



## **CITY PLANNING COMMISSION**

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July 23, 2003/Calendar No. 29

C 030378 ZSK

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IN THE MATTER OF an application submitted by the Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to modify the tower regulations of Section 101-133 to facilitate the construction of a 24-story enlargement to an existing hotel use on property located at 345 Adams Street (Block 140, Lots 10, 123, 1001-1002, 1101-1105, and the demapped portions of Pearl Street and Adams Street), in a C5-4 District, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2.

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The application for the special permit was filed by the Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation (EDC) on March 11, 2003, to facilitate the construction of a 24-story, 282-room expansion of the Brooklyn Marriott Hotel on Adams Street in Downtown Brooklyn. In addition, the owners would redesign and upgrade the adjoining urban plaza and construct retail on the first two floors of an adjacent city-owned office building.

### **RELATED ACTIONS**

In addition to the special permit, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 030269 MMK      Amendment to the city map involving the elimination, discontinuance and closing of a 1,025 square foot portion of Pearl Street and closing of a 3,395 square foot portion of Adams Street;
2. N 030376 ZRY      Zoning text amendment to Section 74-91 (Modification of Urban Plazas) to permit modification of urban plazas in C5-4 districts on zoning lots of more than 200,000 square feet;
3. C 030377 ZSK      Special permit pursuant to Section 74-91 of the Zoning Resolution to modify the requirements of Section 37-04 of the Zoning Resolution to

facilitate the re-design and upgrading of an existing urban plaza;

4. C 030379 PPK Disposition of city-owned property located at 345 Adams Street (Block 140, part of Lot 123) and the disposition of city-owned development rights (Block 140, lots 10,123,1001,1002, and 1101-1105) pursuant to zoning;
5. C 030380 PPK Disposition of one (1) city-owned property currently occupied by the Brooklyn Renaissance Hotel; located at 350 Jay Street (Block 140, Lots 1101-1105) pursuant to zoning; and
6. C 030381 PPK Disposition of the ground and second floors of 345 Adams Street (Block 140, part of Lot 123) pursuant to zoning.

## **BACKGROUND**

The Brooklyn Renaissance Plaza hotel, also known as the Brooklyn Marriot Hotel opened in 1998 as the first new hotel in Brooklyn in over 70 years and has garnered several awards for excellence in the Marriott Hotel organization. The existing hotel occupies the first six floors of the structure with the tower portion occupied by the Kings County District Attorney, the NYC Law Department and the Secret Service.

A through-block plaza, built to pre-1996 plaza standards, located adjacent to the hotel, is heavily used as a pedestrian connection between the Civic Center on the western side of Adams Street and MetroTech on the eastern side of Jay Street. The plaza is developed with seating, decorative paving, and trees but the plaza is in need of new furniture, lighting and landscaping. The entrances to the hotel and office building are not clearly defined and the plaza entrances at Adams, Jay Streets are not well stated. Furthermore, two driveways servicing the hotel are situated on Jay Street and were previously included as plaza area.

Surrounding uses include the Kings County Family Court and the courthouse at 330 Jay Street to the north, MetroTech Center to the east across Jay Street, Brooklyn Friends School and an office building occupied by New York City Transit to the east across Pearl Street, commercial retail and office buildings to the south across Willoughby Street and the Supreme Court to the west across Adams Street. MetroTech Center is an approximately 3.8 million square foot, mixed-use educational, commercial office and governmental complex around a landscaped "commons" park-like area. Downtown Brooklyn is the central business district of the borough and the third largest business district in New York City with many cultural, commercial and educational uses within the district. It is also the civic center of Brooklyn, containing Brooklyn Borough Hall, city and state offices and numerous state and federal courthouses.

Public transportation is in close proximity; the A, C and F trains stop at Jay Street/ Borough Hall, a half block to the south of the projects' site. The 2, 3, 4, 5, M, N and R trains stop at Court Street/ Borough Hall two blocks south-west of the projects' site. Approximately ten bus lines serve the area within a block of the projects' site and provide local and borough-wide access.

**Project Description and Actions Requested:**

The Brooklyn Renaissance Hotel (BRH) is proposing a 282-room expansion in a new, 24-story building with ground-floor retail on an adjacent 8,592 square foot, city-owned site currently occupied by a vacant three-story building, that would be demolished. It would be connected to the existing hotel via a two-level pedestrian bridge at the 2<sup>nd</sup> and 3<sup>rd</sup> floors above the existing through-block urban plaza between Adams Street and Jay Street.

This proposal would result in the expansion, redesign and reconstruction of the existing plaza, the disposition of the ground and second floors of the adjacent city-owned 345 Adams Street office building to develop two levels of retail, and the disposition of the land under the existing Renaissance Plaza hotel and office building, currently under a long-term lease.

