

FOR THE RECORD



**TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK BEFORE  
THE NEW YORK CITY COUNCIL ZONING AND FRANCHISING SUBCOMMITTEE**

January 31, 2019

Good morning. Thank you for the opportunity to testify on behalf of the Association for a Better New York (ABNY), a 47-year old civic organization that promotes the effective cooperation of public and private sectors to improve the quality of life for all New Yorkers. ABNY would like to express our support of the application for 12 Franklin Street proposed by Simon Baron.

We believe that Simon Baron has proposed a thoughtful and positive addition to the community. When the transformative and largely beneficial rezoning was passed in 2005, the resulting construction has focused primarily on residential developments, along with retail and restaurants. The 12 Franklin Street proposal will add a commercial development to not only add needed office space, but would add to the live/workability to the Greenpoint/North Williamsburg neighborhoods. The modern proposal adapts the amenity rich concept and flexibility that the modern workforce and companies desire, and continues to increase the principals of mixed use neighborhoods that are foundational to smart growth. We additionally applaud Simon Baron for dedicating 23,000 square feet of the 134,000 square foot building towards manufacturing space, respecting the historic use and make up that is recognizable to both the community and New York City at-large.

The new development offering active retail and a pedestrian corridor across from the planned Bushwick Inlet Park, which will offer desirable uses that will support the success of the park. The site is within a 5 minute walk from the Nassau Avenue G train station, contributing the city's goal of transit-oriented growth, and we encourage the City to reduce the requirement for on-site parking.

We believe that the proposed 12 Franklin Street is a respectful addition to the Greenpoint/Williamsburg waterfront areas, while creating spaces necessary for the neighborhoods' evolving uses. We look forward to a productive and inclusive discussion on the proposed development and encourage the city council to support the project.

Thank you all again for your time and I appreciate the opportunity to testify today.



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Thomas J. Grech, *President & Chief Executive Officer*

October 22, 2018

Council Member Paul Vallone  
NYC Council Member, District 19  
42-40 Bell Boulevard, Suite 507  
Bayside, NY 11361

Re: Douglaston Parkway/Northern Boulevard Rezoning (Block 8092, Tax Lots 5 & 39 and portions of Lots 205, 25, 28 & 33) (the "Rezoning Area")

Dear Council Member Vallone:

I write in support of the proposal to change the Rezoning Area from an R1-2 to an R6A zoning district. The rezoning proposal includes a commercial overlay at the intersection of Douglaston Parkway and Northern Boulevard and designation of a Mandatory Inclusionary Housing (MIH) area. The proposed rezoning will allow the development of two buildings.

The building at 241-15 Northern Boulevard will be a 5-story building with 59 senior housing units (including about 20 units of permanently affordable senior housing) plus 692 square feet of recreation space for seniors. There would also be recreation space and space for ancillary services. There will be 89 attended parking spaces, and the owner has committed that excess spaces that are underutilized will be available to the local community when shopping in the local commercial district.

The second building at 43-80 Douglaston Parkway will be an 8-story apartment building with 24 dwelling units (about 14 of which will be permanently affordable for seniors through the MIH program). This second building will also contain about 1,400 sf of community room space for seniors.

All of the residential units within the two buildings will be marketed to seniors aged 55 and older. About 34 units (or 30% of the residential floor area) will be permanently affordable for low-income seniors. In contrast to the citywide senior population which is only 13%, seniors comprise 20% of the Douglaston population. In the blocks surrounding the Rezoning Area, the senior population increases to 22%. Queens Community Board 11 residents who are in need of affordable senior housing will be given a preference to half of the permanently affordable units.

The applicant has also committed to working with a local non-profit organization to provide quality services and programming for seniors.

The rezoning action and proposed development will bring new senior affordable housing, local jobs and services to our community. I fully support the proposal and request that it be approved.

Respectfully,



Thomas J. Grech  
President & Chief Executive Officer



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January 31, 2019

**Subcommittee on Zoning and Franchises, regarding  
12 Franklin Street**

Good Morning Chair Moya:

My name is Mitch Gipson, ~~Melissa Chapman~~, Senior Vice President and Chief Program & Economic Development Officer at the Brooklyn Chamber of Commerce. I am presenting this testimony in support of the project proposed by Simon Baron at 12 Franklin Street.

The Brooklyn Chamber promotes economic development throughout the borough, and advocates on behalf of our member businesses. The Brooklyn Alliance is the not-for-profit economic development affiliate of the Brooklyn Chamber, which includes the NYC Business Solutions Center in Brooklyn that we manage. Brooklyn Alliance Capital is the third affiliate of the Brooklyn Chamber and provides micro loans to immigrant and minority-owned small businesses.

I would like to express our support for the 12 Franklin Street project. This seven-story boutique office building on the Greenpoint/North Williamsburg border has been designed to help alleviate the dearth of Class A office space in an area booming with residential development, dining and nightlife options. North Brooklyn residents increasingly want to work closer to home, and 12 Franklin will meet that need by providing modern, amenity-rich office space that Brooklyn small businesses have come to expect.

The 134,000 square-foot building, of which 23,000 square feet is dedicated to manufacturing space, will reinforce the industrial character of the neighborhood while offering wide open, light-filled loft spaces, access to outdoor gardens on every floor, and an in-building mix of workplace, manufacturing, and retail users.

This project is also expected to help create an active pedestrian and retail corridor across from the planned Bushwick Inlet Park, reinforcing the live-work-play environment that Brooklynites are looking to maintain and grow.

The building is just a five-minute walk from the Nassau Avenue G train station, along with numerous Citibike stations, Revel electric mopeds, and a ten minute walk from the North Williamsburg and Greenpoint NYC Ferry terminals. Because 12 Franklin Street is designed to encourage public transportation use and help ease traffic congestion, Simon Baron has requested a waiver from the zoning requirement to reduce the number of parking spaces in the project, which we also support.

It is imperative that, as a borough, we manage growth carefully. Considering all the public benefits of this project, 12 Franklin Street is a good example of smart approaches to development, which we need. Therefore, the Brooklyn Chamber remains supportive of this project.

Thank you for the opportunity to submit testimony in this matter.



SEIU 32BJ Testimony  
Testifying in Support to 12 Franklin (Simon Baron)  
Thursday January 30<sup>th</sup>  
City Council Hearing

*Panos*

Good morning Chair Moya and members of the subcommittee. My name is \_\_\_\_\_, I work as a \_\_\_\_\_ at \_\_\_\_\_ ~~and~~ <sup>and</sup> I have been a member of SEIU 32BJ for \_\_\_\_\_ years. I'm speaking on behalf of my union local 32BJ.

32BJ is here to support the 12 Franklin Rezoning. SDG Property Management LLC, an affiliate of Simon Baron, has committed to provide good building service <sup>jobs</sup> when their building opens. These are the kinds of jobs that will allow working-families in Brooklyn to live with dignity, mobility, and security. The developer's commitment to good property service jobs illustrates their commitment to the larger Brooklyn community and we are pleased to be supporting them throughout this process.

For these reasons, we urge you to support this project.

