



## Legislation Text

File #: Res 1706-2017, Version: \*

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1706

**Resolution approving the decision of the City Planning Commission on Application No. N 170401 ZRK, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, in Community District 2, Borough of Brooklyn (L.U. No. 767).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on October 2, 2017 its decision dated September 19, 2017 (the "Decision"), regarding an application submitted by YYY Brooklyn NY, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing (MIH) area, extend the Special Downtown Brooklyn District (SDBD) and expand the SDBD's Flatbush Avenue Extension Height Limitation Area on the northeast corner of Tillary Street and Prince Street (Block 2050, Lots 100, 104, and part of Lot 1) in Brooklyn Community District 2. This amendment, in conjunction with the related action, would facilitate a new, approximately 234,000-square-foot mixed residential development with ground floor retail, located at 202-208 Tillary Street and 67-73 Prince Street in the Downtown Brooklyn neighborhood of Brooklyn, (Application No. N 170401 ZRK), Community District 2, Borough of Brooklyn (the "Application");

WHEREAS, the Application is related to application C 170400 ZMK (L.U. No. 766), an amendment to the Zoning Map, changing from an R6 district to a C6-4 district;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 10, 2017;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the revised conditional negative declaration issued September 18, 2017 (CEQR No. 17DCP176K), which included an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-437) (the "Revised Conditional Negative Declaration");

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Revised Conditional Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, N 170401 ZRK, incorporated by reference herein, the Council approves the Decision of the City Planning Commission:

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**

#### 101-20

##### SPECIAL BULK REGULATIONS

The bulk regulations of the underlying districts shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Within #Mandatory Inclusionary Housing areas#, as shown on the map in APPENDIX F of this Resolution, the provisions of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING) shall apply.

\* \* \*

## APPENDIX E

### Special Downtown Brooklyn District Maps

#### Map 1. Special Downtown Brooklyn District and Subdistricts

[EXISTING MAP]



— Special Downtown Brooklyn District

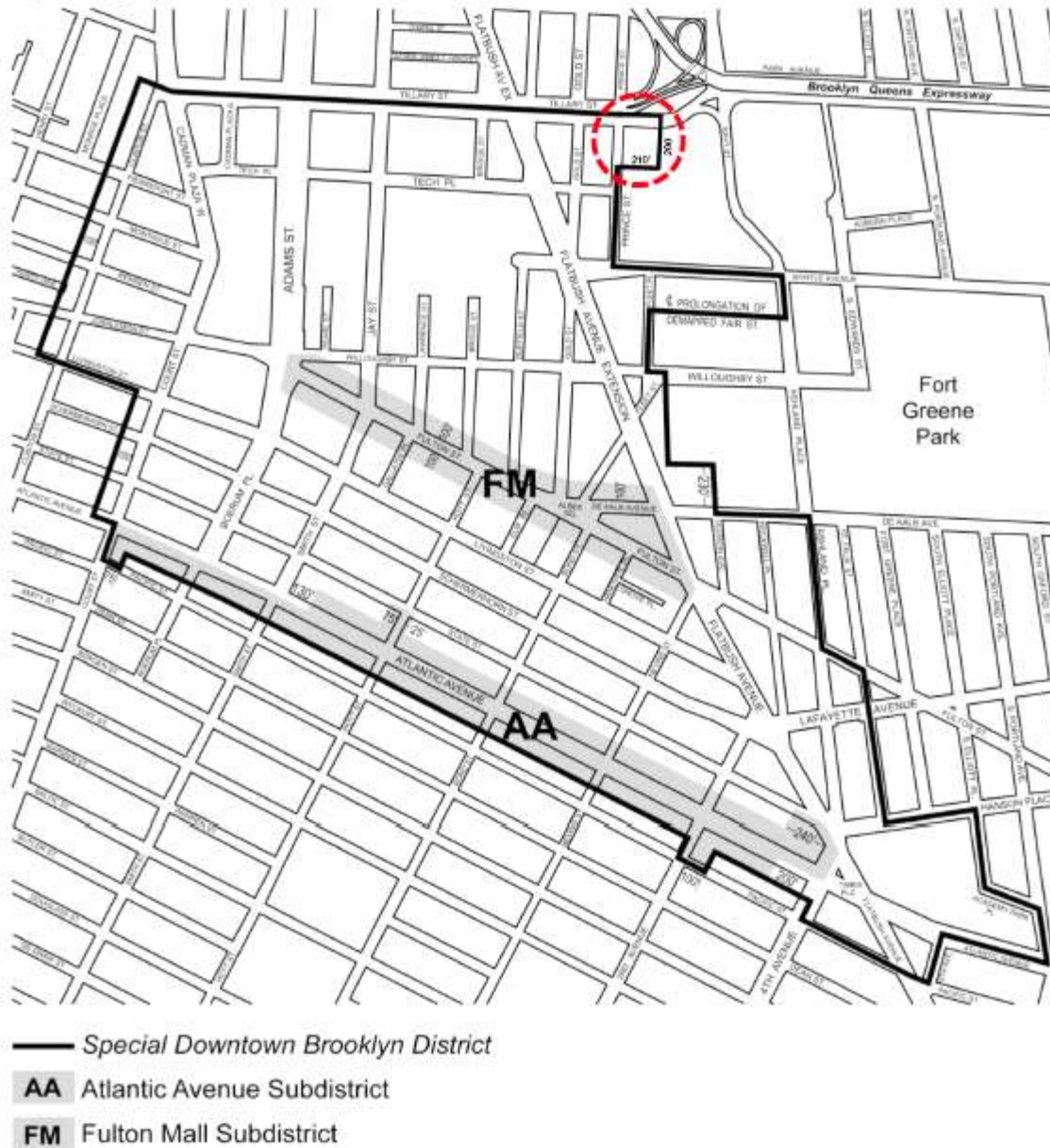
**AA** Atlantic Avenue Subdistrict

**FM** Fulton Mall Subdistrict

[PROPOSED MAP]

