

1720 Atlantic Avenue Rezoning

C 230316 ZMK & N 230315 ZRK

Subcommittee on Zoning and Franchises
Thursday, October 23rd at 11:00am

JAY GOLDSTEIN, ESQ

*If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov.
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Prepared by: Urban Cartographics

Project Overview

Existing Conditions

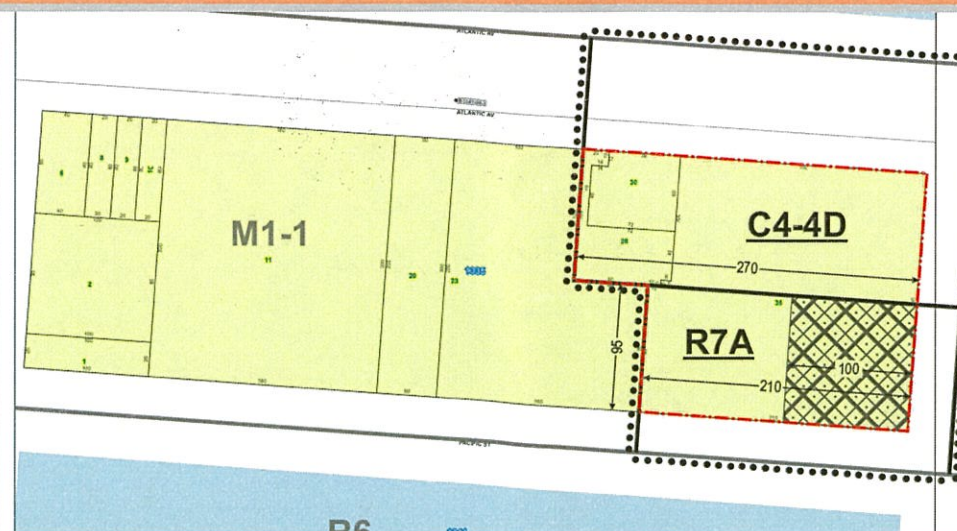
- **Development Site/Project Area:** Block 1335, Lots 28, 30 & 35
- **Total Lot Area:** 48,300 sf
- **Existing Uses:** Commercial/Retail, Parking
- **Existing Zoning:** M1-1
- **Maximum Permitted FAR:** 1.0 (comm./manuf.)/2.4 (CF)
- **Neighborhood:** Crown Heights
- **Community District:** BK 8
- **City Council District:** 36 - Chi Ossé

Proposed Actions

- Zoning map amendment to rezone the eastern portion of Block 1335 from **M1-1 to R7A/C2-4, R7A & C4-4D**
- Zoning text amendment to Appendix F to make a **Mandatory Inclusionary Housing Area** coterminous with the Project Area