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DANIEL R. TISHMAN  
RICHARD L. TOMASETTI



## Testimony for the New York Building Congress City Council Zoning and Franchising Committee January 31, 2019

Good morning, my name is IZIAH THOMPSON, and I am the Policy Research and Urban Planning Fellow at the New York Building Congress. On behalf of the Building Congress, I urge you to support the thoughtful application brought before you by Simon Baron Development for the building at 12 Franklin Street.

The New York Building Congress is a nearly one-hundred-year-old organization working to encourage the growth and success of the New York City building industry, and the vibrancy of the City at large. We represent more than 500 constituent organizations employing over a quarter million professionals and tradespeople.

As the commercial office environment evolves within New York City and more space is needed, this project represents a well-grounded approach to alleviate the dearth of Class A office space for small businesses in Greenpoint/North Williamsburg. New Yorkers across the city increasingly want to work closer to home, and this seven-story boutique office building will meet that need by providing the modern, amenity-rich office space that Brooklyn small businesses have come to expect.

The 134,000-square-foot building — of which 23,000 square feet is dedicated to manufacturing space — will reinforce the industrial character of the neighborhood, while offering wide-open, light-filled loft spaces, access to outdoor gardens on every floor, and an in-building mix of workplace, manufacturing, and retail users.

The building is just a five-minute walk from the Nassau Avenue G Train station, along with numerous Citibike stations and a ten-minute walk from the North Williamsburg and Greenpoint NYC Ferry stations. In addition, the project is expected to help create an active pedestrian and retail corridor across from the planned Bushwick Inlet Park. Because 12 Franklin St. successfully encourages public transportation use that helps ease traffic congestion throughout the neighborhood, Simon Baron should be granted a waiver from the zoning requirement to reduce the number of parking spaces in the project.

As stewards of the urban environment, it's important to support projects which possess practicality, sustainability, and meld into the infrastructure and character of the neighborhood in which they are built.

Thank you all for the time to be heard on this matter.

FOR THE RECORD

My name is Edward LaGrassa.

I am a member of Community Board 11's Landmarking Committee and a trustee of the Douglaston and Little Neck Historical Society for about twenty years, however, I am not representing them here today but as an active member of the Douglaston community.

I am also an adjunct Professor at NYU's graduate school of Real Estate. I am very active in the Urban Land Institute, both locally and nationally.

There is an extreme shortage of rental housing in our Queens neighborhood, the last being built about 50 years ago

The current zoning under consideration is R-2. This does not make any sense since all the buildings in the area are 6 story apartments, not single family homes. The current zoning is a remnant of a land use that is no longer relevant.

This hearing is about a rezoning, however, it is focused on a few specific projects

*affordable.*

*especially for seniors*

*by owner*

*X*

The proposed building that is being planned at the intersection of Douglaston Parkway and Northern Blvd incorporates sound planning principles in that it is:

- 1) focused on senior citizens,
- 2) is near public transportation (buses and LIRR)
- 3) is a mid-rise in that is contextual in keeping with the scale of adjacent and nearby apartment buildings
- 4) provides parking for local residences and small retailers and
- 5) is aesthetically pleasing.

I have seen the preliminary drawings for the large project <sup>of the two</sup> and it is the kind of development that will be good for the community, both on a need and aesthetic basis. This is important to me as an active member of my community, an architect and one interested in good design and preservation.

At a meeting on October 22 at Community Board 11, the developer discussed their two projects, however, most people in the room came to the meeting with a pre-determined negative attitude.

Providing correct information did not alter this attitude since many attendees were there to stop any development.

There are several people in the community who are against ALL development and they are leading an opposition effort. They do not represent all the community

Prior to the October 22 meeting, I received three phone calls asking me to protest a project that they had never seen and all were misinformed. they did not want to be confused by facts in their NYIMB protests.

Since the Oct 22 meeting several people have quietly expressed support for the rezoning and proposed project but were uncomfortable about speaking openly about supporting it.

I am not afraid to support sound land use and development.

Thank you.

George Mihaltses  
220-31 43<sup>rd</sup> Avenue  
Bayside, NY 11361

November 14, 2018

Queens Borough President Melinda Katz  
Queens Borough Hall  
120-55 Queens Boulevard  
Kew Gardens, New York 11424

**Re: Douglaston Parkway Rezoning  
241-15 Northern Boulevard & 43-80 Douglaston Parkway, Queens**

Dear Borough President Katz:

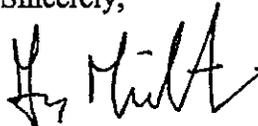
I am a local resident and I support the proposed UIURP and redevelopment of 241-15 Northern Boulevard and 43-80 Douglaston Parkway.

The proposed development will improve the appearance of two unused sites that are currently an eyesore and have been for years. Additionally, the proposed buildings will fit in well contextually with adjacent buildings.

Most importantly, the Northeast Queens community, especially the Douglaston, Little Neck, Bayside area has an acute lack of affordable senior housing and services. I am glad to hear that all of the residential units will be marketed to seniors aged 55 and older, including a significant number of affordable units.

It is for these reasons that I support this proposal.

Sincerely,



George Mihaltses

Good morning, my name is Elias Filas.

I live in Douglaston, Queens, and am a member of Community Board 11.

I support this rezoning application because I would like to see the two lots on Douglaston Parkway put to productive use.

There are many older residents in Douglaston looking to relocate to smaller, efficient and modern apartments like the ones being proposed.

I think the design of the new buildings fits in with the neighborhood and would benefit the community by adding needed senior housing.

~~However, the developer must as part of his builder's pavement plan process work with the DOT to implement any suggested mitigation.~~

Thank you.

# CATON PARK NURSING HOME REZONING

COMMUNITY DISTRICT 14

BROOKLYN, NEW YORK

ULURP NOS. 180393 ZMK & N 180394 ZRK



CATON PARK NURSING HOME ADDITION  
7/27/18

**BIENENFELD**  
ARCHITECTURE

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**JANUARY 31, 2019**

APPLICANT: CATON PARK REHABILITATION AND NURSING CENTER, LLC

APPLICANT REPRESENTATIVE: SHELDON LOBEL, P.C.