The project sites are located in a C5-4 district with a maximum FAR of 10.0 (and a 2.0 FAR maximum bonus at 6 square feet for each square foot of plaza) in the Special Downtown Brooklyn District. The projects are proposed to be part of a larger zoning lot that currently includes the Family Court, the Brooklyn Renaissance Plaza hotel and office building and the new Kings County Family Court and Criminal Courthouse at 330 Jay Street.

Implementation of the proposal requires approvals by the City Planning Commission (CPC) of the following applications:

Amendment to the City Map (C 030269 MMK)

The applicants are proposing to demap portions of Pearl and Adams streets. The 1,025 square foot portion at the end of Pearl Street proposed to be demapped is currently a dead end and is used for on-street parking. It would be added to the redesigned urban plaza and developed with a new seating area, landscaping and a light frame arbor and provide a midpoint destination for the through-block passageway between Adams and Jay streets. The 3,395 square foot sliver of Adams Street proposed to be demapped, is located in front of the 345 Adams Street office building and contains landscaping. It is a non-traffic serving remnant of the widening of Adams

Street to the building line of 345 Adams Street that was done as part of the Downtown Brooklyn Civic Center Plan implemented in the 1940's. This property would remain landscaped after its demapping. An interagency conference was held on January 30, 2003, and no agency expressed opposition to the proposal. Development rights from the demapped portions of Adams and Pearl streets would be used to achieve the proposed building form.

Zoning Text Amendment to Section 74-91 (N030376 ZRY) and CPC Special Permit pursuant to Section 74-91 (C030377 ZSK)

The applicants are proposing to upgrade and expand the existing plaza built to pre-June 1996 bonusable plaza standards. The proposed plaza, though measurably improved, would still not comply with current plaza regulations and would require waivers. This zoning text amendment would add zoning lots of more than 200,000 square feet in C5-4 districts to an existing City Planning Commission Special Permit that allows modification of the Urban Plaza requirements of Section 37-04. C5-4 districts are only mapped in Downtown Brooklyn and there are no other 200,000 square foot lots that would be affected by this text amendment.

The expanded 27,257 square foot urban plaza, located in a C5-4 district within the Special Downtown Brooklyn District, does not comply with the current urban plaza requirements of Section 37-04, established in 1996. The plaza would be redesigned and enlarged to provide a more welcoming public amenity while incorporating security measures for the NYC Transit Authority, the Brooklyn District Attorney and the U.S. Secret Service, all of which have offices adjacent to the plaza. The plaza would be enlarged by approximately 1,500 square feet,

principally by demapping of a portion of Pearl Street.

BRH has stated the need to connect the existing hotel with the proposed expansion via an elevated bridge over the plaza to the hotel's existing lobby location on the 2<sup>nd</sup> floor. They are proposing a two-level bridge with the upper level of the bridge used by hotel staff and the lower level / 2<sup>nd</sup> floor used by hotel guests. The approximately 16-foot wide bridge would traverse the through-block plaza near Adams Street with the roof at a height of approximately 43 feet. The bridge has been designed to appear as a free-standing garden trellis at a height of approximately 16 feet above the plaza. A significant portion of the bridge surface would be clear glass permitting pedestrians at Adams Street to visually connect to the plaza beyond the bridge.

All hotel guests would check in at the existing second floor hotel lobby and guests staying in the new addition would proceed to their rooms by crossing the new bridge to an elevator lobby on the addition's second floor. The upper level of the bridge would be used by hotel service employees. The ground floor of the new hotel addition would contain retail on Adams Street and hotel services on Pearl Street.

The new paving materials, furniture and fixtures would be in similar style and provide continuity with the open space at MetroTech across Jay Street and would further unify the open space network in Downtown Brooklyn. At Jay Street, the plaza would have two new twelve inch high raised seating areas of over two thousand square feet, allowing spaces for pedestrians to congregate. The raised areas would also help, along with paving material changes, to delineate

the driveways. The northern driveway, currently in an 's'-shape, would be straightened and provide additional room for the northern raised seating area.

The Jay Street terminus of the through-block plaza would be marked by a circular landscaped planting area with a seating wall and trees. This feature would provide a visual focal point to the plaza where its north-south Jay Street leg connects to its east-west leg and would direct pedestrian traffic toward the crosswalk on Jay Street leading to MetroTech.

The office building entrances on both Adams and Jay streets would be defined by plantings and low walls to separate them from the more active pedestrian areas. The through-block plaza between Jay and Adams streets would be punctuated by a widened node at Pearl Street, created by the demapping of a small portion of Pearl Street. The sitting area and at the terminus of Pearl Street would break up the block-long plaza and provides a midpoint destination in the plaza.

