



IN THE MATTER OF an application submitted by Fleet Center, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article X, Chapter 1 (Special Downtown Brooklyn District) for the purpose of modifying the Special Downtown Brooklyn District boundary and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2.

This application for an amendment of the Zoning Resolution of the City of New York concerning modifications to Article X, Chapter 1 (Special Downtown Brooklyn District) and Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to establish a Mandatory Inclusionary Housing (MIH) area was filed by Fleet Center, Inc. on March 18, 2019. This application, in conjunction with the related action (C 180524 ZMK), would facilitate the development of a new 14-story, approximately 200,000-square-foot, commercial office building at 101 Fleet Place (Block 2061, Lot 100) in the Downtown Brooklyn neighborhood of Brooklyn Community District 2.

RELATED ACTION

In addition to the zoning text amendment (N 180525 ZRK) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 180524 ZMK As modified, Zoning map amendment to change an R6 zoning district to a C6-4 zoning district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 180524 ZMK).

ENVIRONMENTAL REVIEW

This application (N 180525 ZRK), in conjunction with the applications for the related action (C 180524 ZMK), 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 lead is the City Planning Commission. The designated CEQR number is 19DCP069K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 180524 ZMK).

PUBLIC REVIEW

This application (N 180525 ZRK) was duly referred to Brooklyn Community Board 2 and the Brooklyn Borough President on June 17, 2019 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 180524 ZMK), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

On June 19, 2019, Brooklyn Community Board 2 held a public hearing on this application (N 180525 ZRK) and on June 24, 2019, by a vote of seven in favor, none opposed, and one abstaining, the Executive Committee adopted a resolution recommending approval of the application, having been authorized by the Community Board to act on its behalf during the summer recess. A summary of the Community Board's recommendations appear in the report for the related zoning map amendment (C 180524 ZMK).

Borough President Recommendation

This application (N 180525 ZRK) was considered by the Brooklyn Borough President, who on August 14, 2019 issued a recommendation to disapprove the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 180524 ZMK).

City Planning Commission Public Hearing

On August 14, 2019 (Calendar No. 3), the City Planning Commission scheduled August 28, 2019 for a public hearing on this application (N 180525 ZRK) and the application for the related action (C 180524 ZMK). The hearing was duly held on August 28, 2019 (Calendar No. 29). Five speakers testified in favor of the application, and one in opposition, as described in the report for the related zoning map amendment (C 180524 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 180525 ZRK), in conjunction with the related action (C 180524 ZMK), as modified, is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 180524 ZMK).

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 Section 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 as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

Article X

Special Purpose Districts

Chapter 1

Special Downtown Brooklyn District

* * *

Appendix E

Special Downtown Brooklyn District Maps

Map 1 — Special Downtown Brooklyn District and Subdistricts (10/31/17) [date of adoption]

[EXISTING MAP]