# CATON PARK NURSING HOME REZONING

## EXISTING



## PROPOSED



# CATON PARK NURSING HOME REZONING

**Area Map**  
 1312 Caton Avenue, Brooklyn  
 Block 5074, Lot 4

**Project Information**

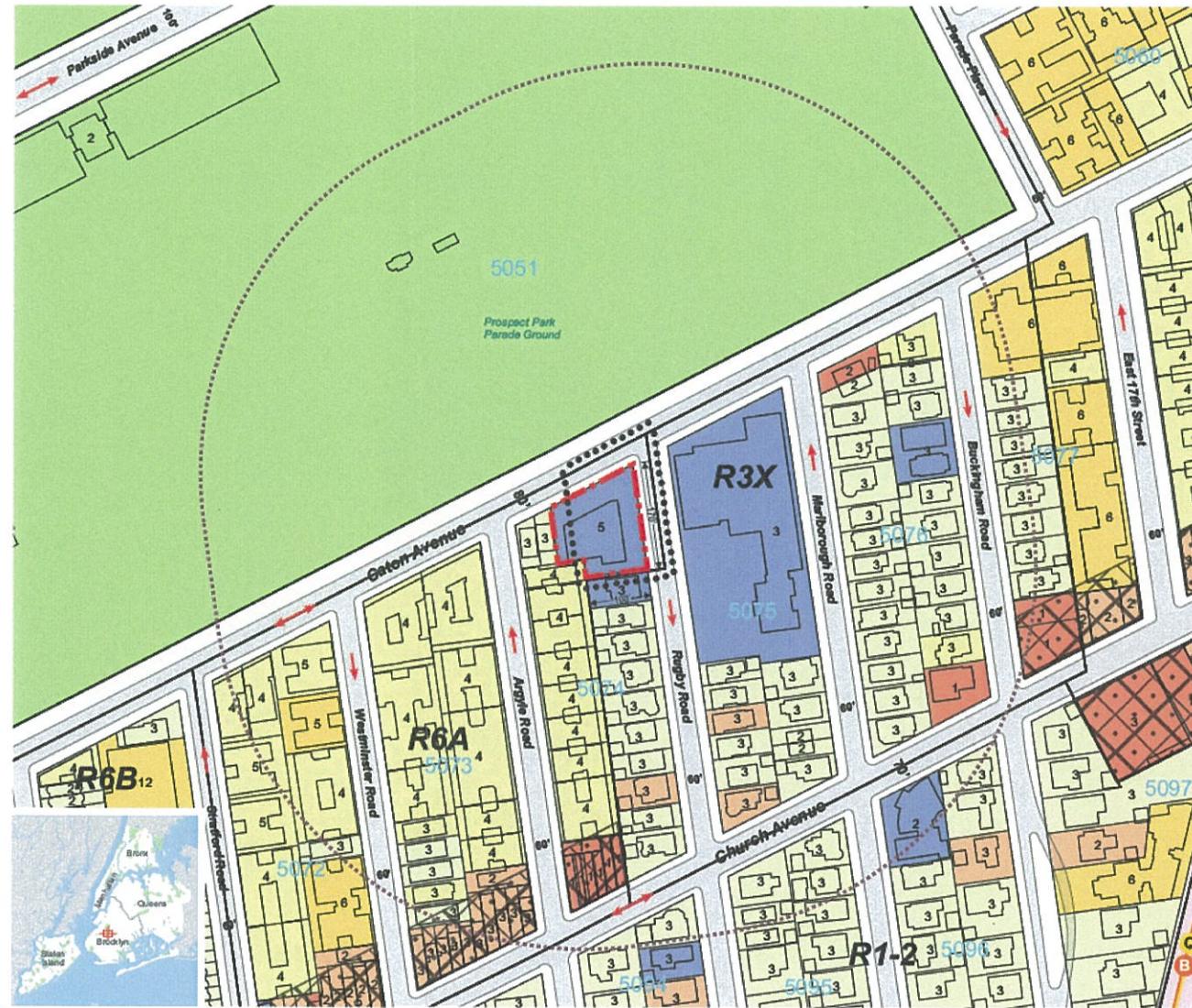
- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

**Existing Commercial Overlays**


- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure
- Property Lines
- 5 Number of Floors

**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Prepared by Urban Cartographics July 2017

# CATON PARK NURSING HOME REZONING

1312 Caton Avenue, Brooklyn

FINANCE  
NEW YORK  
MARTHA E. STARR  
COMMISSIONER

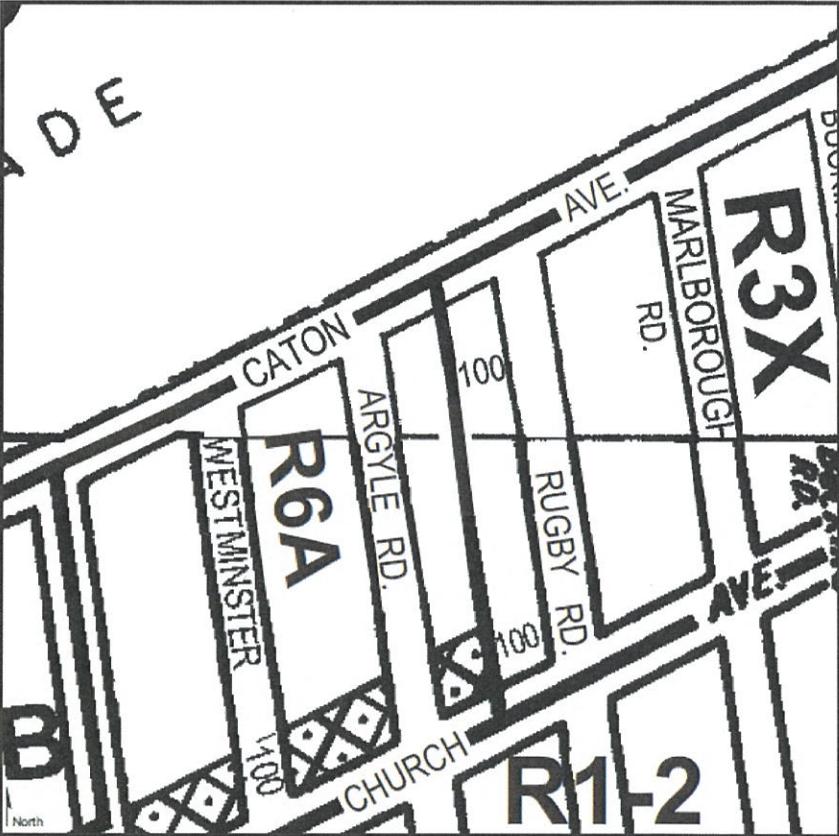
NYC Digital Tax Map  
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End Date : Current  
Brooklyn Block: 5074



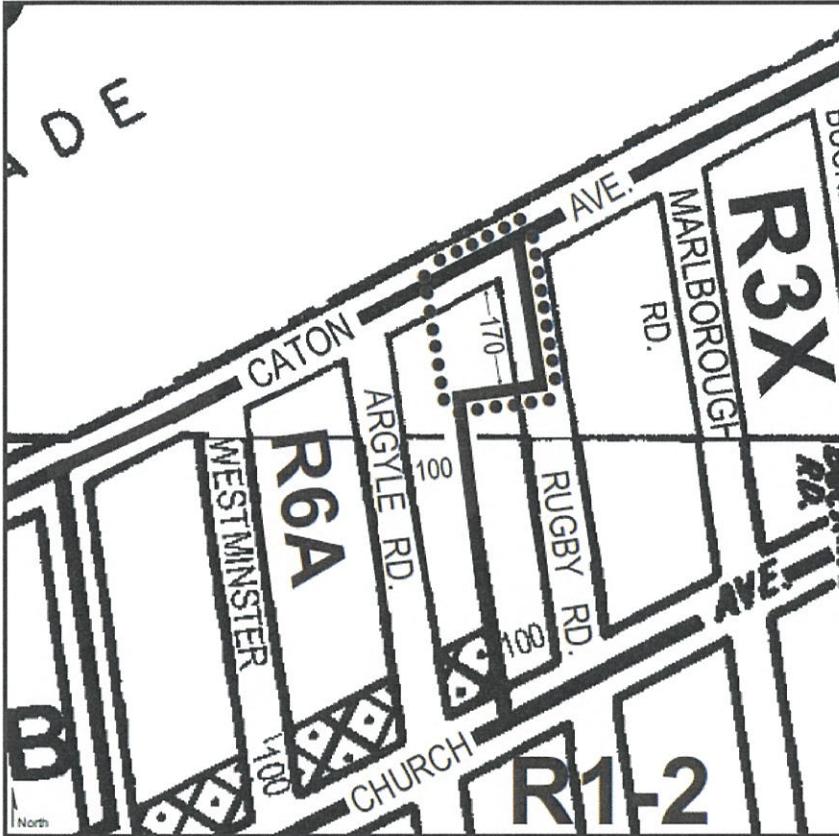
- Legend**
- Streets
  - Miscellaneous Text
  - Possession Hooks
  - Boundary Lines
  - Lot Face Possession Hooks
  - Regular
  - Underwater
  - Tax Lot Polygon
  - Cenode Number
  - Tax Block Polygon
  - Zoning District Line
  - Special District Line
  - Development Site
  - Area Proposed to be Rezoned
  - R3X Existing Zoning District
  - Existing C2-4 Overlay
  - R6A Proposed Zoning District