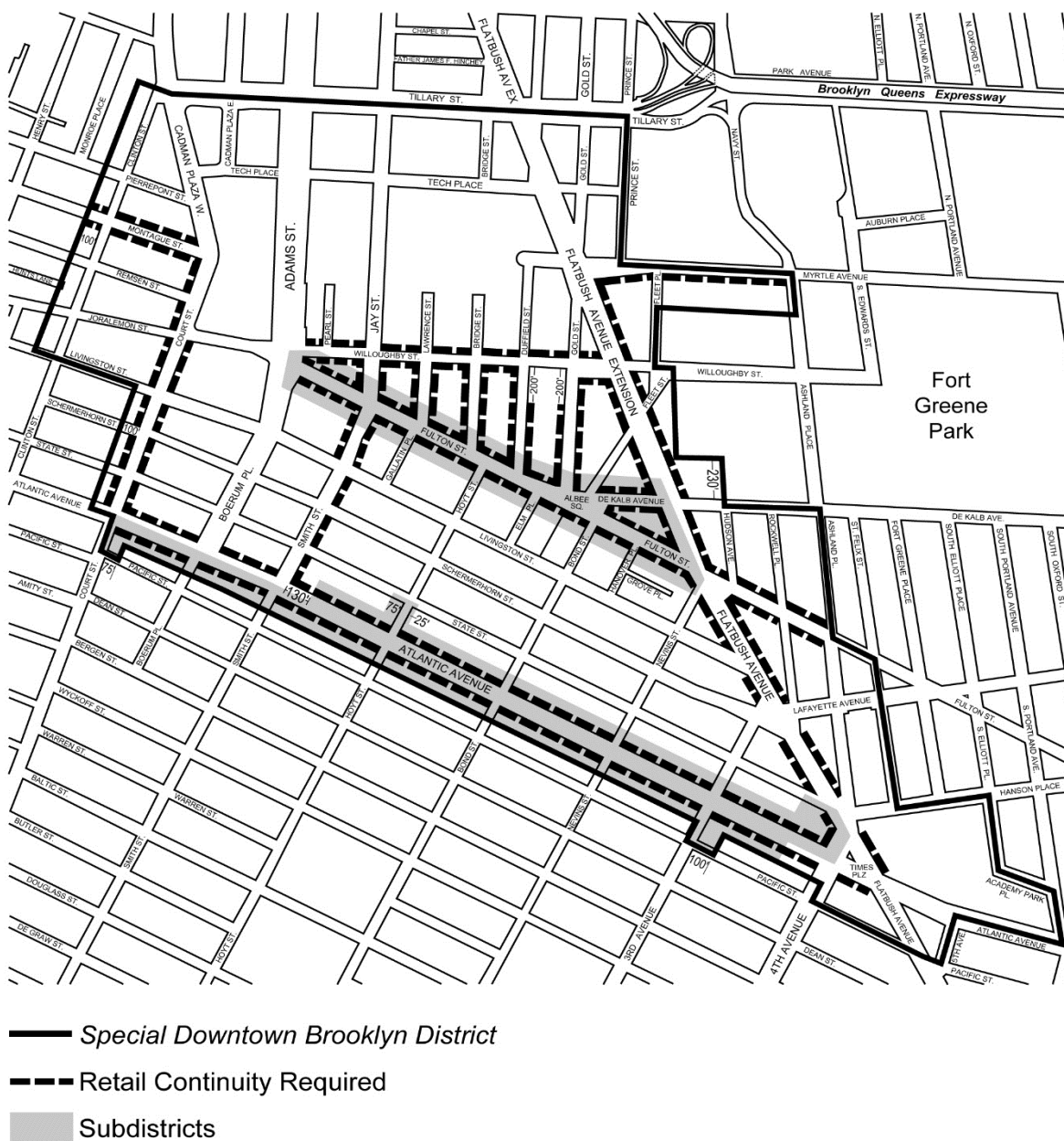
## Appendix E Special Downtown Brooklyn District Maps