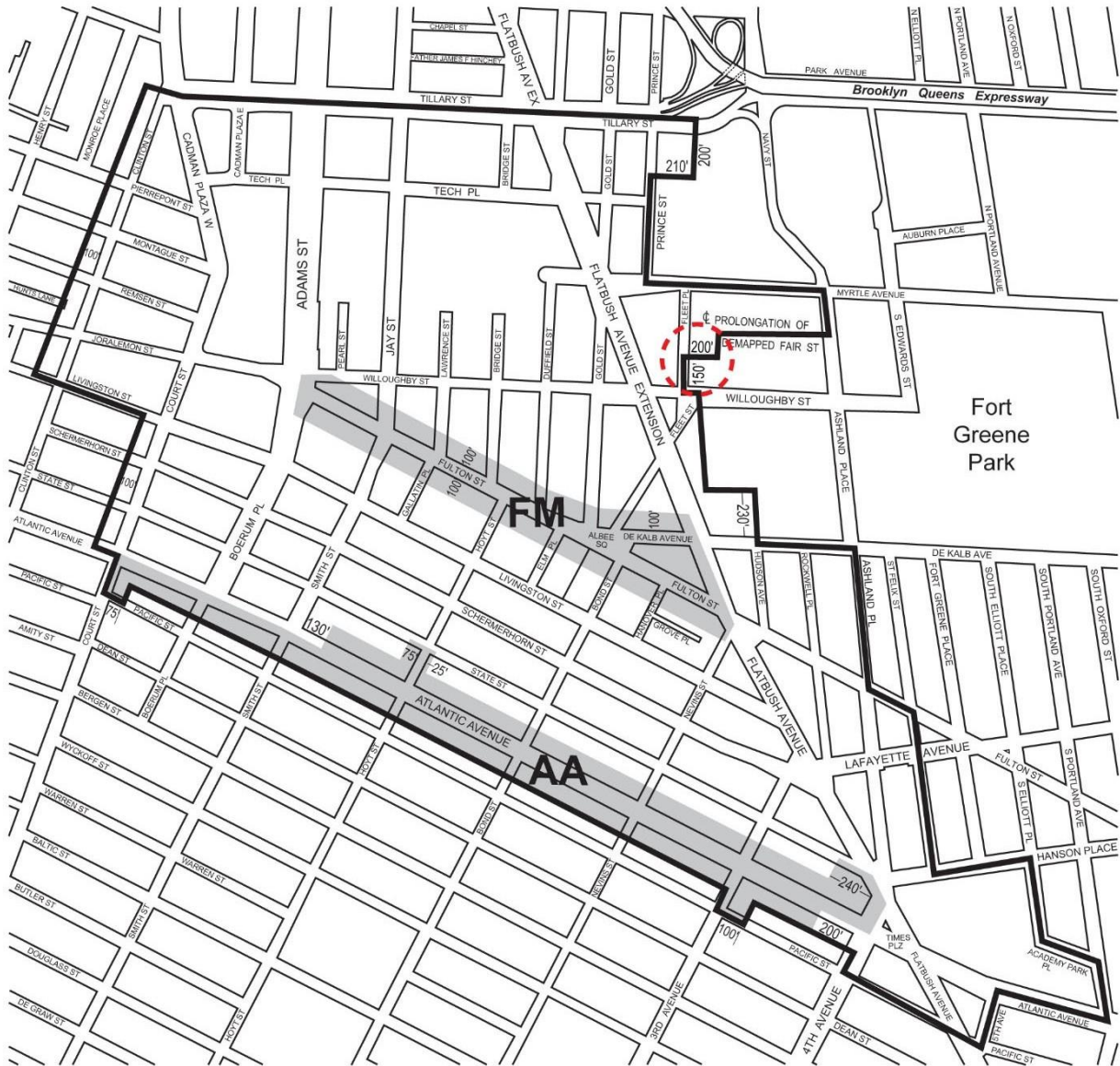





— Special Downtown Brooklyn District

AA Atlantic Avenue Subdistrict

FM Fulton Mall Subdistrict

[PROPOSED MAP]