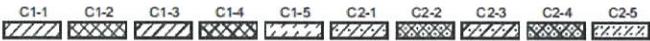
# CATON PARK NURSING HOME REZONING



Current Zoning Map (16d & 22c)



Proposed Zoning Map (16d & 22c)  
 - Area being rezoned is outlined with dotted lines  
 Rezoning from R3X to R6A











# Douglaston Parkway Rezoning



241-15 Northern Boulevard & 43-80 Douglaston Parkway  
Block 8092, Lots 5 & 39, p/o Lots 205, 25, 28 & 33)  
ULURP Application No. C 060432 ZMQ  
ULURP Application No. N 180291 ZRQ

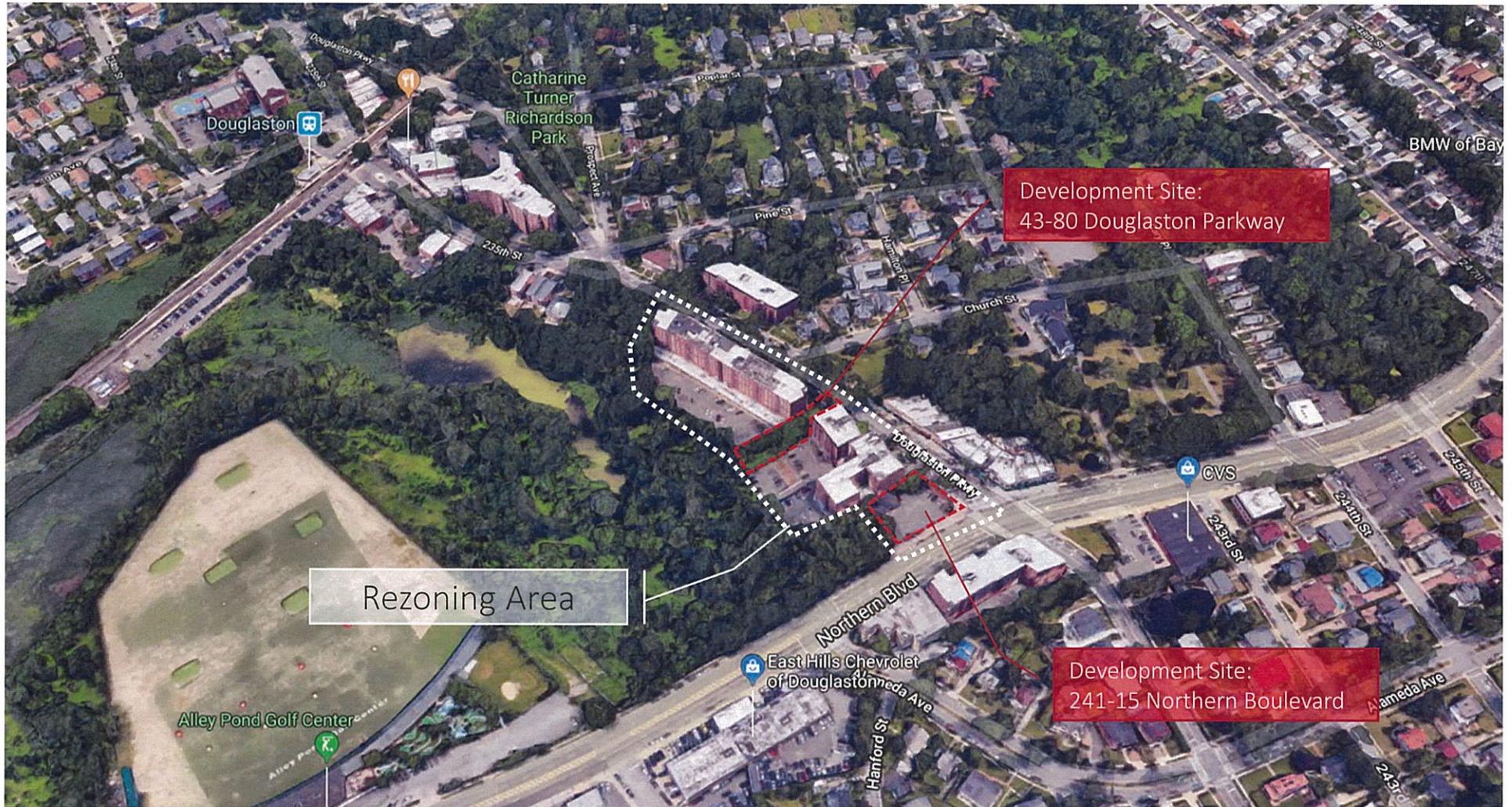
akerman

# Agenda



- Background and Context information
- Rezoning Proposal
- Proposed Developments

# Project Site Location

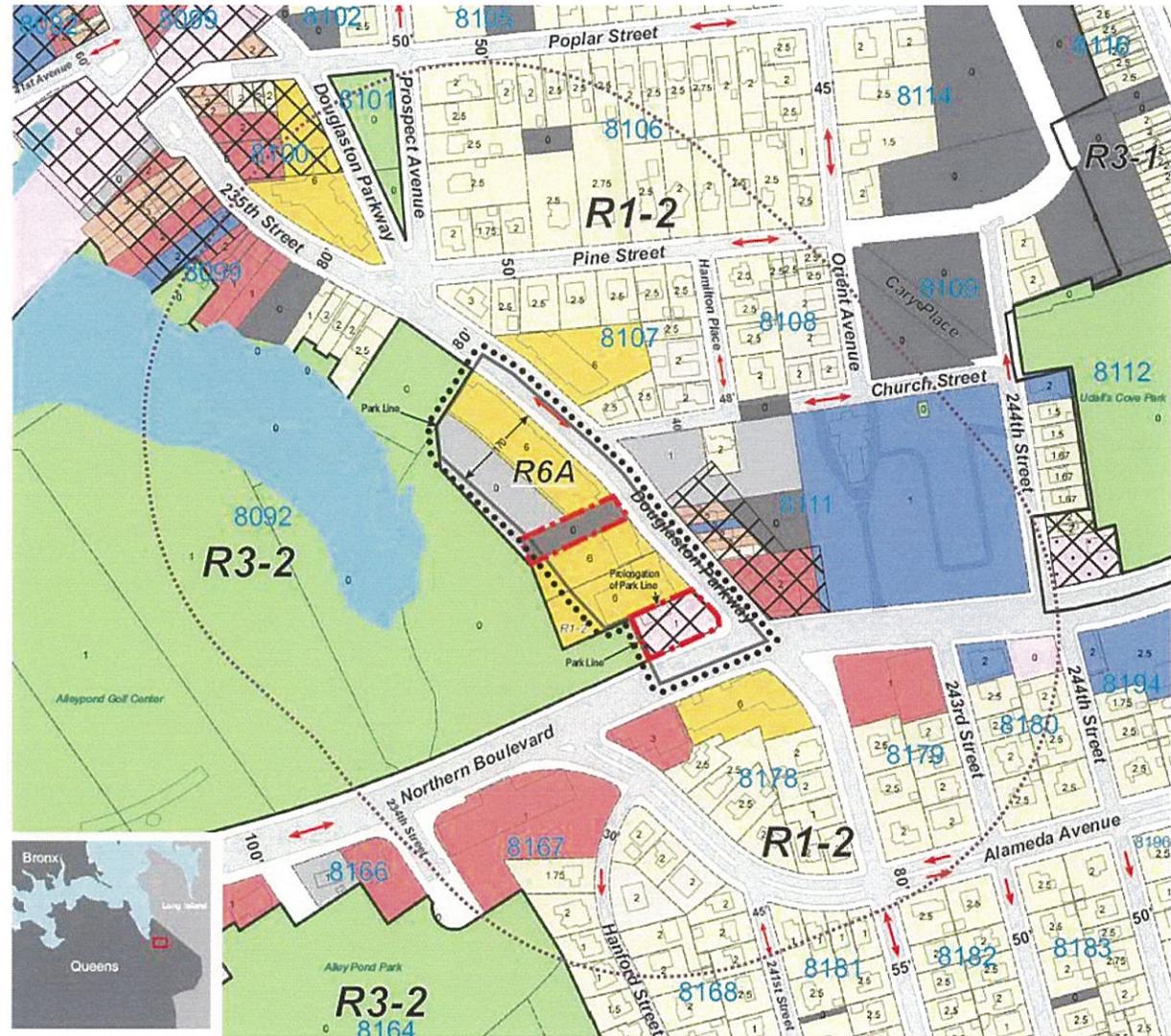




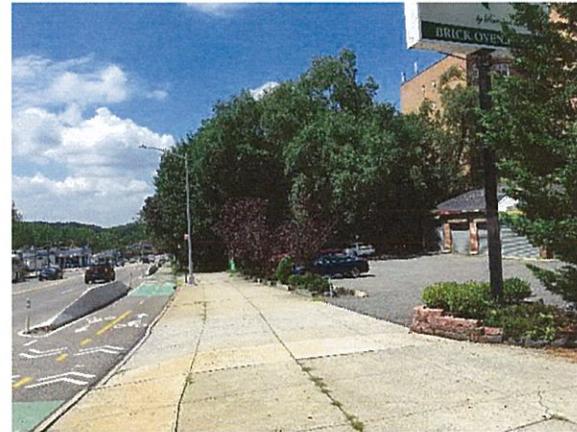
# Area Map

Douglaston Parkway, Queens  
 Block 8092, Lots 5, 25, 28, 33, 39 & 205

Project Information	
	600' Radius
	Development Site
	Project Area
	Zoning Districts
	Special Districts
Existing Commercial Overlays	
	C1-1
	C1-2
	C1-3
	C1-4
	C1-5
	C2-1
	C2-2
	C2-3
	C2-4
	C2-5
	Subway Entries
	Block Numbers
	Property Lines