The applicant is requesting a special permit, pursuant to Section 74-91, that would allow the modification of certain design standards for the existing plaza renovation that would be constructed in conjunction with the proposed building. The special permit would waive the requirements for urban plazas set forth in Sections 37-04(a) Area Dimensions, 37-04(d) Requirements for major portions of urban plazas, 37-04(e) Regulations for through block urban plazas, 37-04(f) Circulation and access, 37-04(g) Permitted obstructions, 37-04(i) Seating, 37-04(j) Planting and trees, and 37-04(k) Mandatory allocation of frontages for permitted uses. Section 37-04(a) prohibits non-qualifying spaces to be located between qualifying spaces and

there are two non-qualifying existing driveway areas proposed to be located within the plaza.

Section 37-04(d) requires that all points within the major portion of the Urban Plaza be visible from each other and, as proposed, existing structures would block sight lines. Section 37-04(d) requires a major portion to be 50 percent of the total area of the Urban Plaza and the proposed plaza's major portion would be 47.7 percent of the total area. Section 37-04(d) requires that the major portion have a minimum dimension of 40 feet and the minimum dimension of the proposed plaza would be 36 feet.

Section 37-04(e) requires a maximum of 120 for the aggregate length of walls that are more than 90 feet high and that are within 50 feet of the opposite side of the through block urban plaza and approximately 150 feet of the aggregate length of the proposed wall along the through-block portion exceeds 90 feet in height. Section 37-04(e) requires a 15 foot minimum, straight, obstruction-free path from street to street and a ten foot path is proposed to be provided.

Section 37-04(f) requires that all street frontage within ten feet of a street line to be at the same elevation as the sidewalk and approximately 134 feet of terrace fronting Jay Street would be at an elevation of one foot. Section 37-04(f) requires that 50 percent of the non major portion of the plaza to be unobstructed to a depth of 20 feet from the property line and the proposed plaza would have 49 percent unobstructed frontage. Section 37-04(f) requires that 50 percent of the remaining portion to have no walls or other obstructions higher than three feet above curb level and the backs of the proposed plaza benches would be higher than three feet above curb level.



Section 37-04(g) permits a number of obstructions within an urban plaza and does not include the proposed 40 foot long and 16 foot wide bridge.

Section 37-04(h) prohibits driveways and exhaust vents within the urban plaza and the proposed plaza would contain two driveways and six exhaust vents along the eastern and southern edges of the existing building. Section 37-04(h) requires driveways, passenger drop-offs and loading berths to be visually concealed and the existing driveways, passenger drop-offs and loading berths would not be visually concealed. Section 37-04(h) prohibits exhaust vents within the urban plaza and six existing in-ground vents would be located at the eastern and southern portions of the urban plaza.

Section 37-04(i) requires one linear foot of seating for each 40 square feet of urban plaza that would require a total of 720 linear feet of seating but only 420 linear feet of seating would be provided.

Section 37-04(j) requires a minimum of 50 percent of trees to be at grade and 44 percent of the proposed trees would be planted at grade. Section 37-04(j) requires a minimum of one tree per every 25 feet of frontage to be provided but existing sidewalk conditions prevent locating trees per every 25 feet of frontage on Jay Street, Johnson Street, and Willoughby Street.

Section 37-04(j) requires a minimum of 50 percent of retail frontage on urban plazas but the existing uses fronting the plaza are not retail uses and therefore, the proposed plaza would have

14 percent of retail in the base of the proposed hotel expansion building.

CPC Special Permit pursuant to Section 74-721 (C 030378 ZSK)

The applicants are requesting a CPC special permit pursuant to Section 74-721 to modify tower height and setback regulations to permit the proposed building envelope. The proposed project satisfies the requirement of Section 74-721 that the development be located on a zoning lot having a minimum of 40,000 square feet by being on a zoning lot of 237,614 square feet. The proposed site plan and design of the proposed building are largely dictated by the location of the existing urban plaza to the north, 345 Adams Street to the south, and Adams and Pearl Streets to the west and east, respectively. These surrounding conditions leave a relatively small, 8,500 square foot footprint for the new building within which floorplates of a minimum feasible size need to be provided. Strict compliance with the tower regulations would result in a taller building with smaller floors.

Along Adams Street, a ten foot setback above a height of 85 feet would be required. The proposed building would not provide this required setback until a height of 100 feet, but would provide an eight foot setback from a height of 85 feet to 100 feet. Above a height of 150 feet, a 15 foot setback is required and only a ten foot setback would be provided.