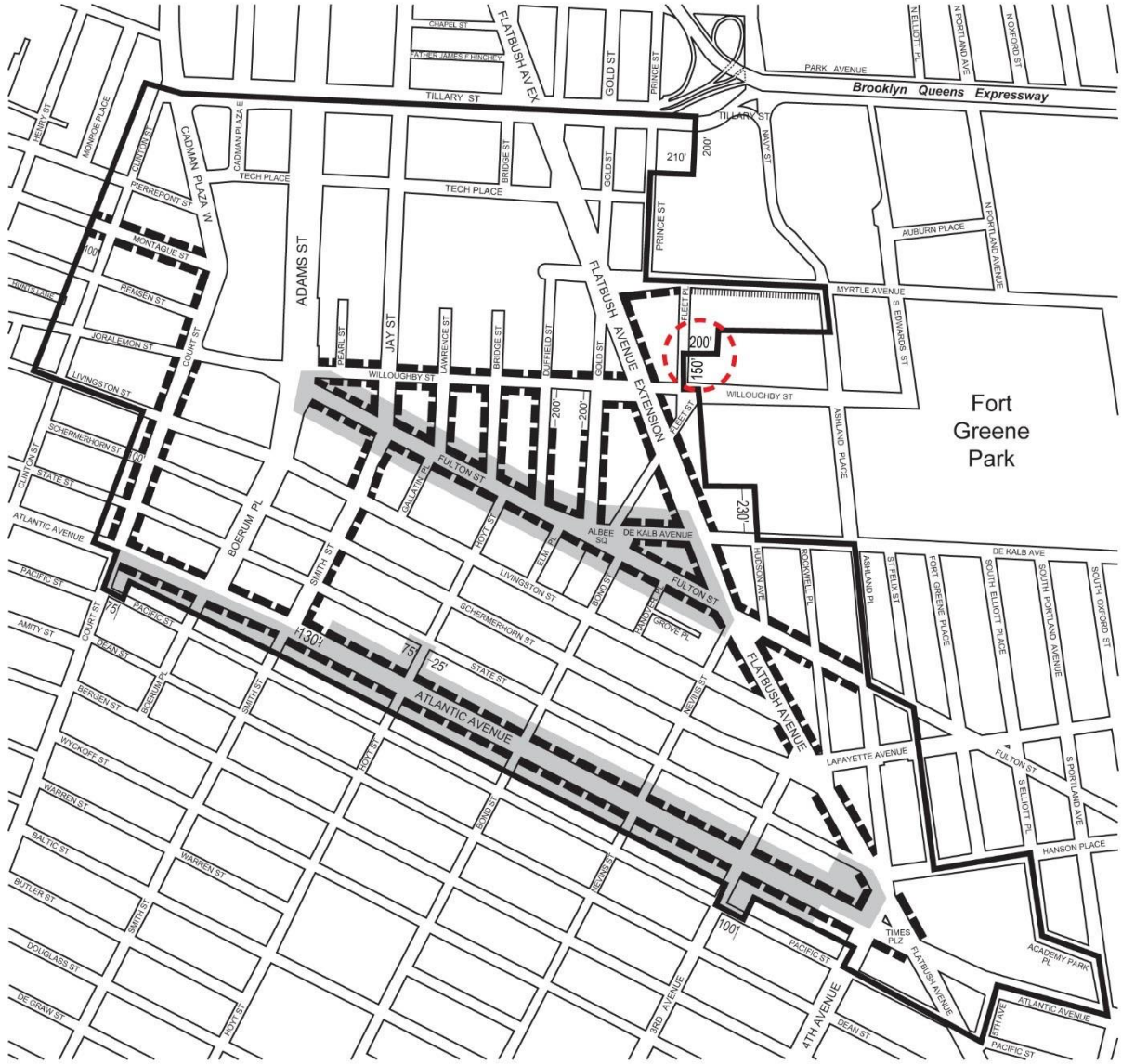






-  Special Downtown Brooklyn District
-  AA Atlantic Avenue Subdistrict
-  FM Fulton Mall Subdistrict

[EXISTING MAP]

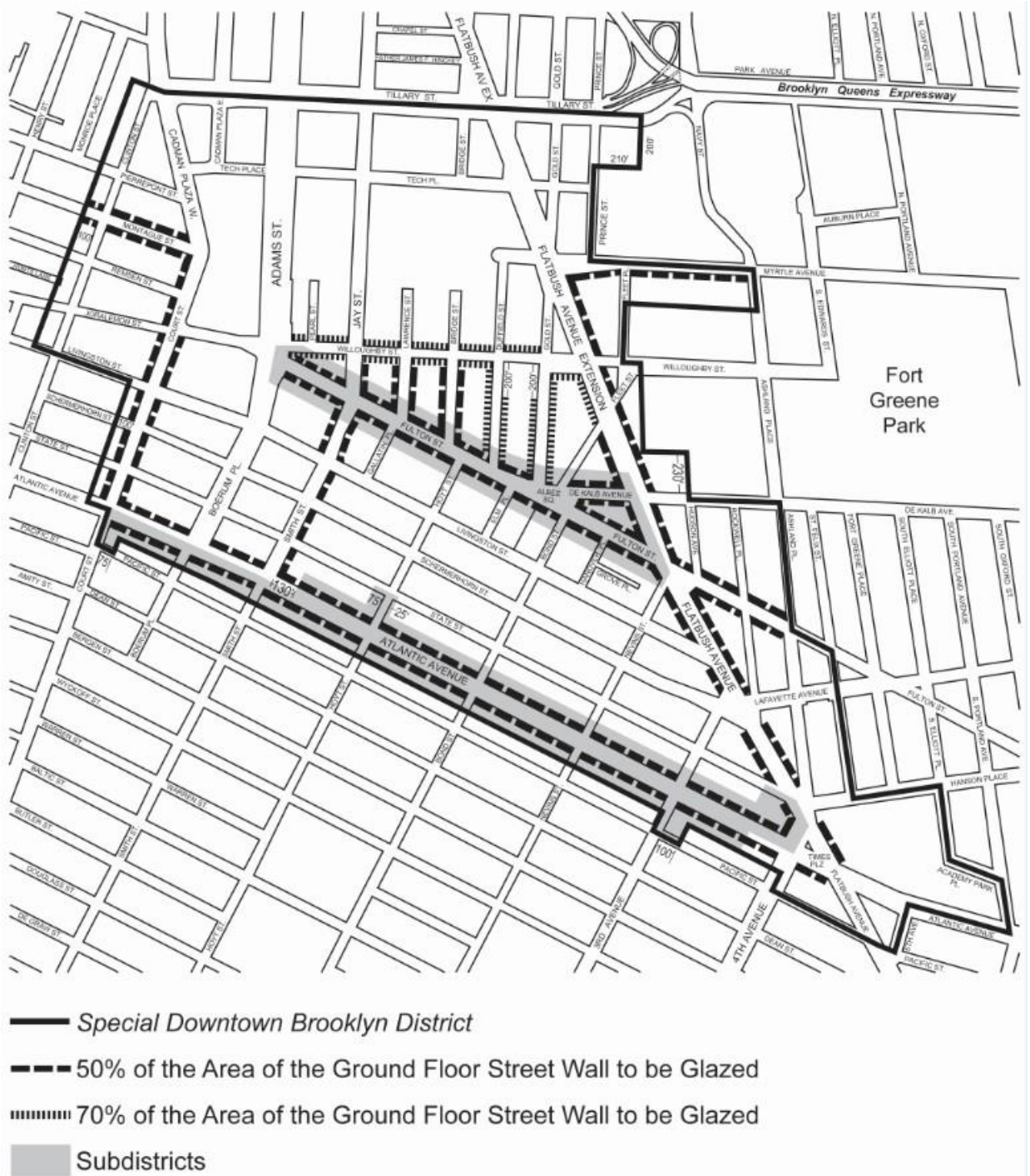


[PROPOSED MAP]