	Number of Floors
Land Uses	
	One & Two Family Residential Buildings
	Multi-Family Residential Buildings (Walk-up)
	Multi-Family Residential Buildings (Elevator)
	Mixed Residential & Commercial Buildings
	Commercial/Office Buildings
	Industrial/Manufacturing
	Transportation/Utility
	Public Facilities & Institutions
	Open Space
	Parking Facilities
	Vacant Land



# Site Conditions



View of the Lot 39 (Development Site) from Northern Boulevard

# Site Conditions



View of Lots 39, 33, & 28 from Douglaston Parkway

# Site Conditions



View of the Lot 25 (Development Site) from Douglaston Parkway

# Site Conditions



View of the Lot 5 from Douglaston Parkway

# Rezoning Proposal

*to facilitate developments of 5- and 8-story buildings with Affordable Independent Housing for Seniors*



# Proposed Zoning Actions

## Zoning Map Amendment (ULURP No. C 060432 ZMQ)

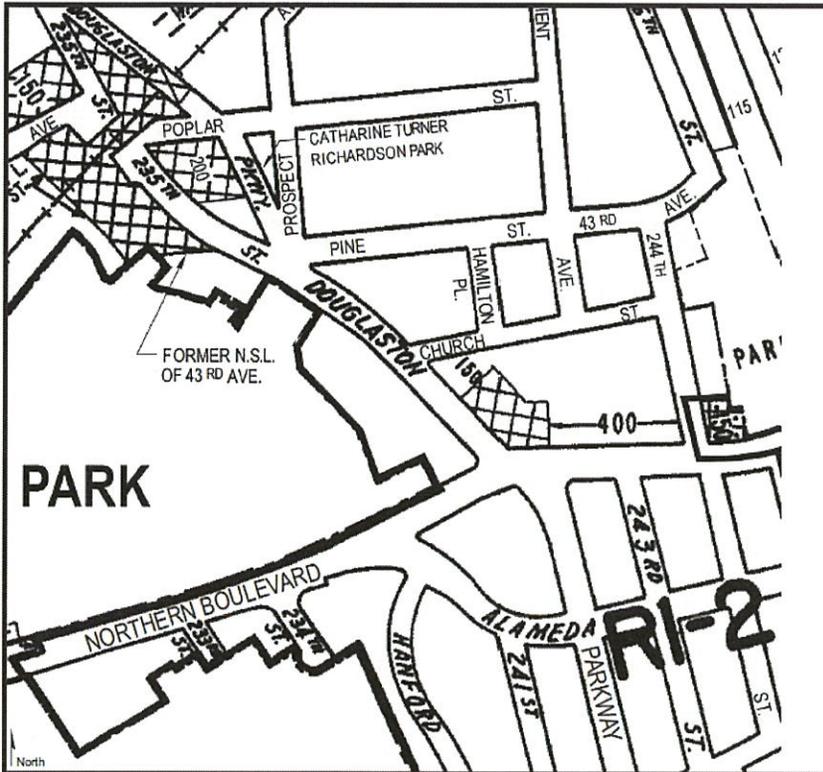
- Rezoning Block 8092, Lots 5 & 39 and p/o Lots 205, 25,28, & 33 (Project Area) from an R1-2 zoning district to an R6A and R6A/C1-2