Proposed Development

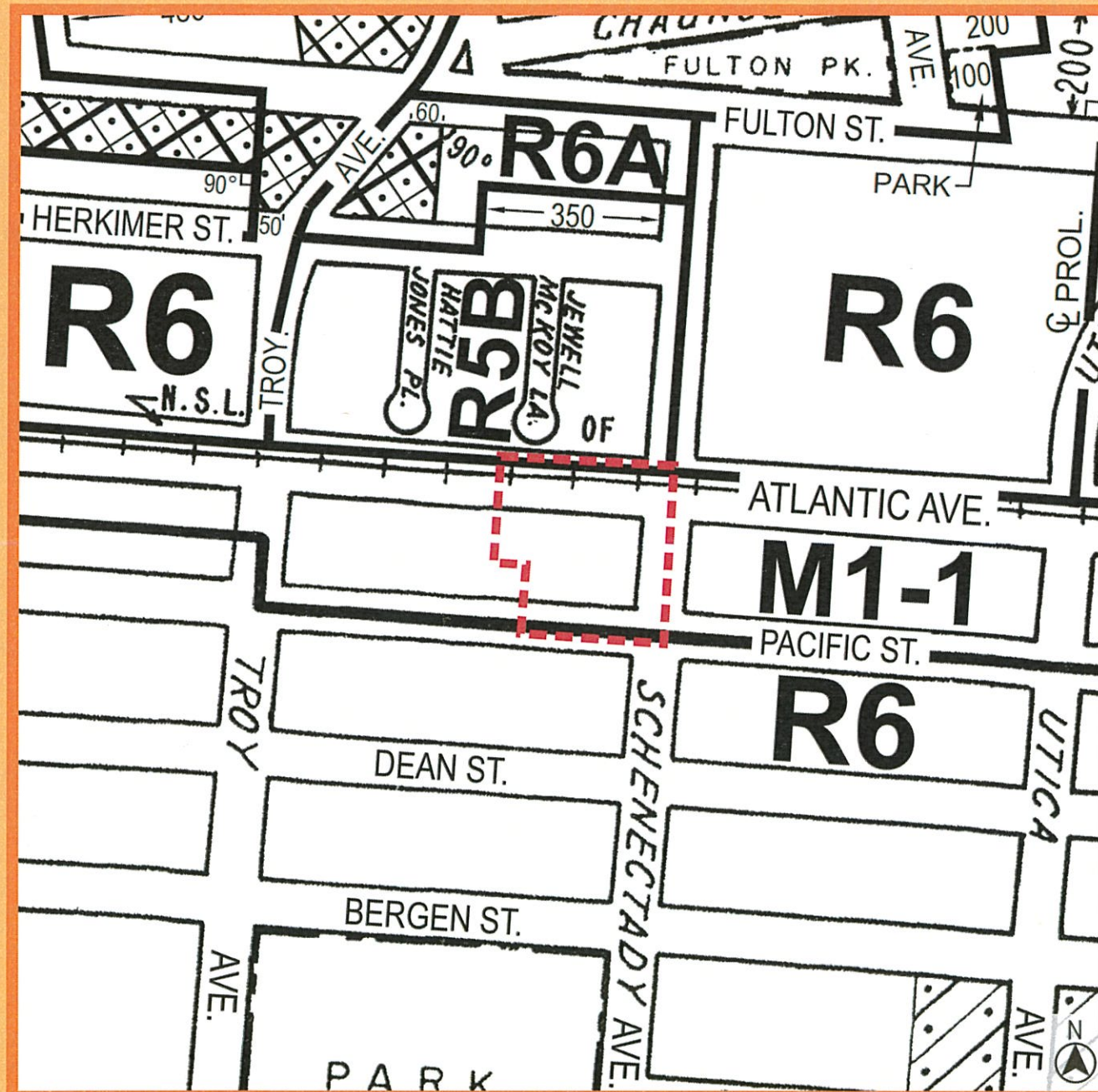
- **13-Story, 140' Mixed-Use Development**
 - Portions of the building will set-back as low as four stories tall
- **300,695 sf of zoning floor area (6.23 FAR)**
 - 230,388.50 sf of residential floor area (4.77 FAR)
 - 50,397 sf of commercial floor area (1.04 FAR)
 - 19,909.66 sf of community facility floor area (0.41 FAR)
- **300 dwelling units, 84 of which will be affordable units**
- **116 Parking Spaces** will be provided