Map 1 Special Downtown Brooklyn District and Subdistricts



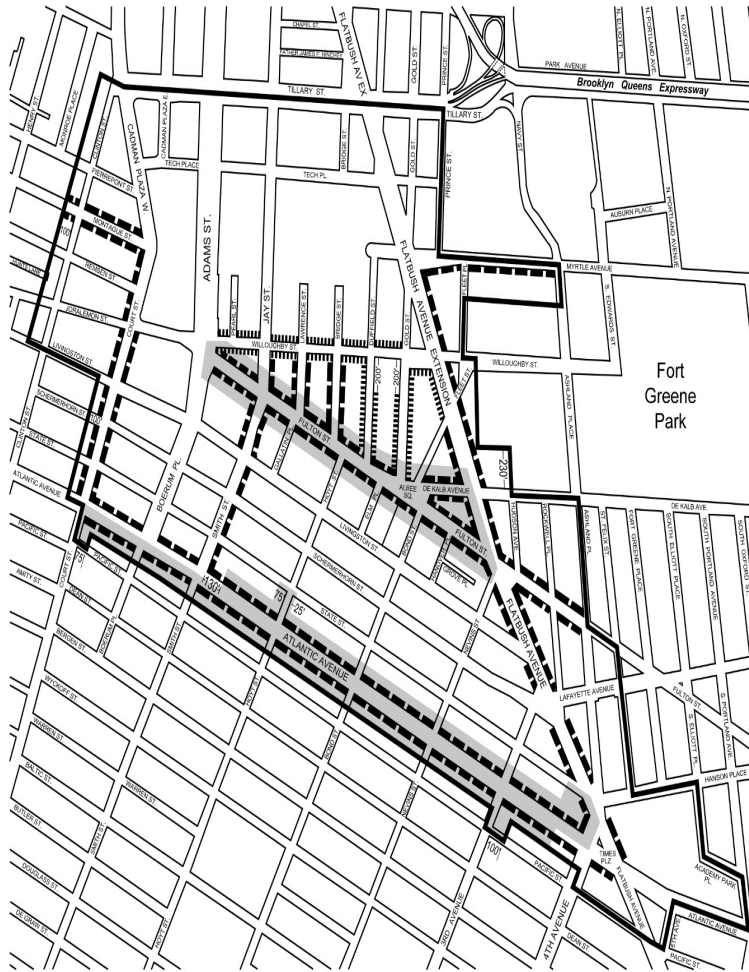
Map 2. Ground Floor Retail Frontage

[EXISTING MAP]



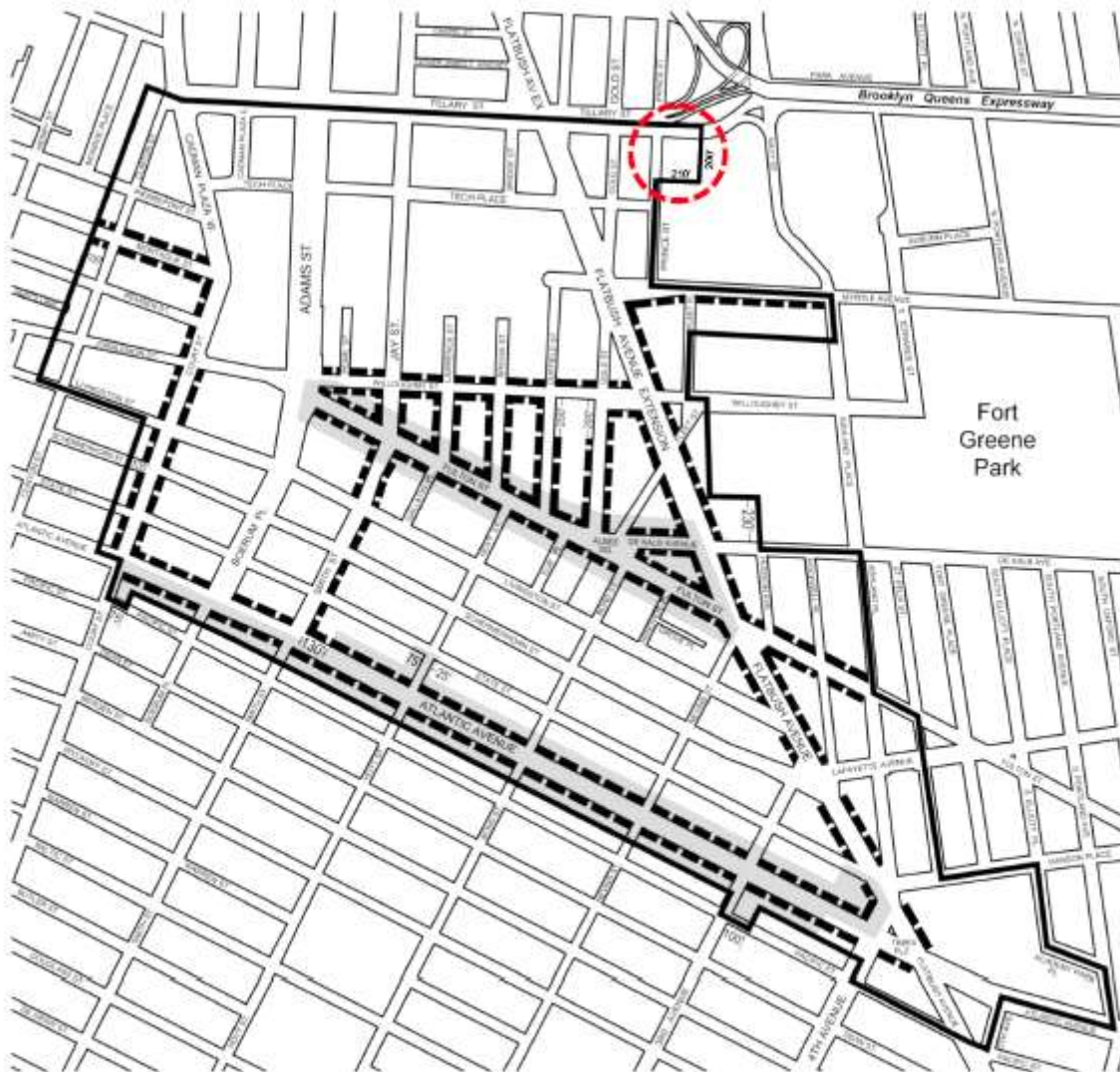
Map 3. Ground Floor Transparency Requirements

[EXISTING MAP]