## Zoning Text Amendment (ULURP No. N 180291 ZRQ)

- Designate the Project Area as a Mandatory Inclusionary Housing (MIH) Area

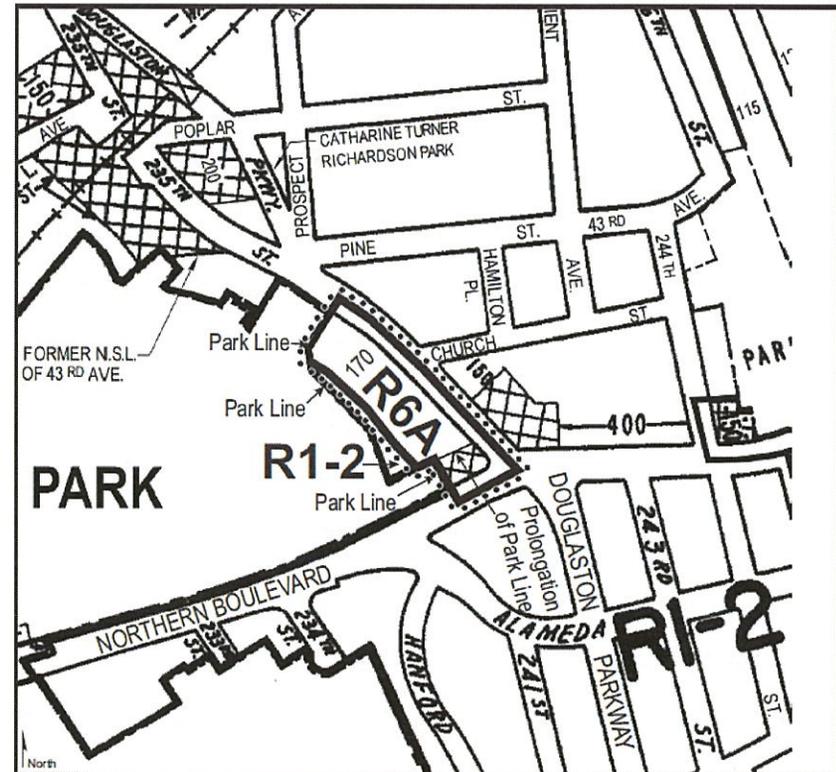
# Zoning Change Map

Existing



Current Zoning Map (11a)

Proposed



Proposed Zoning Map (11a) - Area being rezoned is outlined with dotted lines.

Rezoning from R1-2 to R6A  
 Rezoning from R1-2 to R6A/C1-2

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VI, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

