Avenue, Emerson Place, a line 100 feet southerly of Myrtle Avenue, and Hall Street;
13. changing from an M1-1 District to an R7A District property bounded by a line 150 feet northeasterly of Atlantic Avenue, a line 80 feet easterly of Vanderbilt Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 feet southwesterly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet northeasterly of Atlantic Avenue, Washington Avenue, the northeasterly boundary line of Long Island Rail Road right-of-way (Atlantic Division), St. James Place, a line midway between Lefferts Place and Atlantic Avenue, a line perpendicular to the last named course and passing through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line 100 feet westerly of Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, Classon Avenue,



the centerline of the Long Island Rail Road right-of-way (Atlantic Division), and Vanderbilt Avenue;

14. establishing within a proposed R6B District a C2-4 District bounded by:
  - a. a line 100 feet northerly of Dekalb Avenue, Vanderbilt Avenue, a line 100 feet southerly of Dekalb Avenue, Adelphi Street, Dekalb Avenue, and Carlton Avenue;
  - b. Dekalb Avenue, Carlton Avenue, a line 100 feet southerly of Dekalb Avenue and a line midway between Carlton Avenue and Cumberland Street;
  - c. a line 100 feet northerly of Lafayette Avenue, South Portland Avenue, Lafayette Avenue, and South Elliott Place;
  - d. a line 100 feet northerly of Greene Avenue, Cumberland Street, Greene Avenue, and South Oxford Street; and
  - e. Lafayette Avenue, a line 100 feet easterly of Grand Avenue, a line midway between Greene Avenue and Lexington Avenue, Grand Avenue, a line 100 feet southerly of Greene Avenue, and a line 100 feet westerly of Grand Avenue; and
15. establishing within a proposed R7A District a C2-4 District bounded by:
  - a. a line 100 feet northerly of Myrtle Avenue, Classon Avenue, a line 100 feet southerly of Myrtle Avenue, Emerson Place, a line 100 feet southerly of Myrtle Avenue, Hall Street, a line 100 feet southerly of Myrtle Avenue, Washington Park, Myrtle Avenue, and Carlton Avenue;
  - b. a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Lafayette Avenue, South Elliot Place, Lafayette Avenue, South Portland Avenue, a line 100 feet northeasterly of Fulton Street, South Oxford Street, Hanson Place, South Portland Avenue, a line 100 feet southwesterly of Fulton Street, Fort Greene Place, Fulton Street, and St. Felix Street; and
  - c. Gates Avenue, Clinton Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Putnam Street and its westerly prolongation, Grand Avenue, Putnam Avenue, Downing Street, a line 100 feet northeasterly of Fulton Street, Classon Avenue, Fulton Street, a northwesterly boundary line of Crispus Attucks Playground, a line 100 feet southwesterly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet northeasterly of Atlantic Avenue, St. James Place, a line midway between Lefferts Place and Atlantic Avenue, a line perpendicular to the last named course and passing

through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line 100 feet westerly of Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, Classon Avenue, the centerline of the Long Island Rail Road right-of-way (Atlantic Division), Vanderbilt Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 feet southwesterly of Fulton Street, and Vanderbilt Avenue;

Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 23, 2007 and which includes CEQR Designation E-183.

---

The above resolution (C 070430 ZMK), duly adopted by the City Planning Commission on July 11, 2007 (Calendar No. 13), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, Esq., Vice-Chairman**  
**ANGELA M. BATTAGLIA, IRWIN CANTOR, P.E.,**  
**ANGELA R. CAVALUZZI, R.A., BETTY Y. CHEN,**  
**RICHARD W. EADDY, LISA A. GOMEZ,**  
**NATHAN LEVENTHAL, KAREN A. PHILLIPS, Commissioners**

**DOLLY WILLIAMS, Commissioner, Recused**