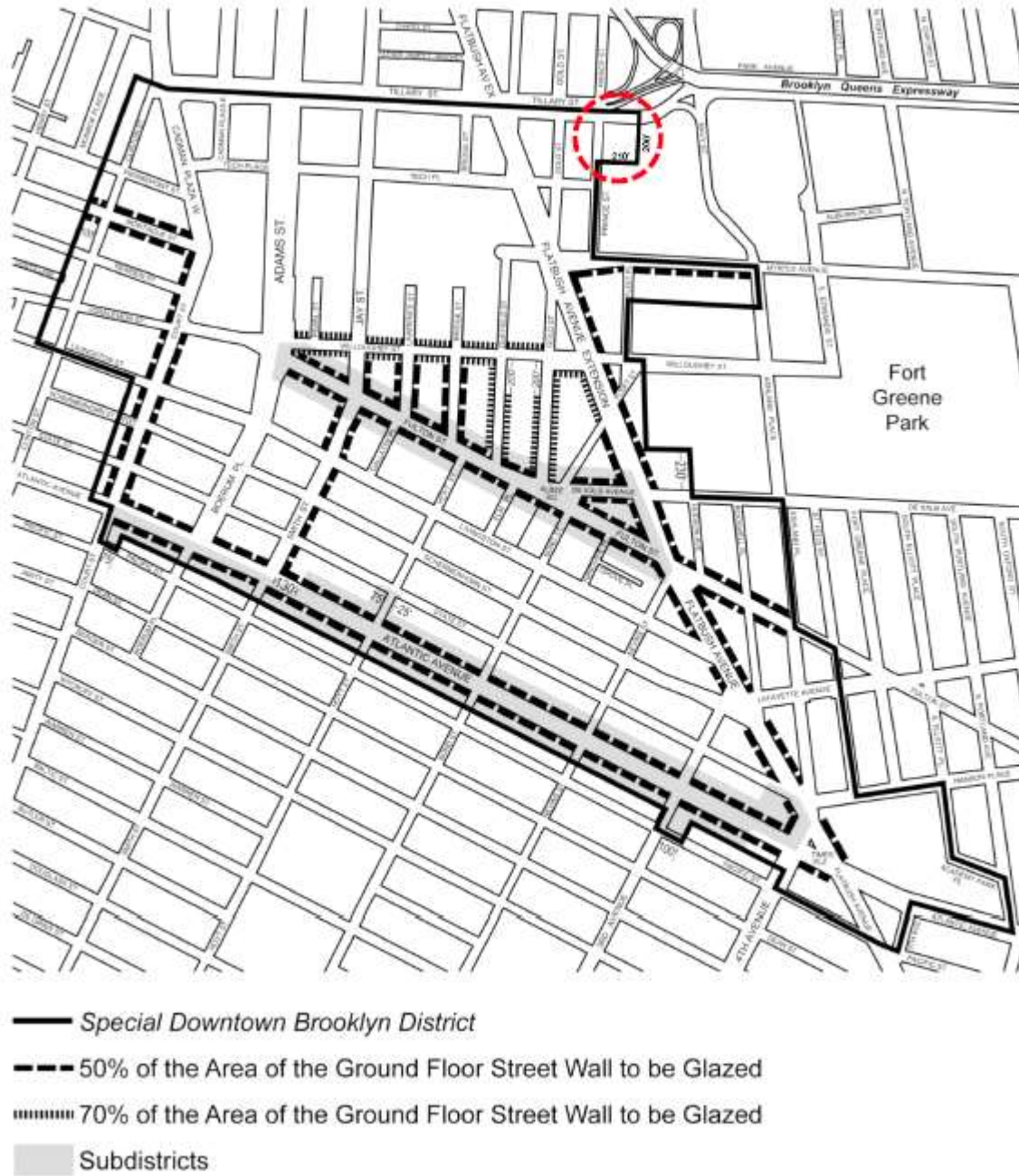
- Special Downtown Brooklyn District
- - - 50% of the Area of the Ground Floor Street Wall to be Glazed
- ..... 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts

[PROPOSED MAP]