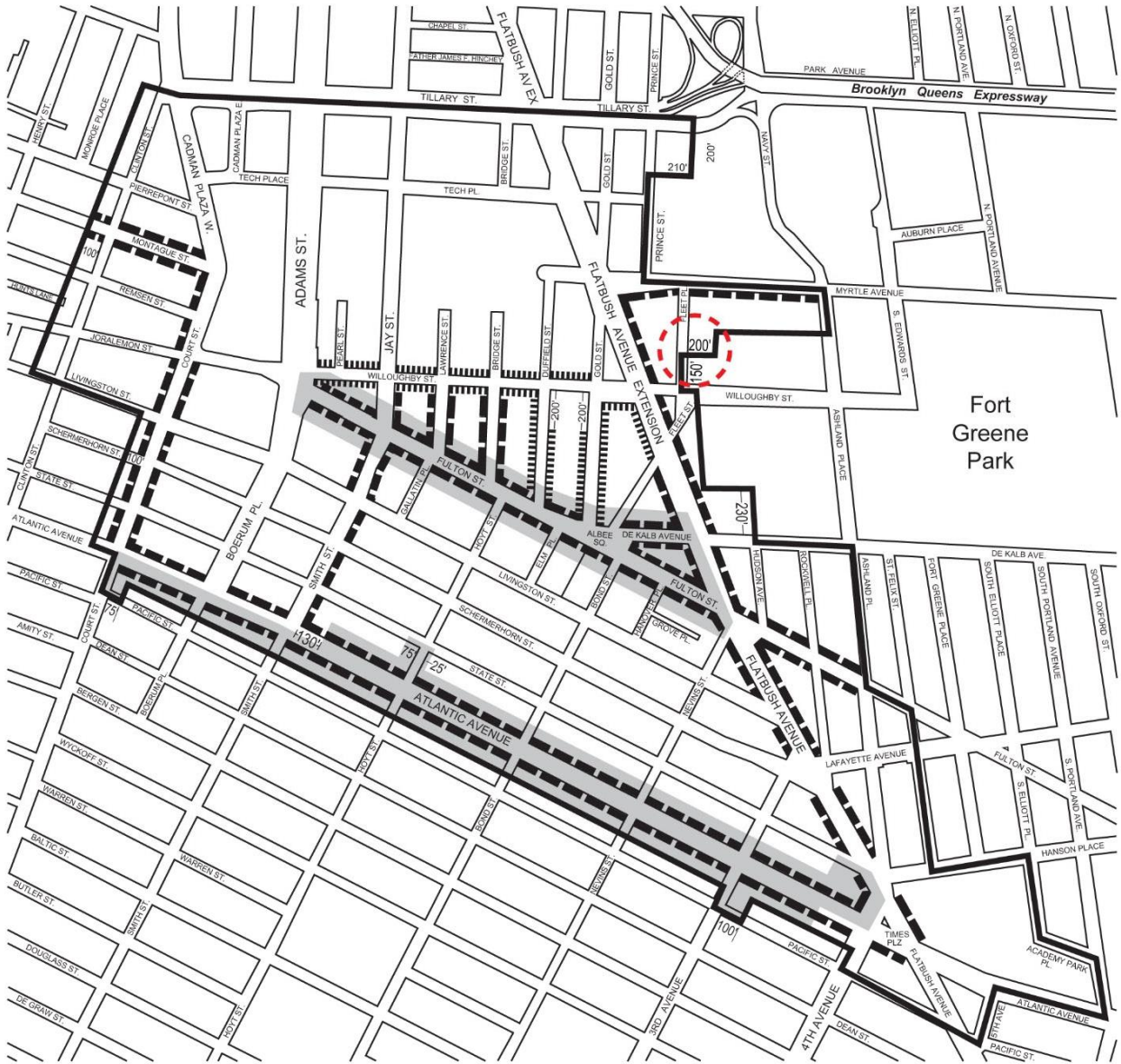


-  Special Downtown Brooklyn District
-  Retail Continuity Required
-  Non-Residential Requirement
-  Subdistricts

[EXISTING MAP]



[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

Map 4 — Street Wall Continuity and Mandatory Sidewalk Widening (10/31/17) [date of adoption]