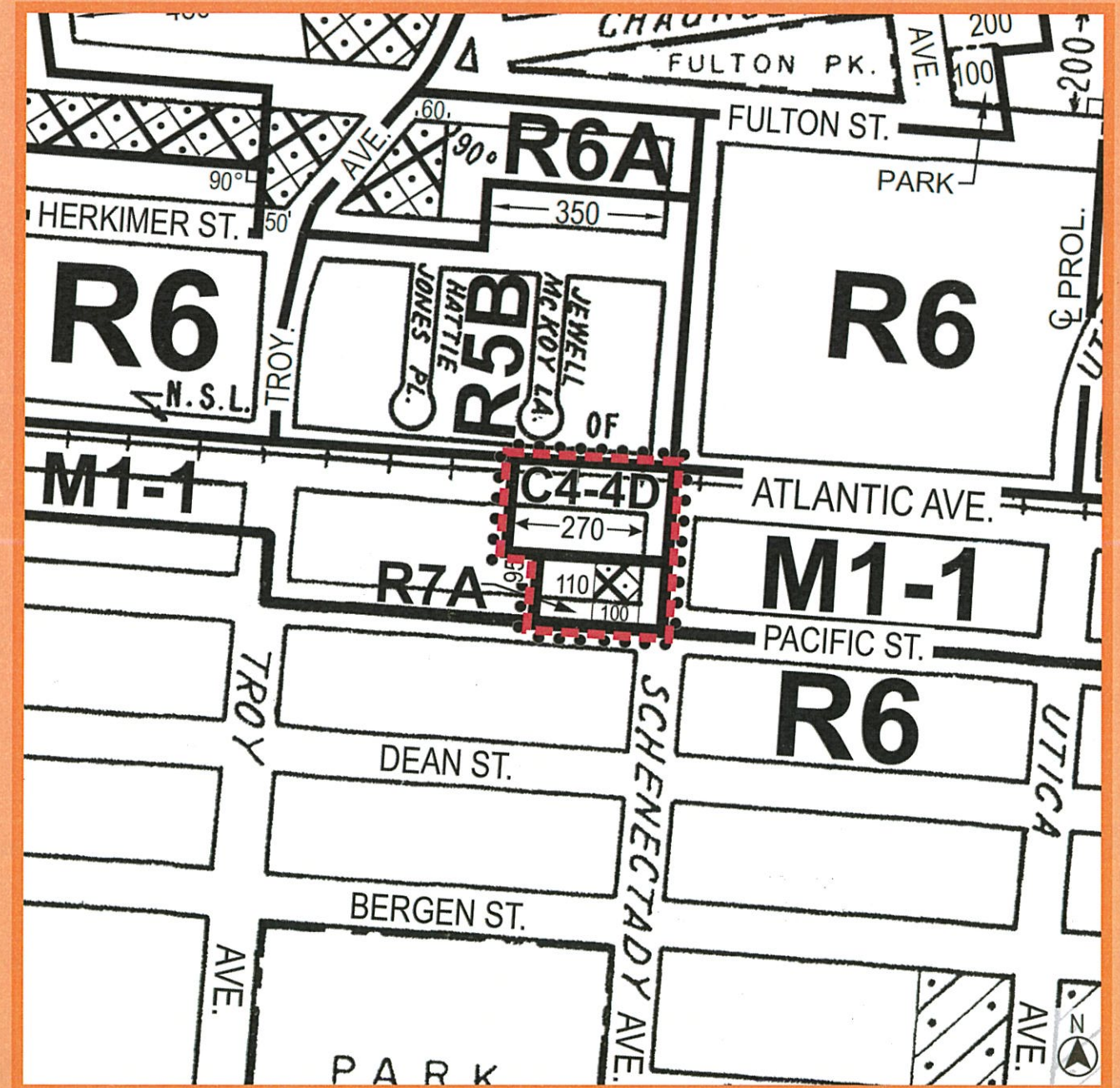
Project Rezoning

Rezoning from M1-1 to R7A/C2-4, R7A & C4-4D

Existing



Proposed



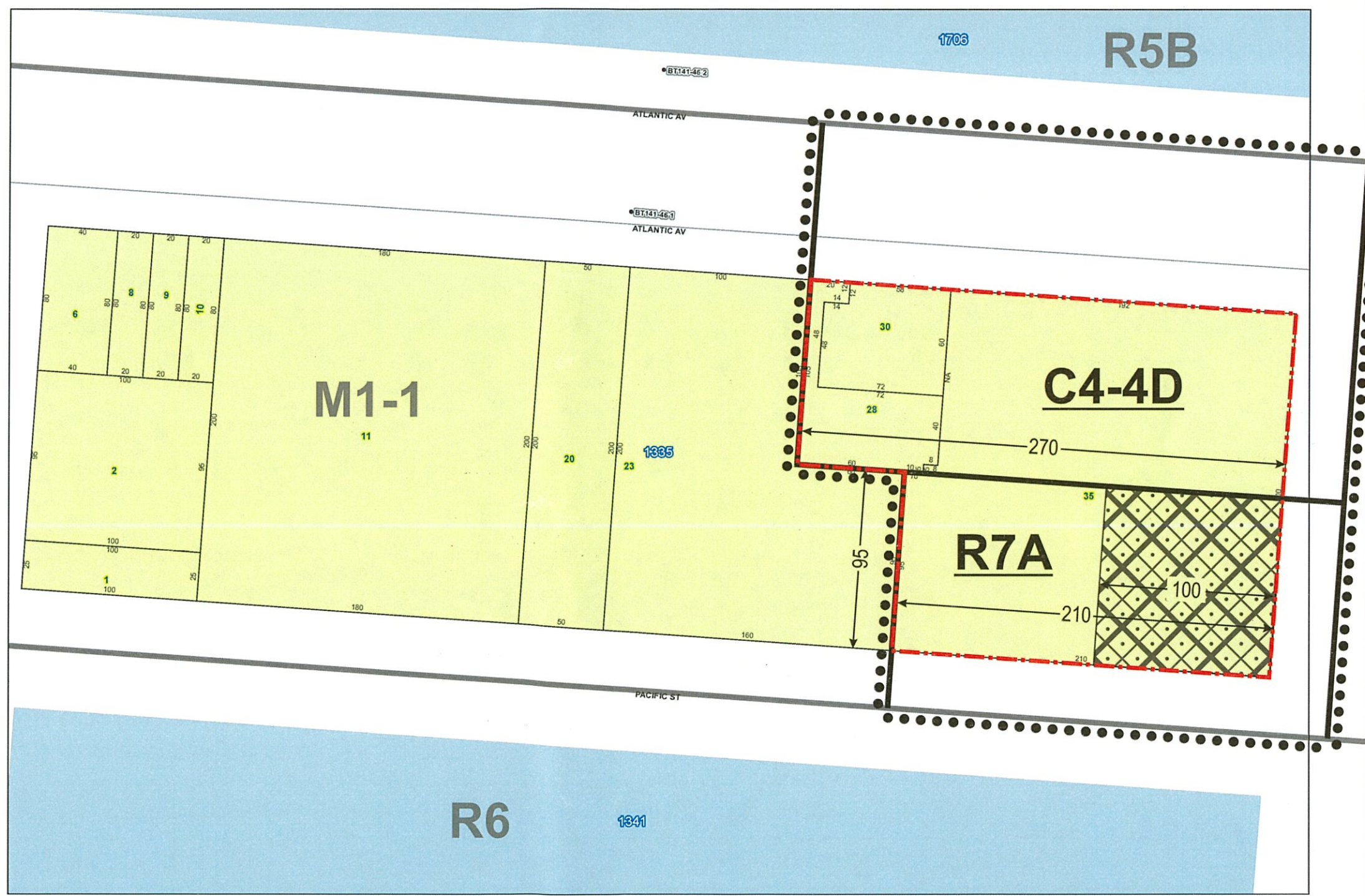
Tax Map

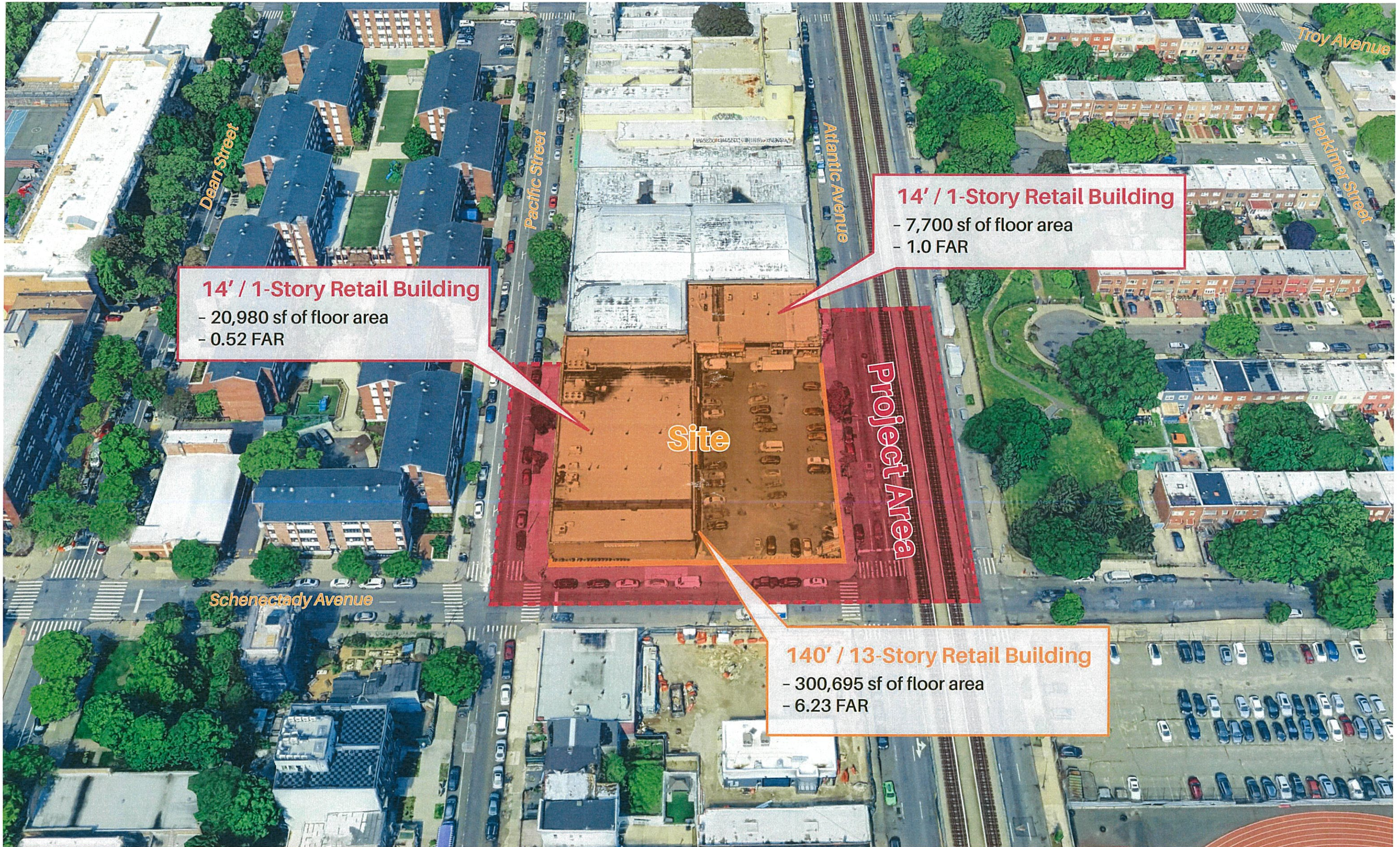


NYC Digital Tax Map
Effective Date : 12-04-2008 15:47:31
End Date : Current
Brooklyn Block: 1335



- Legend
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- M1-1** Existing Zoning District
- C4-4D** Proposed Zoning District
- R7A** Proposed Zoning District
- Proposed C2-4 Overlay