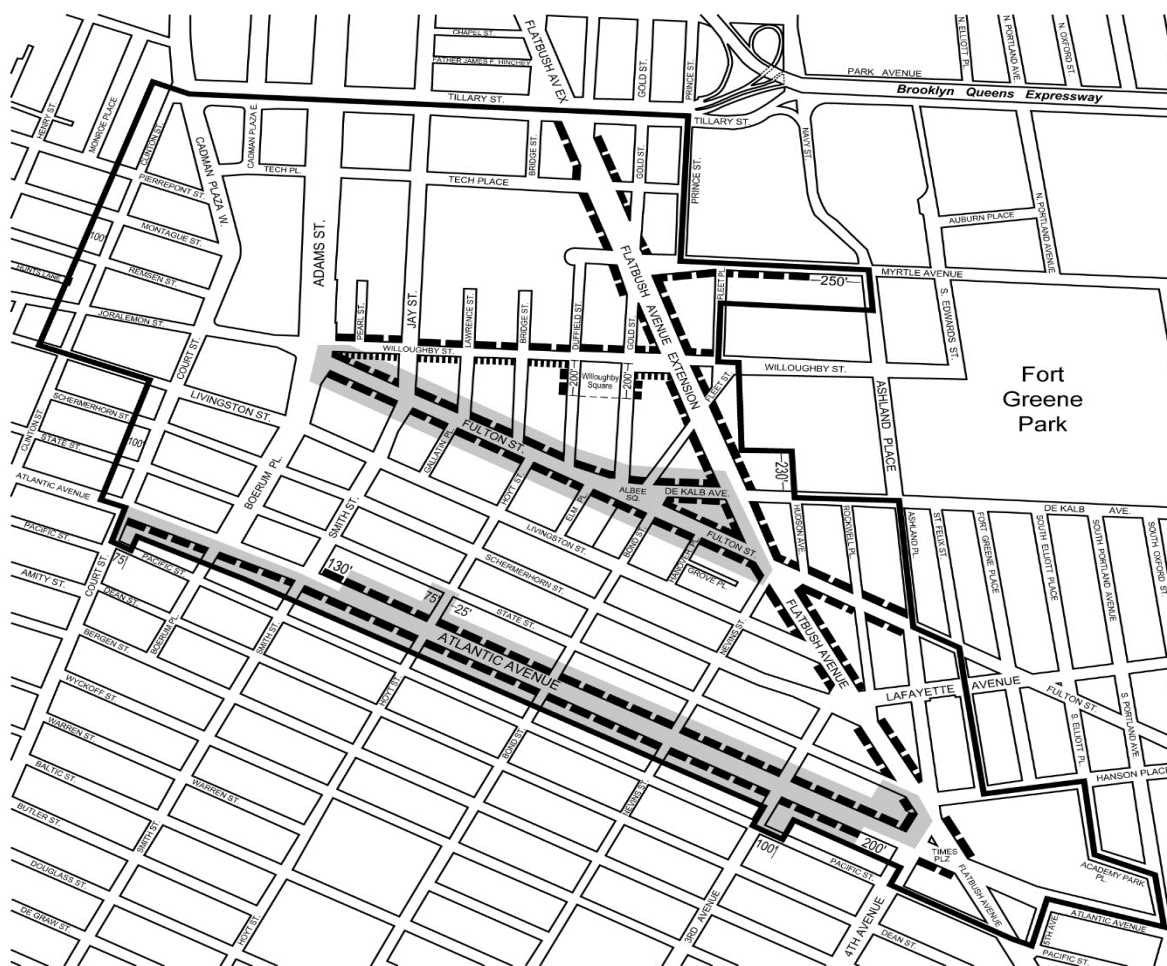
- Special Downtown Brooklyn District
- - - Retail Continuity Required
- Subdistricts

[PROPOSED MAP]



Map 4. Street Wall Continuity and Mandatory Sidewalk Widening

[EXISTING MAP]



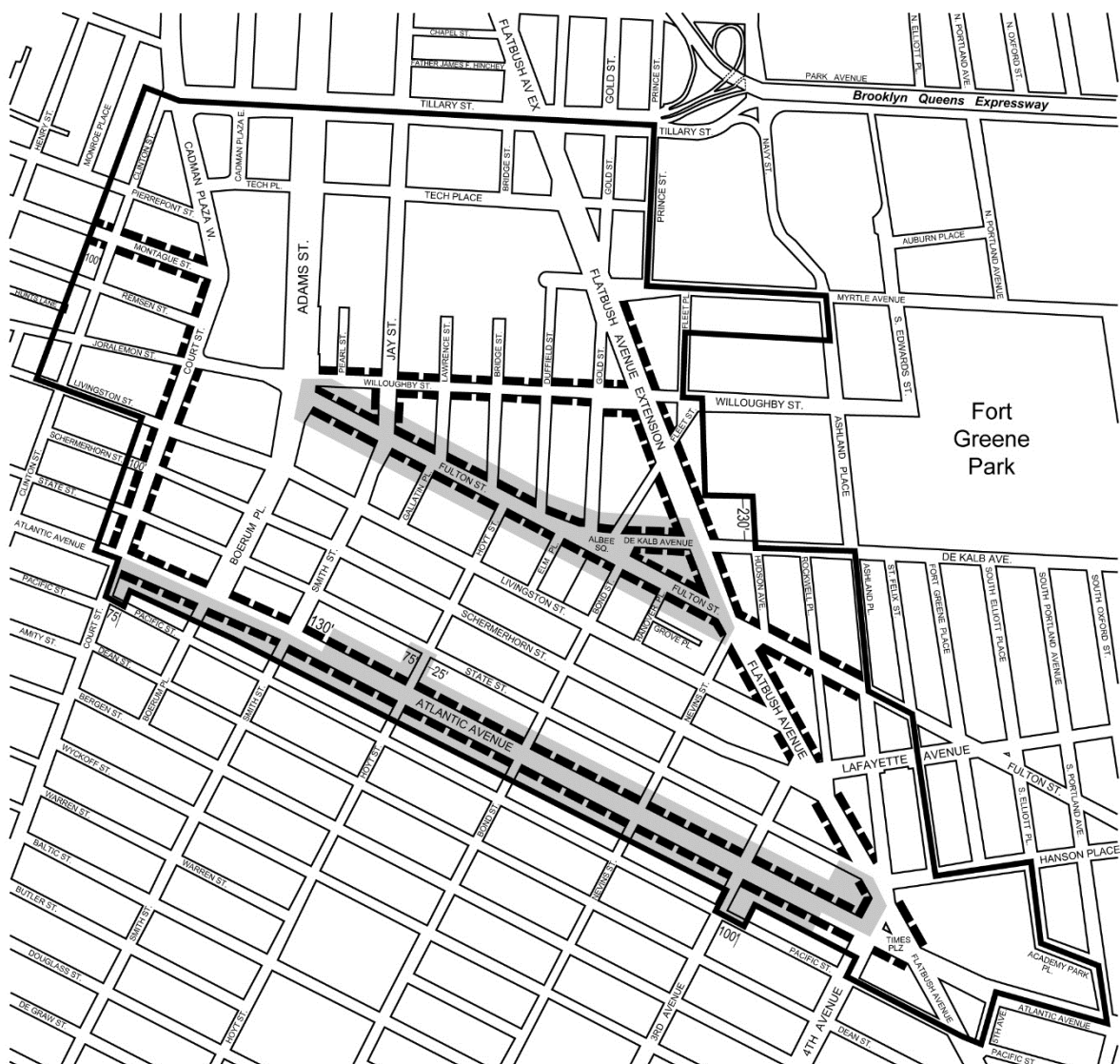
- Special Downtown Brooklyn District
- - -** Street Wall Continuity Required
- Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- - -** Street Wall Continuity and Sidewalk Widening Required