Along Pearl Street a 15 foot setback above a height of 85 feet and a twenty foot setback above a height of one hundred fifty feet would be required. The proposed building would not provide any setbacks along Pearl Street and therefore a waiver of these required setbacks is requested.

The Special Downtown Brooklyn District tower regulations allow a maximum of 2,000 square feet of lot coverage at any level above 150 feet and within 40 feet of Adams Street. The proposed expansion would cover approximately 2,630 square feet of the lot, thereby requiring a waiver of approximately 630 square feet. Tower regulations allow a maximum of 2,250 square feet of lot coverage at any level above 150 feet and within 50 feet of Pearl Street. The proposed expansion would cover approximately 3,359 square feet of the lot and require a waiver of approximately 1,109 square feet.

Disposition of City-Owned Property (C 030379 PPK)

DCAS is proposing the disposition, pursuant to zoning, of Block 140, part of Lot 123, a 8,615 square foot city-owned lot containing a vacant three-story commercial building, to facilitate the hotel expansion. Upon disposition, DCAS intends to dispose of the property to EDC who intends to dispose of it to BRH through a negotiated sale. The existing building would be demolished and the hotel expansion would be constructed in its place..

Disposition of City-Owned Property (C 030380 PPK)

DCAS is proposing the disposition, pursuant to zoning, of Block 140, Lots 1101-1105, the 127,649 square foot site of the Brooklyn Renaissance hotel and office building, developed in 1996. In 1987, the Commission approved a long-term lease of this site to BRH. Upon the current disposition approval, DCAS intends to transfer the subject properties to EDC who intends to sell them through a negotiated sale to the current tenants. Disposition of the land would simplify the financing of the enlarged hotel.

Disposition of City-Owned Property (C 030381 PPK)

DCAS is proposing the disposition, pursuant to zoning, of 43,250 square feet of the ground and second floors of the city-owned 345 Adams Street office building. The applicants are proposing to convert the first two floors of the city-owned 345 Adams Street office building to retail at a later date. This new retail would connect existing retail at Fulton Mall and Willoughby Street with the new retail proposed at the base of the new hotel addition.

**ENVIRONMENTAL REVIEW**

This application (C 030378 ZSK ), in conjunction with the applications for the related actions (C 030269 MMK, N 030376 ZRK, C 030377 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK), 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 02DME015K. The lead agency is The Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on March 26, 2003.

## **UNIFORM LAND USE REVIEW**

This application (C 030378 ZSK), in conjunction with the applications for the related actions (C 030269 MMK, C 030376 ZRK, C 030377 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK) was certified as complete by the Department of City Planning on March 31, 2003, and was duly referred to Community Board 2 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, along with the related non-ULURP text change application (N 030376 ZRY), which was sent to the board and the Borough President for information and review.

### **Community Board Public Hearing**

Community Board 2 held a public hearing on this application (C 030378 ZSK) in conjunction with the public hearings on the applications for the related actions (C 030269 MMK, N 030376 ZRY, C 030377 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK) on April 30, 2003, and on May 14, 2003, by a vote of 35 to 0 with 0 abstentions, adopted resolutions recommending approval of the applications.

### **Borough President Recommendation**

This application (C 030378 ZSK) in conjunction with the public hearings on the applications for the related actions (C 030269 MMK, N 030376 ZRY, C 030377 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK) was considered by the Borough President, who issued a recommendation approving the applications on May 27, 2003.

## **City Planning Commission Public Hearing**

On June 4, 2003 (Calendar No. 8), the City Planning Commission scheduled June 18, 2003, for a public hearing on this application (C 030378 ZSK). The hearing was duly held on June 18, 2003 (Calendar No. 12), in conjunction with the public hearings on the applications for the related actions (C 030269 MMK, N 030376 ZRY, C 030377 ZSK, C 030379 PPK, C 030380 PPK and C 030381 PPK).

There were nine speakers in favor of the application and none opposed.

A representative of the applicant, an attorney for the applicant, a representative from the Economic Development Corporation and the landscape architect for the urban plaza described the proposed plaza and building in detail, and explained why the requested actions are necessary to facilitate the project. Speakers in favor of the application included the manager of the Marriott, two representatives of local business associations, a representative of a local business, and a resident. In addition, two letters of support from civic associations were received on June 16 and June 23, 2003.

## **CONSIDERATION**

The Commission believes that the grant of these applications which include special permits, a citywide zoning text change, city map amendments and disposition of properties are appropriate. The actions would facilitate the construction of a 24-story, 282-room expansion of the Brooklyn Renaissance Plaza Hotel, the redesign and improvements of the adjoining urban plaza, and the

construction of retail on the first two floors of the adjacent city-owned office building at 345 Adams Street.