[EXISTING MAP]



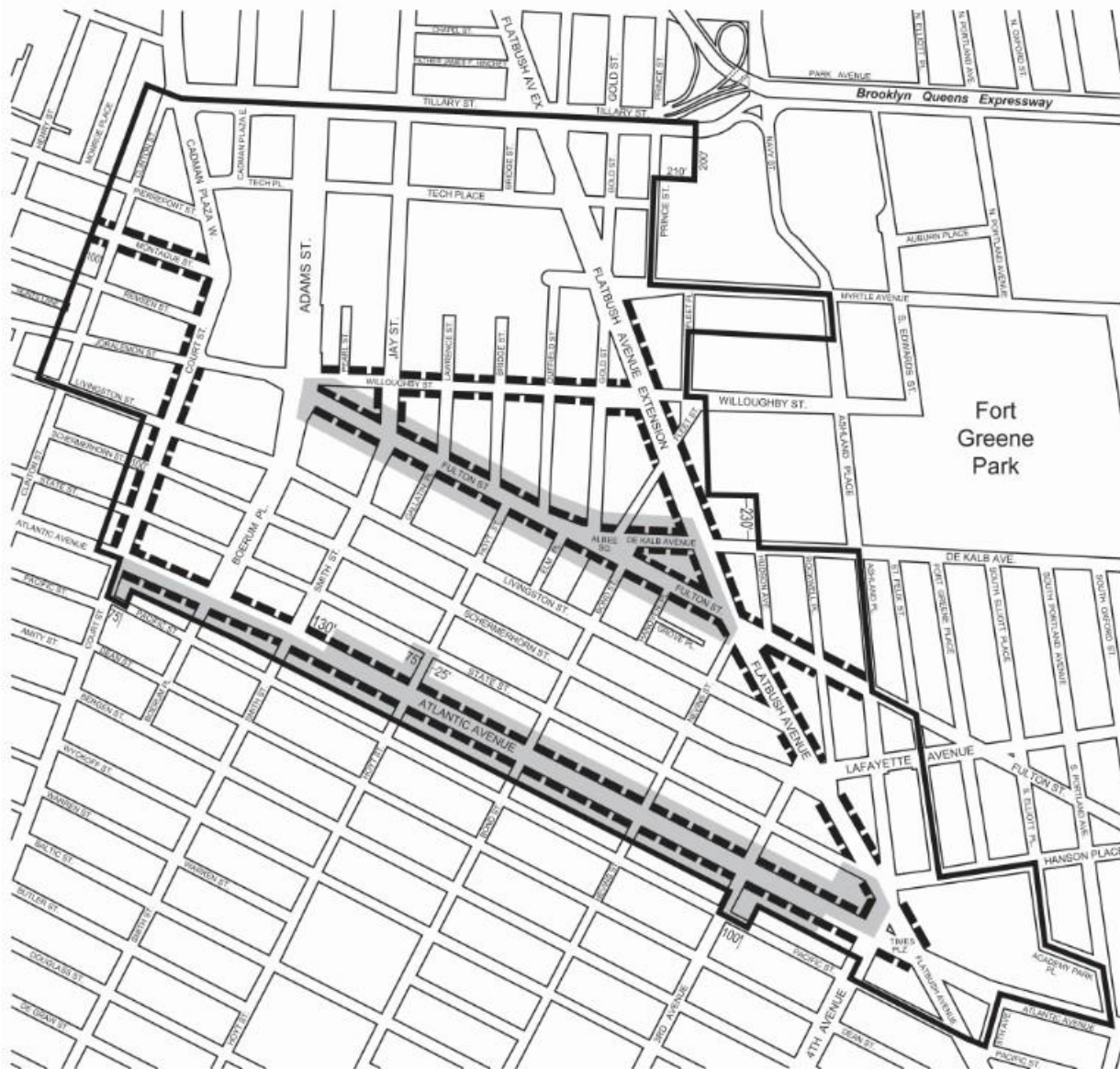
- Special Downtown Brooklyn District
- - -** Street Wall Continuity Required
- ▬▬▬** Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- |||||** Street Wall Continuity and Sidewalk Widening Required

[PROPOSED MAP]