# Tax Map



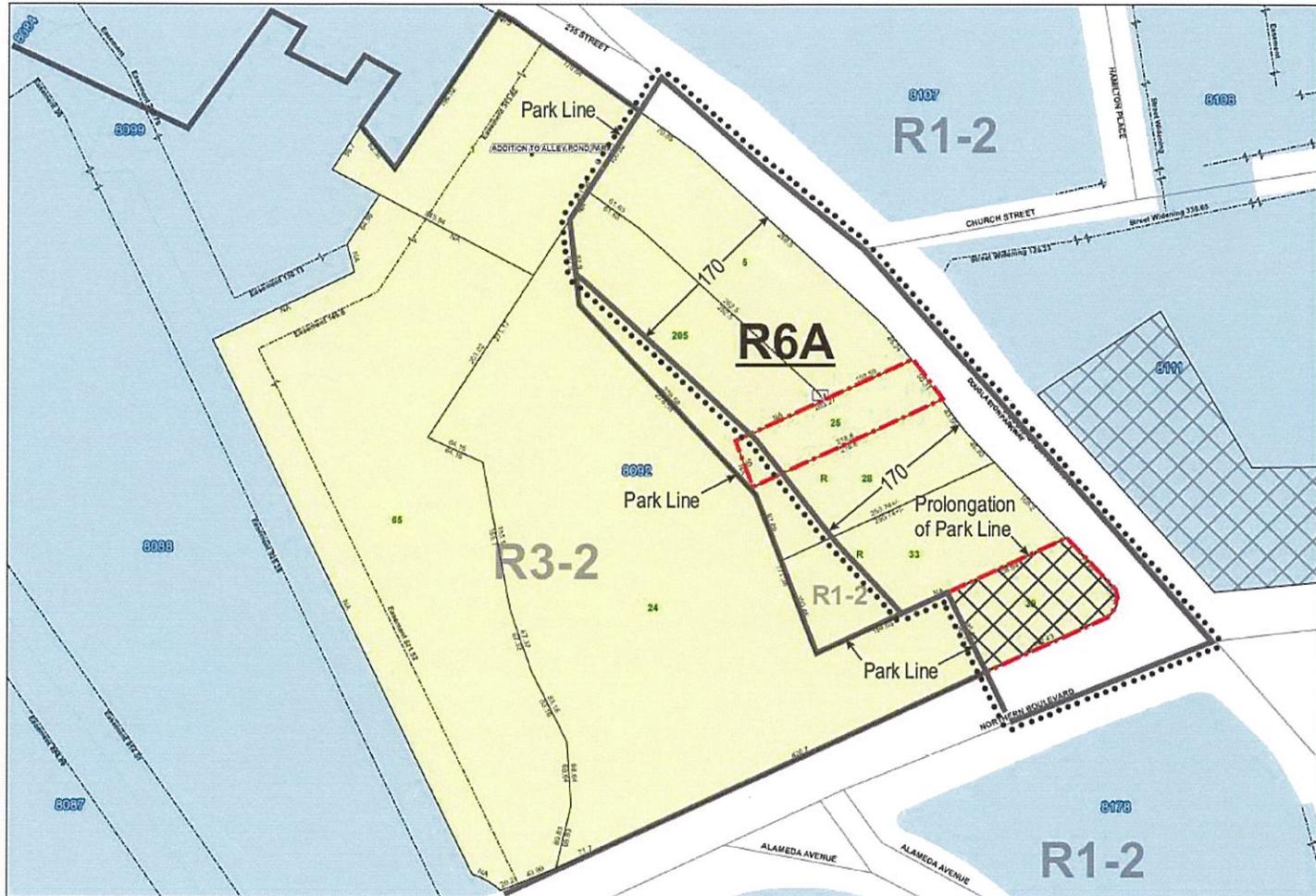
## NYC Digital Tax Map

Effective Date 02-01-2013 15:54:41  
 End Date Current  
 Queens Block 8092



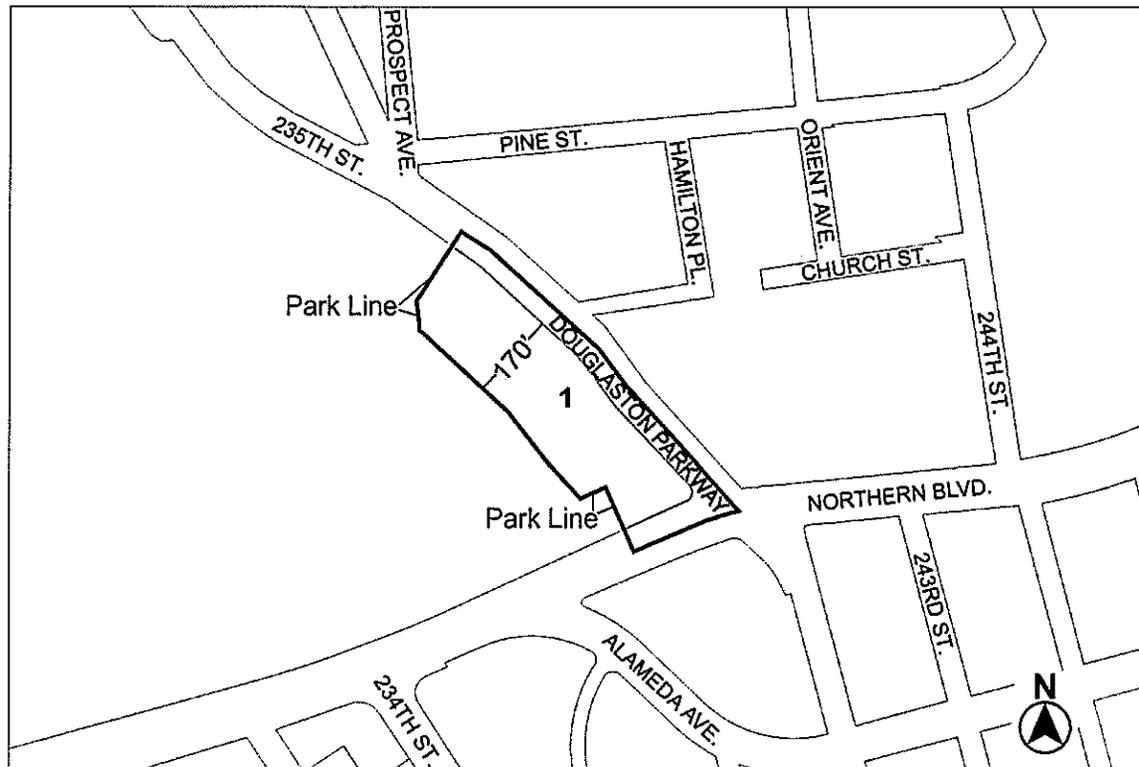
### Legend

- Streets
- Macellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Cada Number
- Tax Block Polygon
- Zoning District Line
- Special District Line
- Development Site
- Area Proposed to be Rezoned
- C1-2 Commercial Overlay
- R1-2 Existing Zoning District
- R6A** Proposed Zoning District



0 1000 40 60 80 Feet

# Zoning Text Map



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

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

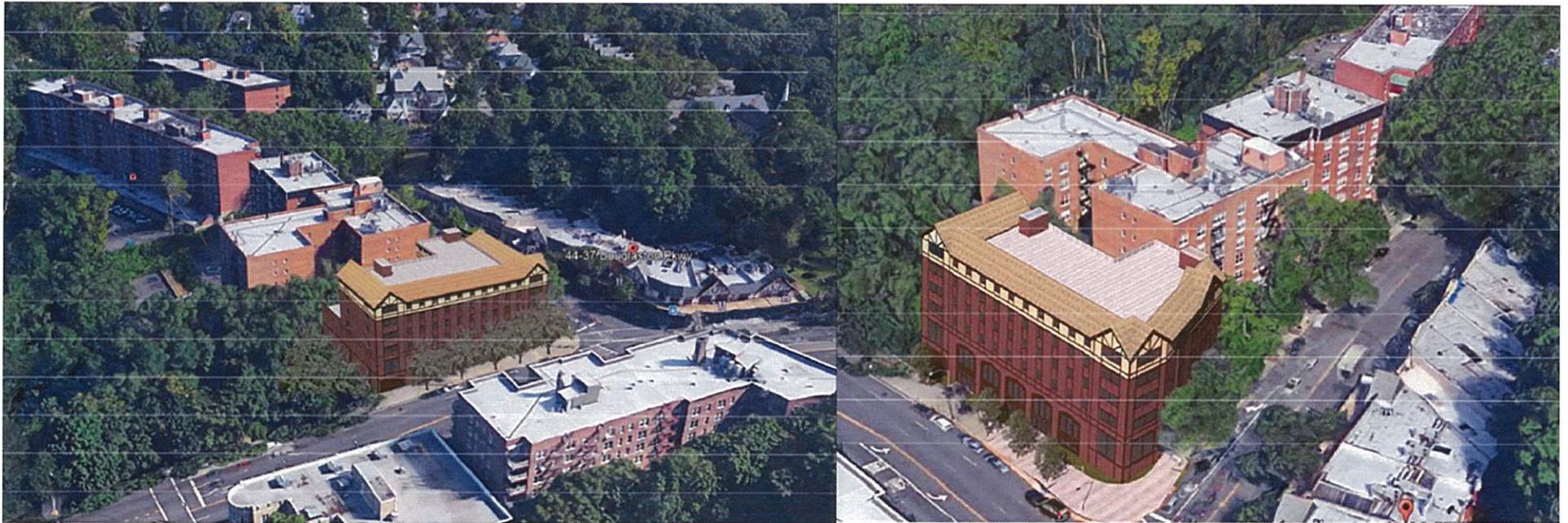
# Administering Agent & Management Company

## HANAC, Inc.

- Founded in 1972
- Serves the needs of vulnerable populations throughout NYC
- Responsible for ensuring that affordable housing units are rented in compliance with zoning provisions and guidelines applicable to affordable units
- Services:
  - Marketing, processing applications, explaining eligibility and application requirements
  - provides assistance with applications and forms, referrals for counseling and many other types of community-based services
- Administrative office located at 27-40 Hoyt Avenue S, Astoria
- Fiscal office located at 1250 Broadway, Manhattan