14' / 1-Story Retail Building
- 20,980 sf of floor area
- 0.52 FAR

14' / 1-Story Retail Building
- 7,700 sf of floor area
- 1.0 FAR

140' / 13-Story Retail Building
- 300,695 sf of floor area
- 6.23 FAR

Proposal Comparison

The New Proposal Contains 14 More Income Restricted Units

Previous Proposal (Pre-CoYHO)



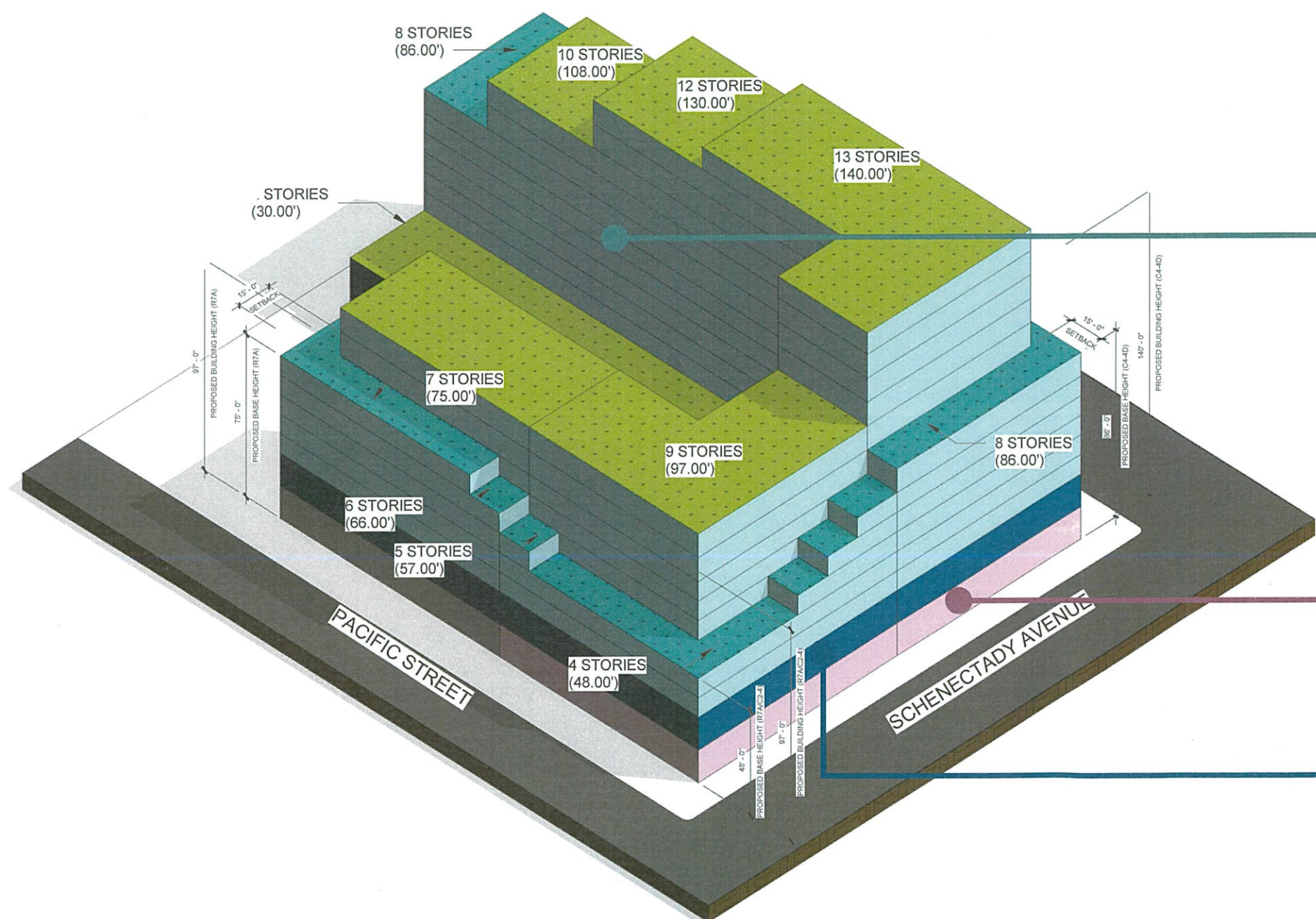
- **Floor Area (FAR):** 263,276 sf (5.45 FAR)
- **Height:** 13-Story / 140'
- **Total Number of Units:** 278
- **Number of Income-Restricted Units:** 70
- **Number of Parking Spaces:** 112

Current Proposal



- **Floor Area (FAR):** 300,695 sf (6.23 FAR)
- **Height:** 13-Story / 140'
- **Total Number of Units:** 300
- **Number of Income-Restricted Units:** 84
- **116 Parking Space Provided**