[PROPOSED MAP]



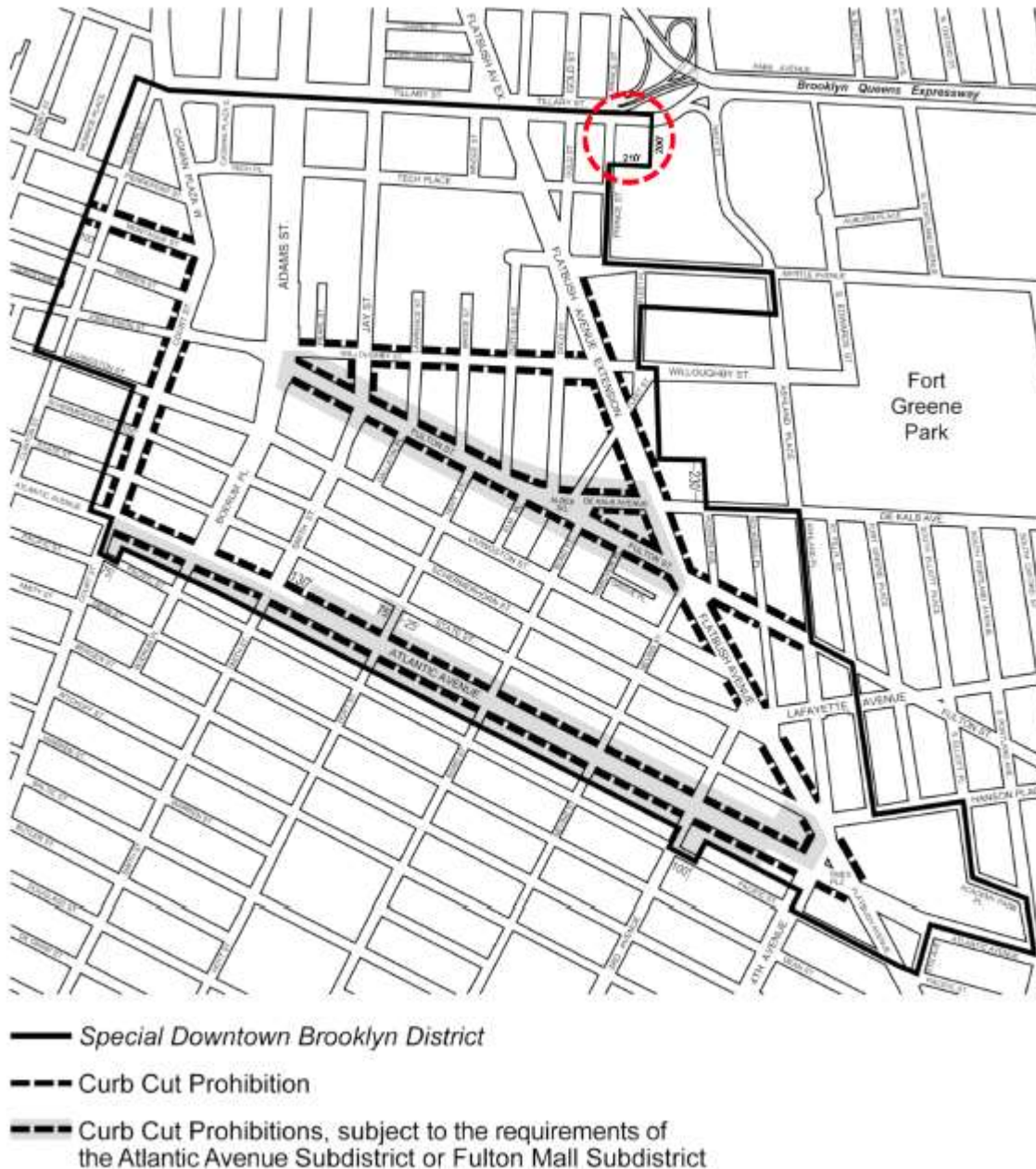
## Map 5. Curb Cut Restrictions

[EXISTING MAP]



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

[PROPOSED MAP]