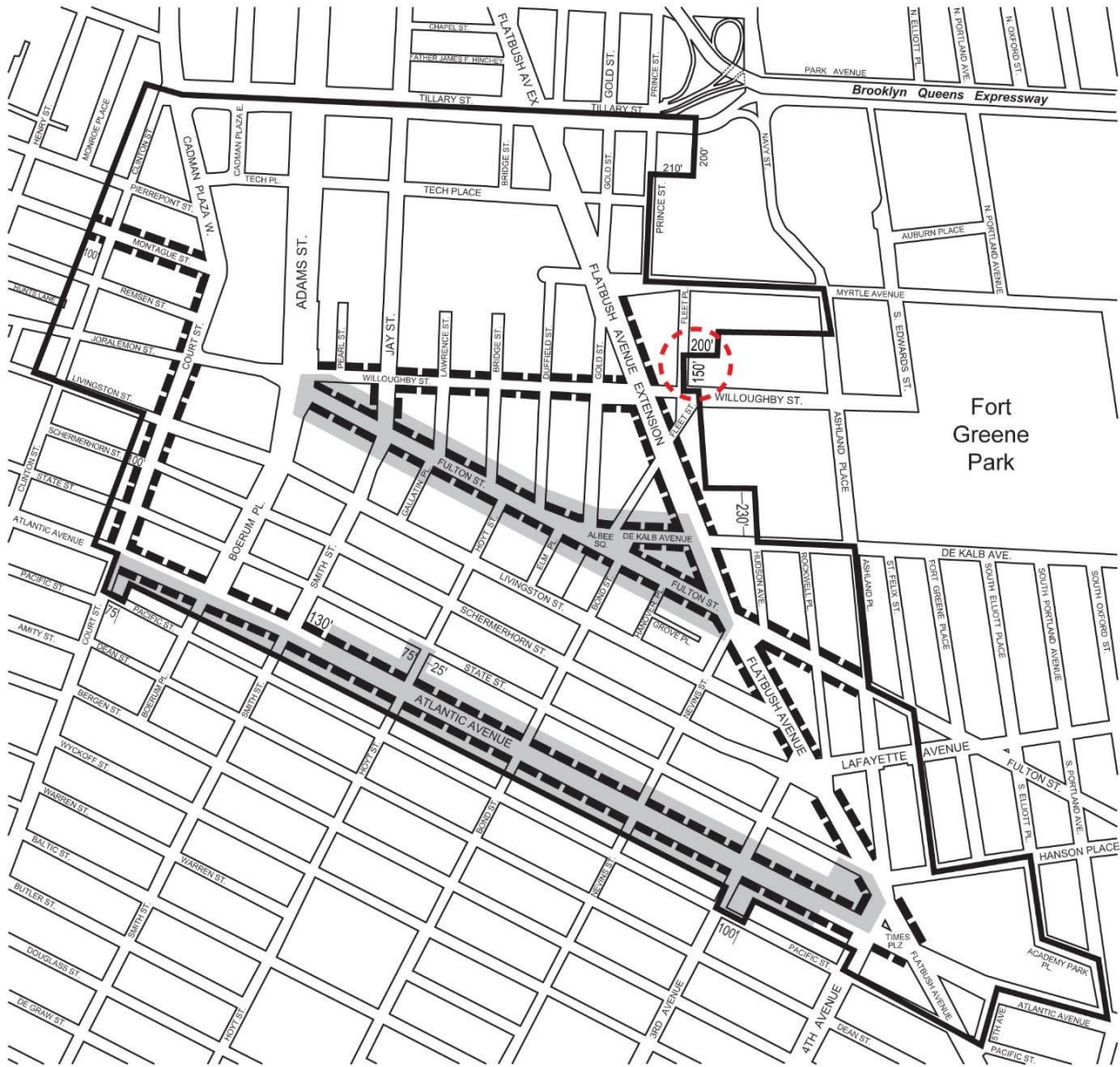
- Special Downtown Brooklyn District
- - - Street Wall Continuity Required
- - - Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ||||| Street Wall Continuity and Sidewalk Widening Required

[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 MAP]



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

Map 6 — Height Limitation Areas (10/31/17) [date of adoption]

[EXISTING MAP]