Floor Area Breakdown



Total Floor Area
300, 695sf / 6.23 FAR

Residential Floor Area
230,388.50 sf / 4.77 FAR

Units
Total: 300
Market Rate: 216
MIH: 84

Commercial Floor Area
50,397 sf / 1.04 FAR

Community Facility Floor Area
19,909.66 sf / 0.41 FAR

The Proposed Development Will Create 84 New Permanently Affordable Apartments

300 Total Units X 25% of residential floor area at MIH Option 1 = 84 Permanently Affordable Units	40% AMI	
	<i>Income Limits at 40% AMI*</i>	<i>Rents for 40% of AMI Units**</i>
	1 Person Household = \$43,480/year	1 Bedroom = \$1,165/month
	2 Person Household = \$49,720/year	2 Bedroom = \$1,398/month
	3 Person Household = \$55,920/year	3 Bedroom = \$1,615/month
	60% AMI	
	<i>Income Limits at 60% AMI*</i>	<i>Rents for 60% of AMI Units**</i>
	1 Person Household = \$65,220/year	1 Bedroom = \$1,747/month
	2 Person Household = \$74,580/year	2 Bedroom = \$2,097/month
	3 Person Household = \$83,880/year	3 Bedroom = \$2,422/month
	80% AMI	
	<i>Income Limits at 80% AMI*</i>	<i>Rents for 80% of AMI Units**</i>
	1 Person Household = \$86,960/year	1 Bedroom = \$2,330/month
	2 Person Household = \$99,440/year	2 Bedroom = \$2,796/month
	3 Person Household = \$111,840/year	3 Bedroom = \$3,230/month

* NYC AMI: 1 Person \$98,900/year; 2 Person \$113,000/year; 3 Person \$127,100/year; ** Rent not to exceed 30% of income