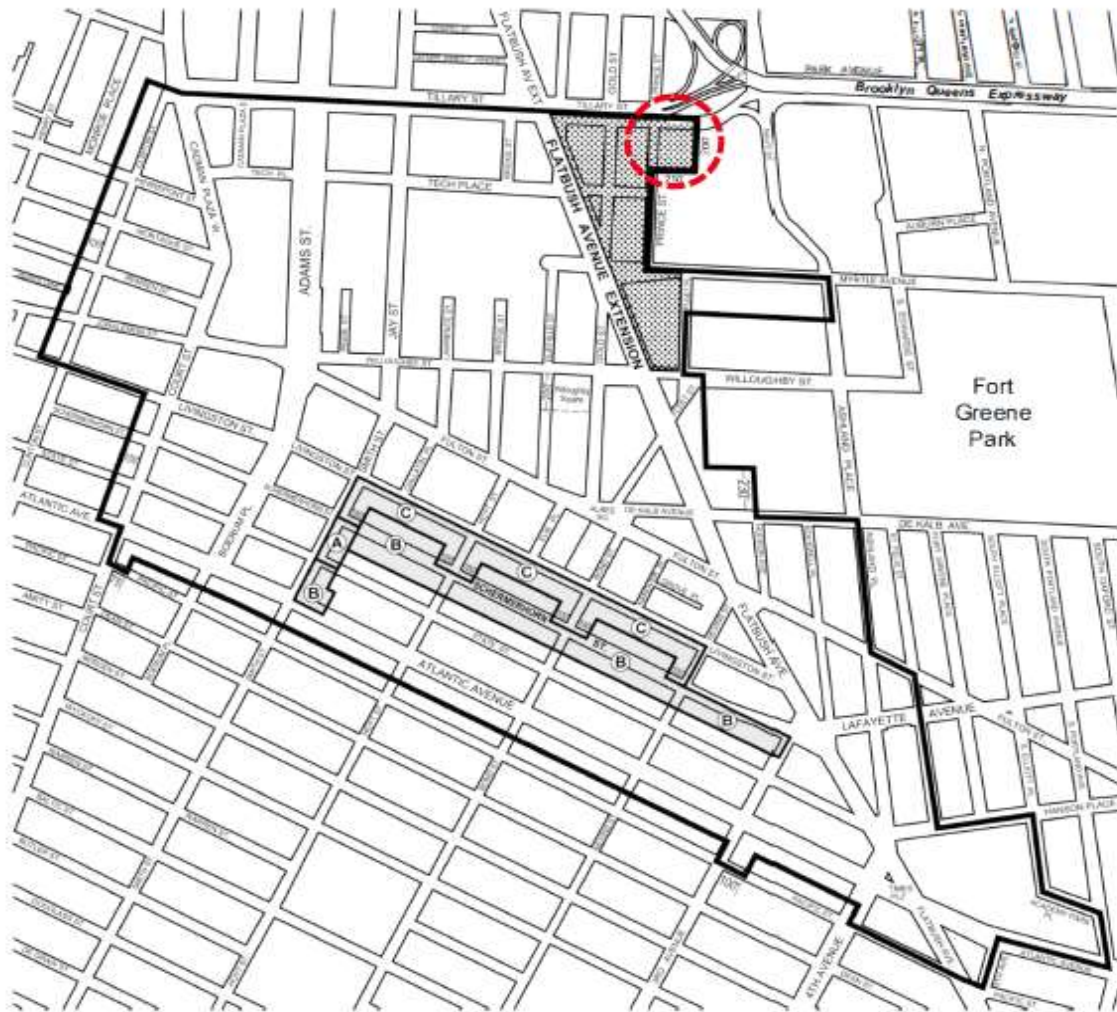
Map 6. Height Limitation Area

[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

[EXISTING MAP]