The Commission believes that this project would help to continue the growth of Downtown Brooklyn and its surrounding neighborhoods by expanding a successful hotel that has become a regional destination. The commission notes that the hotel expansion is needed to meet the growing demand for hotel rooms in Brooklyn and would provide guest rooms for conference attendees to stay at the hotel and support the burgeoning downtown commercial core.

To further improve the neighborhood, the proposed complete renovation and expansion of the plaza would provide additional public open space, landscaping, lighting and seating areas that would serve to increase the vitality of the business district. Overall, the Commission believes this is a positive opportunity to continue building on Downtown Brooklyn's success, improve a critical pedestrian thoroughfare, and represents the City's firm commitment to the continued growth of Downtown Brooklyn.

The disposition of the first two floors of 345 Adams Street for retail would expand the retail corridors of Willoughby Street and Fulton Mall to the retail base of the proposed hotel expansion. The Commission believes that the additional retail opportunities on Adams Street would strengthen this important gateway to Downtown Brooklyn and expand the neighborhood as a shopping destination.

**Special Permit (C 030378 ZSK)**

The Commission believes that the requested height and setback waivers produce an appropriate building form that would be an important addition to the redevelopment of Downtown Brooklyn. The proposed project satisfies the requirement of Section 74-721 that the development be located on a zoning lot having a minimum of 40,000 square feet by being on a zoning lot of 237,614 square feet. The programmatic requirements for the expanded hotel are dictated by existing large conference rooms that need additional hotel rooms to allow attendees of events to stay in the hotel and the proposed floor plans for the upper floors offer minimum efficiency for hotel use. Overall, the need for hotel rooms in Downtown Brooklyn is projected to increase as the business district continues to grow.

Strict compliance with the tower regulations would result in a taller building with floor plates that could not accommodate an efficient hotel floor plan. The Commission believes that the proposed building design is supportive of the urban character of the neighborhood.

**Amendment to the City Map (C 030269 MMK)**

This action would demap 1,025 square feet of Pearl Street for use as a plaza and 3,395 square feet of Adams Street which is currently used as landscaping and would continue to be used for landscaping. The Commission believes that the proposed demapping is appropriate as it would activate the dead end of Pearl Street by providing a new plaza area that adds to public open space needed by the neighborhood. The proposed demapping would preserve existing landscaping on Adams Street and both demappings would generate additional floor area to facilitate the project .



**Zoning Text Amendment to Section 74-91 (N030376 ZRY) and CPC Special Permit pursuant to Section 74-91 (C 030377 ZSK)**

The proposed zoning text amendment would only affect the subject property in Downtown Brooklyn and enable the property owners to renovate and improve their existing plaza. The Commission believes this text change to be appropriate considering that the existing conditions limit the ability of the plaza to comply with current plaza regulations.

The proposed design maximizes the compliance of the plaza; the Commission believes that the usefulness and attractiveness of the urban plaza would be assured by the proposed layout and design and the development as a whole would produce a good urban design relationship with surrounding buildings and open spaces.

The realignment of the northern driveway would be safer to navigate and both driveway areas, which are non-qualifying plaza spaces, should be permitted to be located between the qualifying plaza spaces. The Commission notes that adjoining buildings prevent strict compliance with the requirements for major portions of urban plazas and regulations for through block urban plazas. Modification of these buildings would not be feasible.

The Commission believes that the proposal for slightly raised terraced areas of the plaza fronting Jay Street, although not at the same elevation as the sidewalk as required, are appropriate because they would add to the attractiveness of the spaces, denote the locations of the driveways, and would be fully visible from the sidewalks and other parts of the plaza. The backs of seating

located within 20 feet of the sidewalk, that would be higher than the allowable maximum height of three feet, would not obstruct views of the plaza and would add to the required seating. The requirement of one linear foot of seating for each 40 square feet of Urban Plaza would not be appropriate for this site. The Commission believes that 420 linear feet of seating is appropriate for this through-block plaza because the plaza is a very heavily used pedestrian corridor in Downtown Brooklyn.

The construction of the connecting bridge is a necessary permitted obstruction to facilitate the expanded hotel. The Commission notes that subsurface structural and mechanical conditions prevent a subterranean passageway and the main lobby and reception area of the existing hotel is currently situated on the second floor. A significant portion of the bridge surface would be glass so pedestrians would visually connect to the plaza beyond the bridge. The design of the bridge is intended to be perceived as a freestanding gateway denoting the entrance to the through-block plaza area. The Commission believes that the plantings and trees, while not conforming to the requirements of 50 percent planted flush to grade and one tree per 25 feet of frontage, are designed to facilitate the high pedestrian traffic of the plaza.