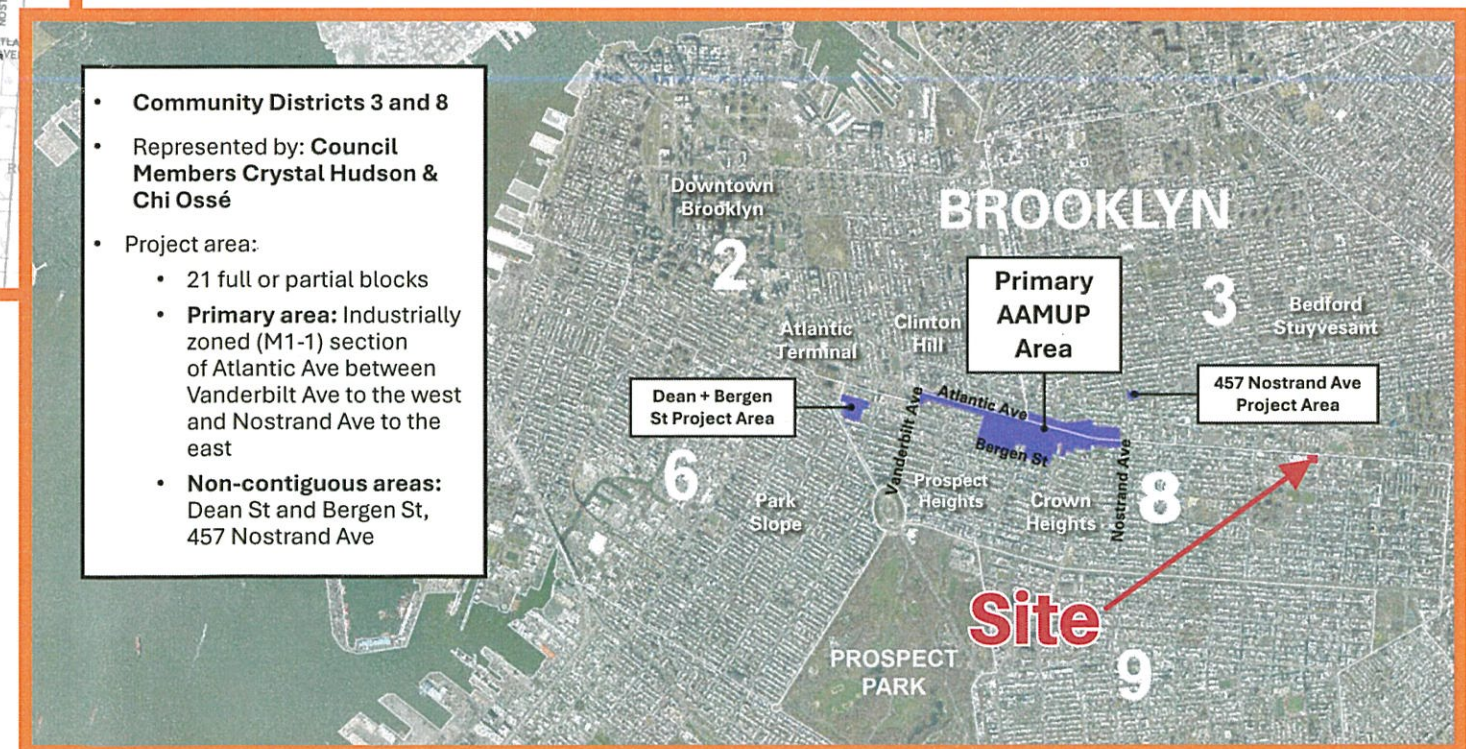
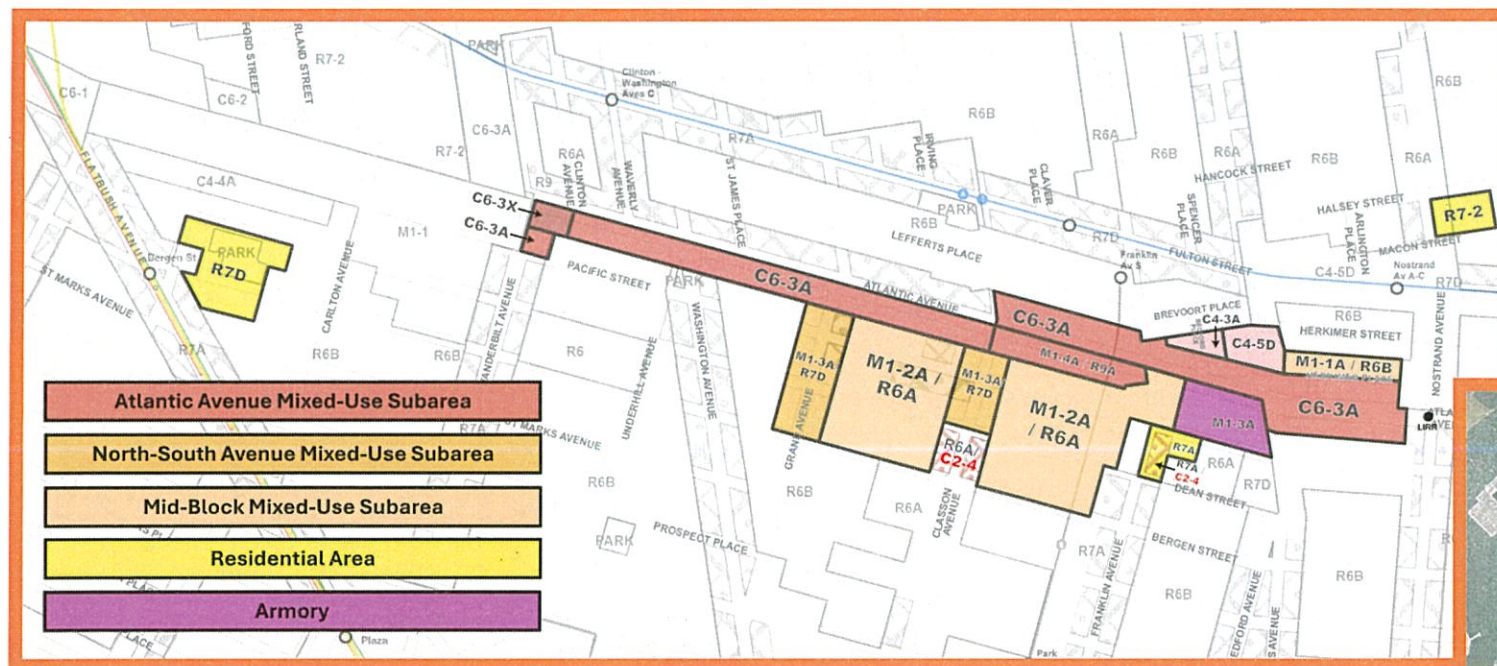
Unit Mix

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Total
Market Rate	36	67	89	24	216 (72%)
Affordable	12	30	35	7	84 (28%)
Total	48 (16%)	97 (33%)	124 (41%)	31 (10%)	300 (100%)

Recent Planning Action

The "Atlantic Avenue Mixed-Use Plan (AAMUP)" (C 160035 ZMK)

The Atlantic Avenue Mixed-Use Plan (AAMUP) is a comprehensive rezoning and investment initiative by NYC's Department of City Planning aimed at transforming a largely industrial corridor in Central Brooklyn (Community Districts 3 & 8) into a vibrant, mixed-use neighborhood. The plan will enable the creation of approximately 4,600 new homes—including 1,440 income-restricted units—828,000 square feet of commercial and community space, and around 2,800 jobs. It introduces the Special Atlantic Avenue Mixed-Use District, applies Mandatory Inclusionary Housing (MIH), and includes strategies to improve streetscapes, public realm, and pedestrian safety. Developed with extensive community input, AAMUP prioritizes affordable housing, job access, tenant protections, and sustainability, with investments in infrastructure, parks, and green initiatives to support long-term neighborhood growth.