— Special Downtown Brooklyn District

■ Subway Station

● Subway Entrance

① Court St.-Borough Hall Station

② DeKalb Ave. Station

③ Hoyt St. Station

④ Hoyt-Schermerhorn Streets Station

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

⑥ Nevins St. Station

⑦ Atlantic Ave.-Pacific St. Station

--- 6th Ave. Line

--- Broadway-60th St. Line

--- 4th Ave. Line

--- Brighton Line

--- Crosstown Line

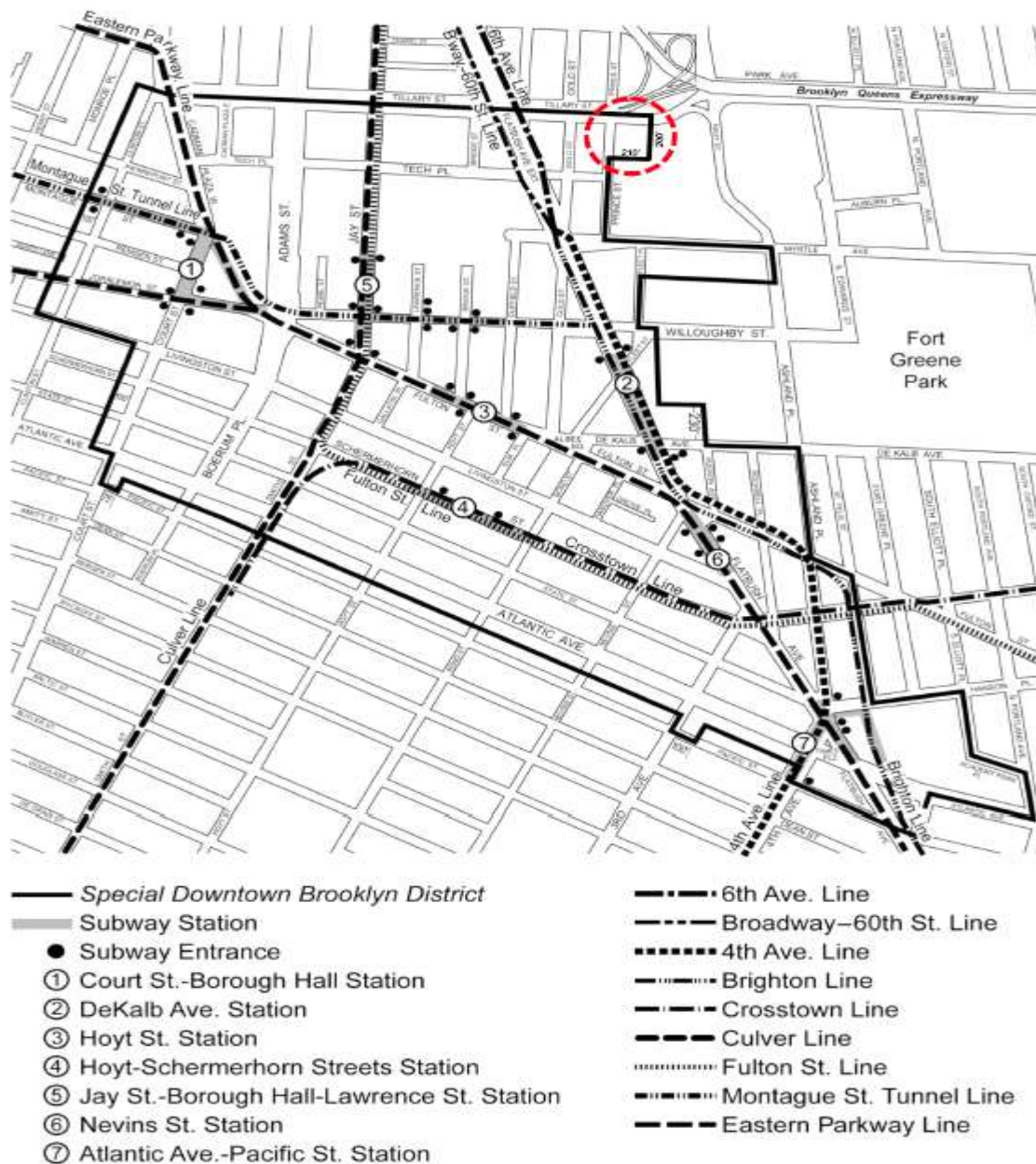
--- Culver Line

--- Fulton St. Line

--- Montague St. Tunnel Line

--- Eastern Parkway Line

[PROPOSED MAP]



\* \* \*

[THE FOLLOWING APPENDIX F IS THE STAND-ALONE IHda/MIH ONE,  
NOT AN ADDITIONAL APPENDIX IN ARTICLE X, CHAPTER 1]

## APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

BROOKLYN

\* \* \*

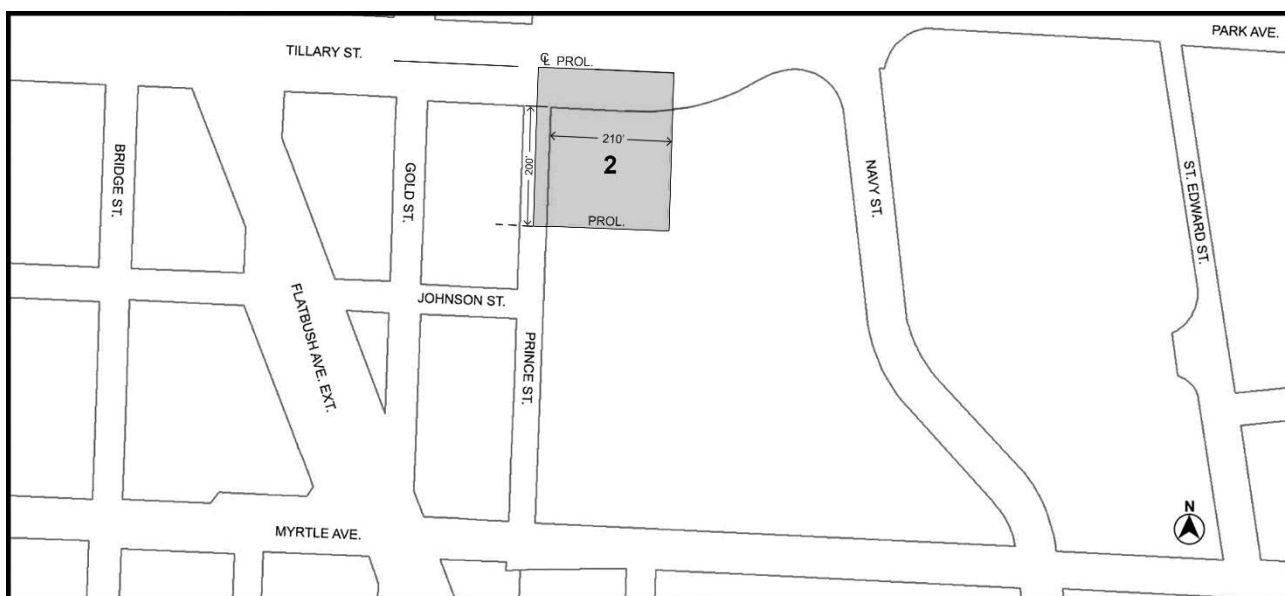
Brooklyn Community District 2

\* \* \*

In portions of the #Special Downtown Brooklyn District# and in the C6-4 and C6-6 (R10 equivalent) Districts within the areas shown on the following Map 5:

Map 5 - [date of adoption]

[PROPOSED MAP]



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

Area 2 [date of adoption] –MIH Program Option 1

Portion of Community District 2, Brooklyn

\*           \*           \*

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on October 31, 2017, on file in this office.

.....  
City Clerk, Clerk of The Council