— Special Downtown Brooklyn District

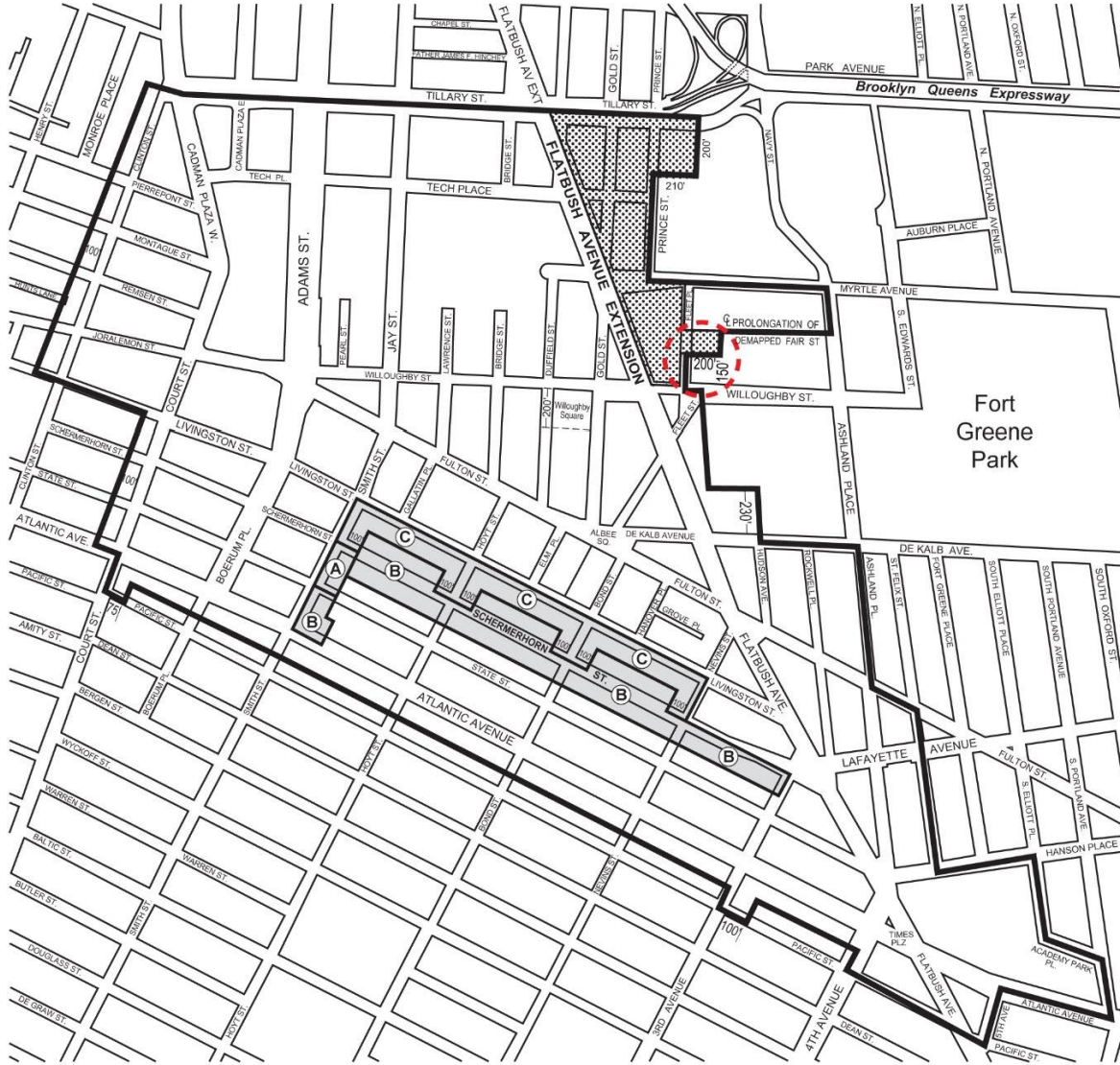
(A) Schermerhorn Street Height Limitation Area: Height Restriction of 210 Feet

(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 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

Map 7 — Subway Station Improvement Areas (10/31/17) [date of adoption]

[EXISTING MAP]



- | | |
|--|---|
| <ul style="list-style-type: none"> — 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.-Metro Tech Station ⑥ Nevins St. Station ⑦ Atlantic Ave.-Pacific St. Station | <ul style="list-style-type: none"> — 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 MAP]



Fort
Greene
Park

- | | |
|--------------------------------------|---------------------------------|
| — Special Downtown Brooklyn District | 6th Ave. Line |
| ■ Subway Station | ----- Broadway-60th St. Line |
| ● Subway Entrance | -.-.-. 4th Ave. Line |
| ① Court St.-Borough Hall Station | ----- Brighton Line |
| ② DeKalb Ave. Station | ----- Crosstown Line |
| ③ Hoyt St. Station | -.-.-. Culver Line |
| ④ Hoyt-Schermerhorn Streets Station | Fulton St. Line |
| ⑤ Jay St.-Metro Tech Station | -.-.-. Montague St. Tunnel Line |
| ⑥ Nevins St. Station | ----- Eastern Parkway Line |
| ⑦ Atlantic Ave.-Pacific St. Station | |