The requirement of a minimum of 50 percent frontage on Urban Plazas to be retail use would be partially met by this proposed action with the construction of the first floor of the proposed hotel addition as retail use. However, the existing office tenants fronting the plaza would remain, resulting in 14 percent retail frontage facing the plaza. Eviction of these non-retail tenants and replacement with retail uses would not be financially feasible.

The proposed redesign of the entire plaza would provide more than three times as much seating (70 six-foot benches versus 22 six-foot benches) and more trees than the current plaza. The overall net result of these changes would be an increase in useable plaza area. Furthermore, new lighting would be provided to illuminate the plaza, including the area below the proposed pedestrian bridge. The Commission believes that the proposed design of the urban plaza would result in a useful and attractive public amenity in the high density area of Downtown Brooklyn and will improve the overall site plan for development.

**Disposition of City-Owned Property (C 030379 PPK)**

The Commission believes that the disposition of city-owned property located south of the plaza containing a vacant three-story building is appropriate. Disposition would make possible the demolition of the building and the elimination of its blighting influence on the neighborhood. The Commission believes that the disposition of the building and remaining development rights on the zoning lot is needed to facilitate the construction of this building is important to sustain the vitality of Downtown Brooklyn.

**Disposition of City-Owned Property (C 030380 PPK)**

The disposition of the city-owned property located at 350 Jay Street containing the Brooklyn Renaissance hotel and an office building is appropriate to simplify the financing of the enlarged hotel. It is currently under a long term lease and would be returned to the City tax rolls.

### **Disposition of City-Owned Property (C 030381 PPK)**

The disposition of the city-owned property containing the ground and second floors of 345 Adams Street office building for development with new retail is appropriate. This new retail on Adams Street would connect the retail corridors of Willoughby Street and Fulton Mall with the retail at the base of the expanded hotel upon availability.

### **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 and findings described in this report, the application of Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to modify the tower regulations of Section 101-133 to facilitate the construction of a 24-story enlargement to an existing hotel use on property located at 345 Adams Street (Block 140, Lots 10, 123, 1001-1002, 1101-1105, and the demapped portions of Pearl Street and Adams Street), in a C5-4 District, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2, is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 030378 ZSK) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by William B. Tabler, JR., filed with this application and incorporated in this resolution:

<u>Drawing No.</u>	<u>Title</u>	<u>Last Date Revised</u>
Z1	Zoning Lot, Zoning Map and Tax Map	March 03, 2003
Z3	Encroachment Plan and Section	March 03, 2003
Z4	Zoning Analysis	March 03, 2003
Z5	Plaza Plan	March 03, 2003
Z6	Illustrative Plaza Details	March 20, 2003

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.
6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 030378 ZSK), duly adopted by the City Planning Commission on July 23, 2003 (Calendar No. 29), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, 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 G. CANTOR, P.E., ANGELA R. CAVALUZZI R.A.,**

**RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,**

**JOHN MEROLO, KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS,**

Commissioners

**Community/Borough Board  
Recommendation**

**CITY PLANNING COMMISSION**  
21 Randa Street, New York, NY 10007  
FAX # (212) 720-1256

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 11, at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Department of City Planning, when applicable.

DEPARTMENT OF CITY PLANNING

APPLICATION # 030269 MMK

MAY 29 2003

BROOKLYN OFFICE  
355

**DOCKET DESCRIPTION**

IN THE MATTER OF an application, submitted by Brooklyn Renaissance Hotel, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter and section 5-430 et. seq. of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of Pearl Street north of Willoughby Street and Adams Streets/Brooklyn Bridge Boulevard between Willoughby Street and Johnson Street- Tech. Place;
- and any acquisition or disposition of real property related thereto,

Community District 2, Borough of Brooklyn, in accordance with map Nos. X-2657 and X-2658 dated March 18, 2003 and signed by the Borough President.

COMMUNITY BOARD NO. 2

BOROUGH Brooklyn

BOROUGH BOARD Brooklyn

DATE OF PUBLIC HEARING April 30, 2003

LOCATION Long Island University

WAS QUORUM PRESENT?  YES  NO

(A public hearing shall require a quorum of 2/3 of the appointed members of the board, but in no event fewer than three (3) members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE MAY 16, 2003

LOCATION Long Island University

**RECOMMENDATION**

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

**VOTING:**

IN FAVOR 15 AGAINST 0  
TOTAL MEMBERS APPOINTED TO BOARD 49

ABSTAINING 0

DATE May 15, 2003

*Shirley Ann Altman*  
COMMUNITY/BOROUGH BOARD OFFICER

Chairperson

1/03

1/03

**Community/Borough Board  
Recommendation**

**CITY PLANNING COMMISSION**  
27 Beade Street, New York, NY 10007  
FAX # (212) 730-2336

**INSTRUCTIONS**

2. Return this completed form with any attach- ments to the Chairman Information Office, City Planning Commission, Room 2E at the above address.

3. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

**APPLICATION # C 030377 ZSK**

**DOCKET DESCRIPTION**

IN THE MATTER OF an application submitted by the Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation pursuant to Section 137-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 17-91\*\* of the Zoning Resolution to modify the requirements of Section 17-04 to facilitate the re-design and upgrading of an existing urban plaza in connection with the construction of a 14-story enlargement to an existing hotel use on property located at 343 Adams Street (Block 140, Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, and the severed portions of Pearl Street\*\*\* and Adams Street\*\*\*), in a C3-d District, within the Special Downtown Brooklyn District, Community District 1, Borough of Brooklyn.

\*\* Note: An amendment of the Zoning Resolution, Section 17-91 to allow the modification of provisions of Section 17-04 to apply in C3-d, is proposed under related concurrent application W 030376 ZSK.

\*\*\* Note: An amendment of the City Map involving the demapping of portions of Pearl Street and Adams Street, is proposed under related concurrent application C 030249 100K.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 2E, 27 Beade Street, New York, N.Y. 10007.

COMMUNITY BOARD NO. 2  
BOROUGH Brooklyn

BOROUGH BOARD Brooklyn

DATE OF PUBLIC HEARING April 30, 2003

LOCATION Long Island University

WAS QUORUM PRESENT? Y YES N NO

(A public hearing shall require a quorum of 50% of the appointed members of the board, but in no event fewer than seven such members.)

NOTE ADOPTING RECOMMENDATION TAKEN

DATE May 14, 2003

LOCATION Long Island University

**RECOMMENDATION**

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION/MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

DEPARTMENT OF CITY PLANNING

MAY 27 2003

BROOKLYN OFFICE

353

**WORDS**

BY SAUCE 35 0 0

BY APPOINTMENT TO BOARD 49

*Shirley Anne McKee*  
COMMUNITY/BOROUGH BOARD OFFICER

*May 15, 2003*  
DATE

*Chairperson*  
TITLE



**Community/Borough Board  
Recommendation**

**CITY PLANNING COMMISSION**  
22 Reade Street, New York, NY 10007  
FAX # (212) 730-3355

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 22 at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 030378 ZSK

**DOCKET DESCRIPTION**

IN THE MATTER OF an application submitted by the Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to modify the tower regulations of Section 101-133 to facilitate the construction of a 74-story enlargement to an existing hotel use on property located at 345 Adams Street (Block 140, Lots 10, 123, 1001-1002, 1101-1105, and the denapped portions of Pearl Street\*\*\* and Adams Street\*\*), in a C6-4 District, within the Special Downtown Brooklyn District, Community District 2, Borough of Brooklyn.

\*\*\* Note: An amendment of the City map involving the denapping of portions of Pearl Street and Adams Street, is proposed under related concurrent application C 030269 RKA.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 22, 22 Reade Street, New York, N.Y. 10007.

COMMUNITY BOARD NO. 2

BOROUGH Brooklyn

BOROUGH BOARD Brooklyn

DATE OF PUBLIC HEARING April 30, 2003

WAS QUORUM PRESENT?  YES  NO

LOCATION Long Island University

A public hearing shall require a quorum of 1/3 of the appointed members of the board, but in no event fewer than seven such members.

WAS ADOPTING RECOMMENDATION TAKEN  
DATE May 14, 2003

LOCATION Long Island University

**RECOMMENDATION**

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

DEPARTMENT OF CITY PLANNING

MAY 27 2003

BROOKLYN OFFICE

353

**VOTING**

IN FAVOR 15 ABSENT 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 15

COMMUNITY/BOROUGH BOARD OFFICER

May 15, 2003  
DATE

Chairperson  
TITLE

Community/Borough Board  
Recommendation

CITY PLANNING COMMISSION  
33 Rooks Street, New York, NY 10007  
FAX # (212) 720-2256

INSTRUCTIONS

1. Return this completed form with any attachments to the Planning Information Office, City Planning Commission, Room 20 at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Office of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 210112 REV

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for disposition of city-owned property located at 345 Adams Street (Block 140, part of Lot 123) and the disposition of city-owned development rights (Block 140, lots 10, 123, 1001, 1002, 1101 - 1105) pursuant to zoning