The Need For Affordable Housing

405

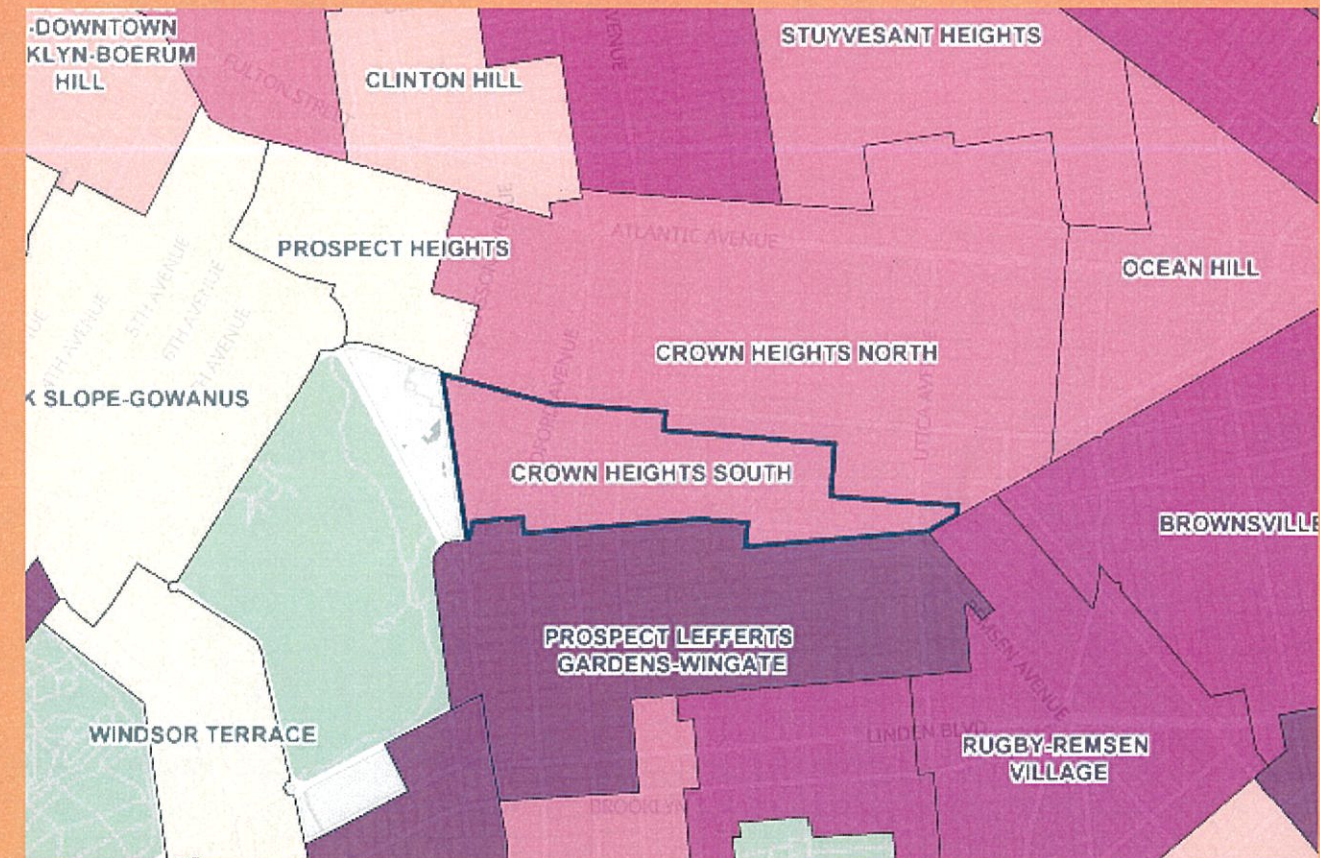
Brooklyn CB8 has 405 MIH units to date. (Right, top).

20%

The proposed development would increase the total number of MIH units in Brooklyn CB8 by 20%.

96.1%

The vast majority of the housing in this area is *not* income-restricted. NTA Bk63 is identified as having an intermediate level of displacement risk according to the City's 'Equitable Data' Map (Right, bottom).



Planned Sustainability Measures

Environmentally Conscious Design

Renewable Energy & Roofing:

On-Site photovoltaic panels, green or solar roof coverage.

Lighting:

LED fixtures throughout site, Dark Sky-compliant where applicable.

Materials & Indoor Air Quality:

Low/zero-VOC materials and adhesives.

Water Conservation:

Low-flow plumbing fixtures, dual-flush toilets, stormwater detention tank.

Thermal Envelope & Windows:

Highly efficient insulation, airtight envelope, thermally broken Low-E windows with argon fill/triple glazing.

HVAC & Hot Water:

Variable Refrigerant Flow (VRF) systems, high-temperature heat pumps, flexible electric-based solutions.

Native Landscaping

Energy Star Appliances



Renderings