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Brooklyn

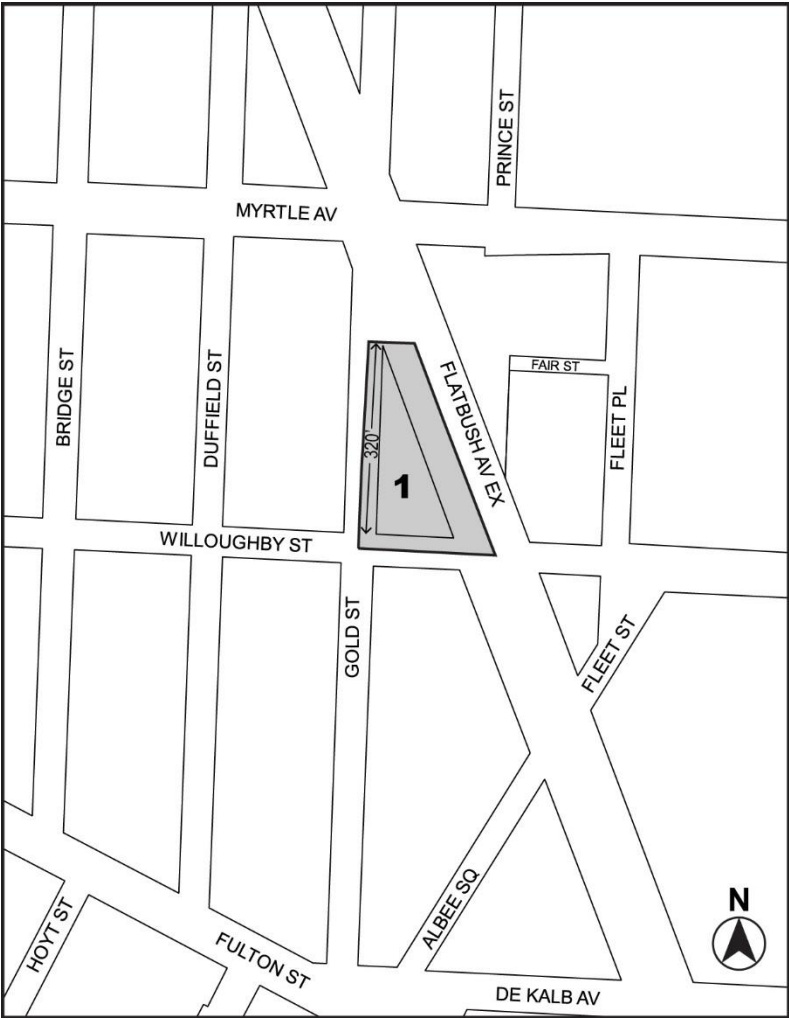
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Brooklyn Community District 2

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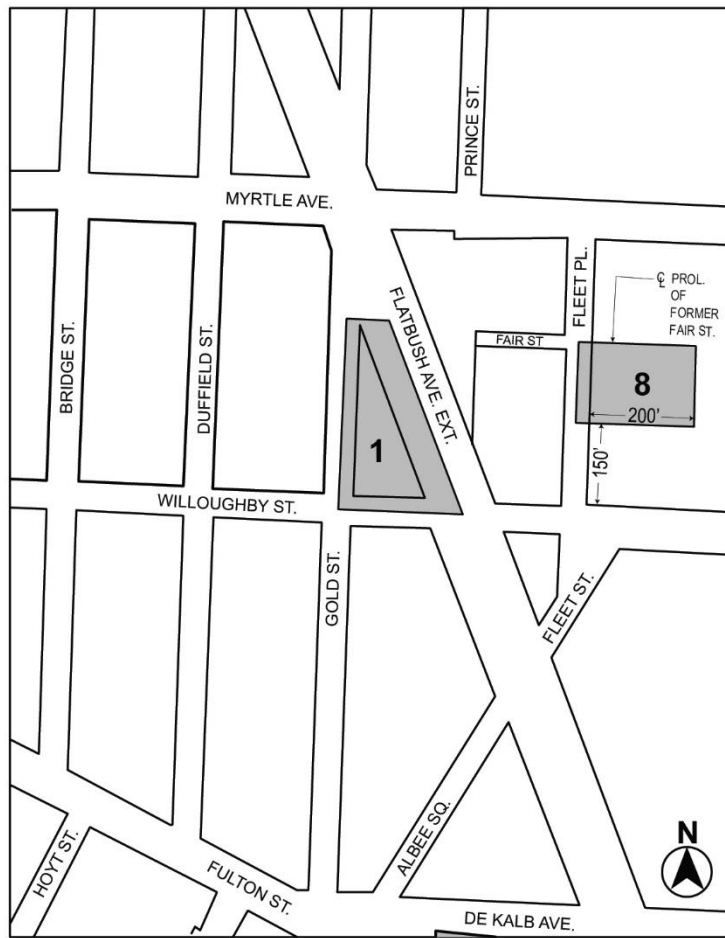
Map 5 (~~11/16/16~~) [date of adoption]

[EXISTING MAP]



■ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** — 11/16/16 MIH Program Option 2

[PROPOSED MAP]



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

Area **1** - 11/16/16 MIH Program Option 2

Area **8** - [date of adoption] MIH Program Option 1 and 2

Portion of Community District 2, Brooklyn

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The above resolution (N 180525 ZRK), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 15), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,
MICHELLE de la UZ, JOSEPH DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*