DEPARTMENT OF CITY PLANNING

JUN 28 2003  
370  
BROOKLYN OFFICE

COMMISSION BOARD NO. 2

BOROUGH Brooklyn

BOROUGH BOARD Brooklyn

DATE OF PUBLIC HEARING May 14, 2003

LOCATION Long Island University

WAS QUORUM PRESENT?  YES  NO

(A public hearing requires a quorum of 2/3 of the appointed members of the board, but in no event fewer than seven such members)

VOLE ADOPTING RECOMMENDATION TAKEN

DATE May 14, 2003

LOCATION Long Island University

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION/MODIFICATION/CONDITIONS (attach additional sheets if necessary)

VOYING

IN FAVOR 33 AGAINST 0 ABSENT 0

DATE May 15, 2003

COMMUNITY/BOROUGH BOARD OFFICER

Chairperson

TITLE

12/13

**Community/Borough Board  
Recommendation**

**CITY PLANNING COMMISSION**  
33 Raroga Street, New York, NY 10037  
FAX @ (212) 730-3356

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Borough/Borough Board Office, City Planning Commission, Room 12 at the above address.
2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Office of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

**APPLICATION # C 320124 WZ**

**DOCKET DESCRIPTION**

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for disposition of one (1) city-owned property located at 350 Jay Street (Block 140, Lots 1101 - 1105) pursuant to zoning.

DEPARTMENT OF CITY PLANNING

JUN 24 2003  
351  
BROOKLYN OFFICE

COMMUNITY BOARD NO. 2  
BOROUGH Brooklyn

BOROUGH BOARD Brooklyn

DATE OF PUBLIC HEARINGS April 30, 2003 LOCATION Long Island University

WAS QUORUM PRESENT?  YES  NO (A public hearing requires a quorum of 50% of the appointed members of the board, but in no event fewer than seven (7) members)

VOICES ADOPTING RECOMMENDATION TAKEN  
DATE MAY 14, 2003 LOCATION Long Island University

**RECOMMENDATION**

- APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

**VOTING**

IN FAVOR 35 ABSENT 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 35

*Shirley Weiser*  
COMMUNITY/BOROUGH BOARD OFFICER

DATE May 15, 2003

12/00

Chairperson  
TITLE

**Community/Borough Board Recommendation**

**CITY PLANNING COMMISSION**  
 23 Rensselaer Street, New York, NY 10007  
 FAX @ (212) 720-3366

**INSTRUCTIONS**

1. Retain this completed form with any attachments to the Borough/Community Office, City Planning Commission, 2508 28 at the above address.
2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, the copy to the Borough/Community Office, and one copy to the Borough Board, when applicable.

**APPLICATION # C 212281 B22**

**DOCKET DESCRIPTION**

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for disposition of the ground and second floors of 345 Adams Street (Block 140, part of Lot 123) pursuant to zoning.

DEPARTMENT OF CITY PLANNING

JUN 27 2001

370  
 BROOKLYN OFFICE

COMMUNITY BOARD NO. 3  
 BOROUGH Brooklyn

BOROUGH BOARD Brooklyn

DATE OF PUBLIC HEARING April 30, 2001 LOCATION Long Island University  
 HAS QUORUM PRESENT?  YES  NO (A public hearing requires a quorum of ten of the appointed members of the board, but in no event fewer than seven such members)

VOTE ADOPTING RECOMMENDATION TAKEN  
 DATE May 14, 2001 LOCATION Long Island University

**RECOMMENDATION**

- APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (attach additional sheets if necessary)

VOTING  
 IN FAVOR 35 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 35  
 \_\_\_\_\_  
 COMMUNITY/BOROUGH BOARD OFFICER

DATE May 15, 2001 TITLE Chairperson

**Brooklyn Borough President  
Recommendation**

**CITY PLANNING COMMISSION**

22 Rouse Street, New York, NY

FAX # (212) 720-3356

10007

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send one copy with any attachments to the applicants representatives as indicated on the Notice of Certification.

APPLICATION #      030377 ZSK, 030259 MMK, 030378 ZSK, 030380 PPK, 030376 ZRY, 030379 PPK, 030381 PPK  
DESCRIPTION      Renaissance Hotel

COMMUNITY DISTRICT NO.      2      BOROUGH OF BROOKLYN

**RECOMMENDATION**

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS
- DISAPPROVE
- DISAPPROVE WITH MODIFICATIONS/CONDITIONS

**EXPLANATION OF RECOMMENDATION - MODIFICATIONS/CONDITIONS**

On May 21, 2003, the Borough President held a public hearing on this application. A representative from the New York City Economic Development Corporation presented the applications. Four speakers testified in favor of the proposal. Two individuals favoring the proposal submitted written testimony.

- RECOMMENDATION ATTACHED
- RECOMMENDATION TO FOLLOW

  
BOROUGH PRESIDENT

May 27, 2003

DATE