# Proposed Development

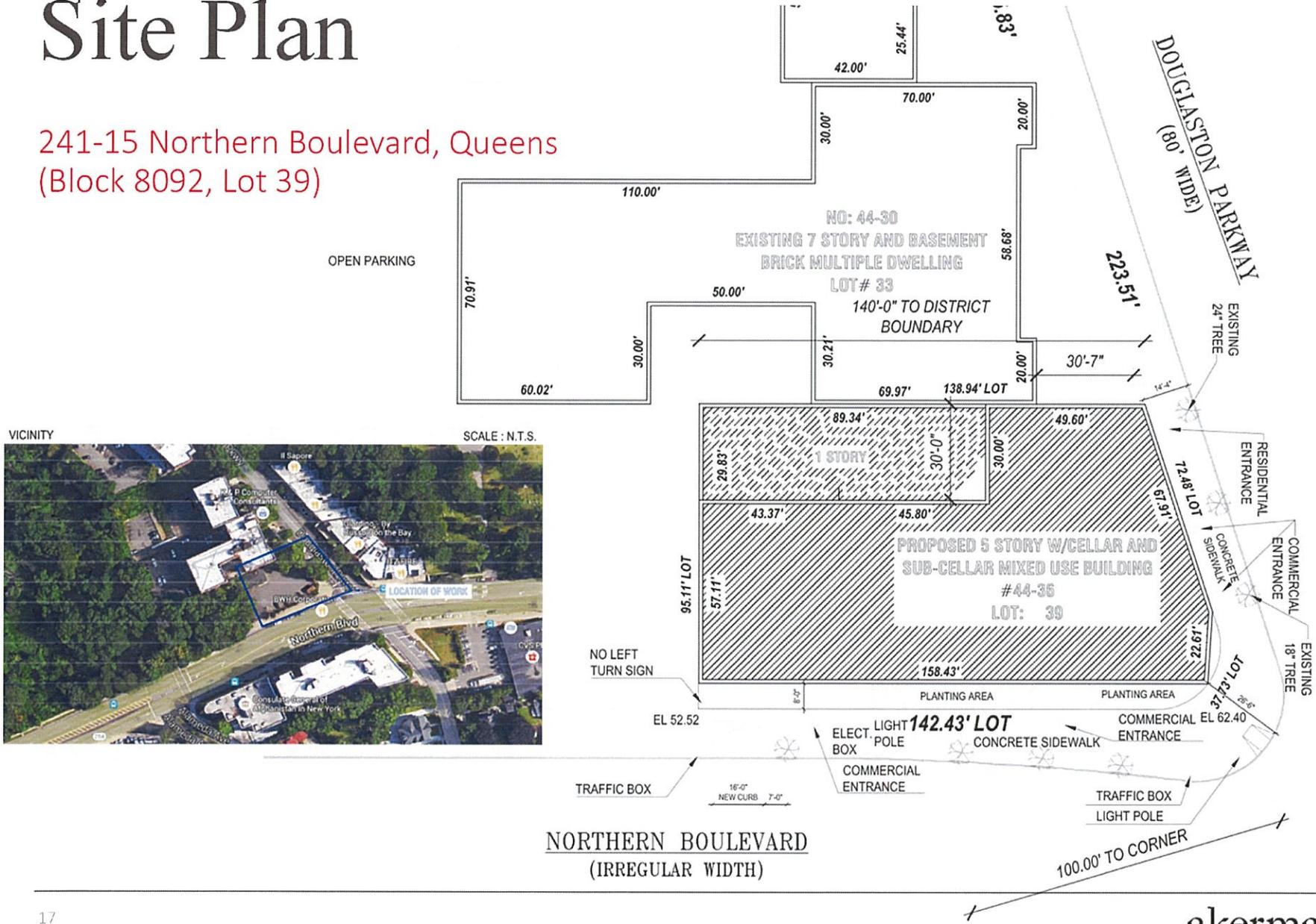
241-15 Northern Boulevard, Queens (Block 8092, Lot 39)



- 5-story, 55,000 sf, mixed use building with ground floor commercial
- Approximately 75'-6" in height
- 59 residential dwelling units including 20 affordable units for seniors (*30% of residential floor area will be affordable to households earning an average of 80% AMI*)
- 89 accessory attended parking spaces in cellar and subcellar

# Site Plan

241-15 Northern Boulevard, Queens  
(Block 8092, Lot 39)



# Proposed Development

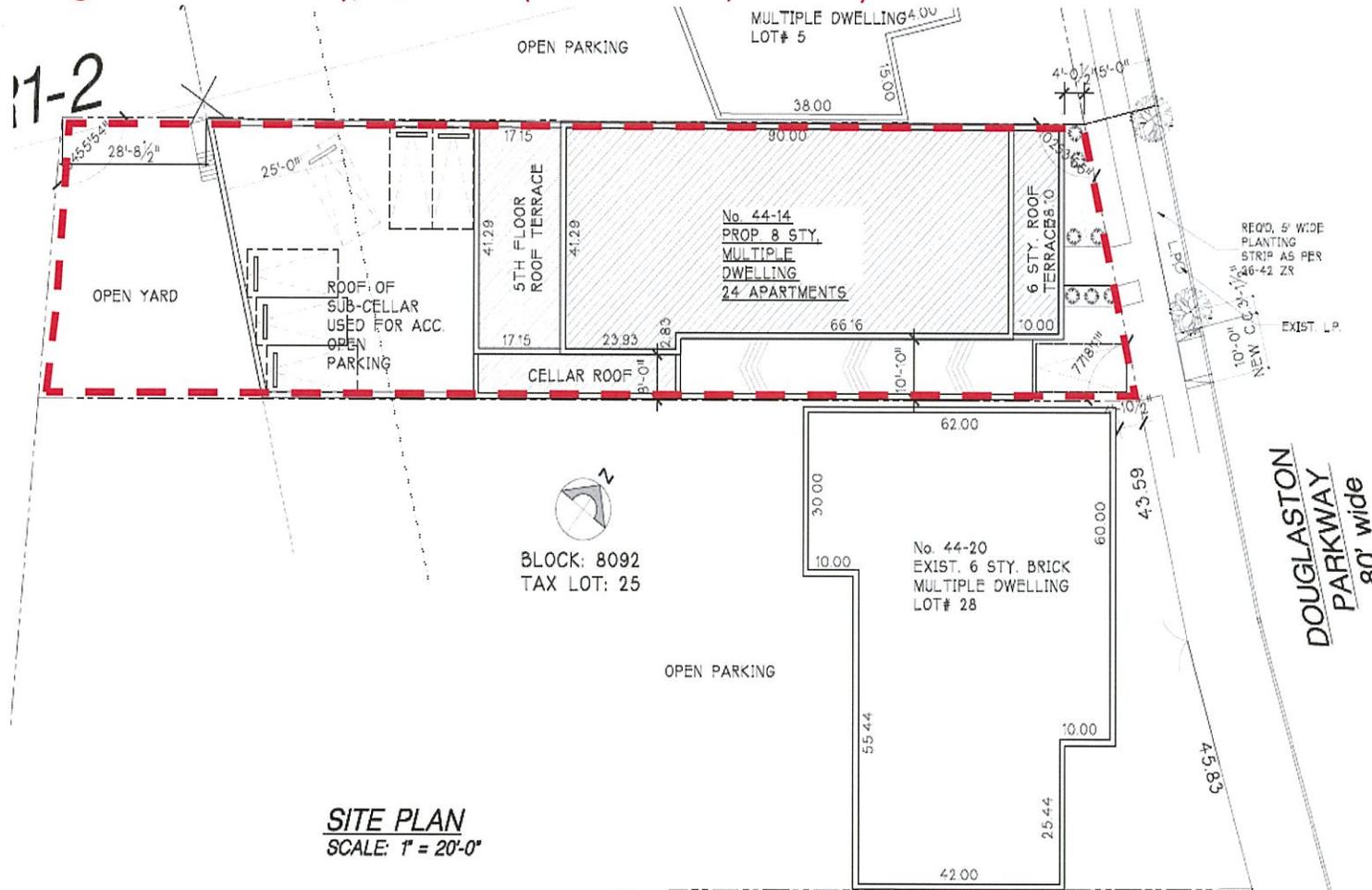
43-80 Douglaston Parkway, Queens (Block 8092, Lot 25)



- New 8-story, 34,000 sf, multiple dwelling
  - 80 feet in height
  - 24 dwelling units including 14 affordable units for seniors (*30% of residential floor area will be affordable to households earning an average of 80% AMI*)
  - 19 accessory attended parking spaces in cellar and subcellar

# Site Plan

43-80 Douglaston Parkway, Queens (Block 8092, Lot 25)



# Douglaston Parkway Rezoning

241-15 Northern Boulevard & 43-80 Douglaston Parkway, Queens



*241-15 Northern Boulevard*  
59 residential dwelling units  
including 20 affordable units for seniors



*43-80 Douglaston Parkway*  
24 residential dwelling units  
including 14 affordable units for seniors

*All residential units will be marketed to persons aged 55 and older*

Akerman LLP  
700+ Lawyers  
24 Offices

[akerman.com](http://akerman.com)

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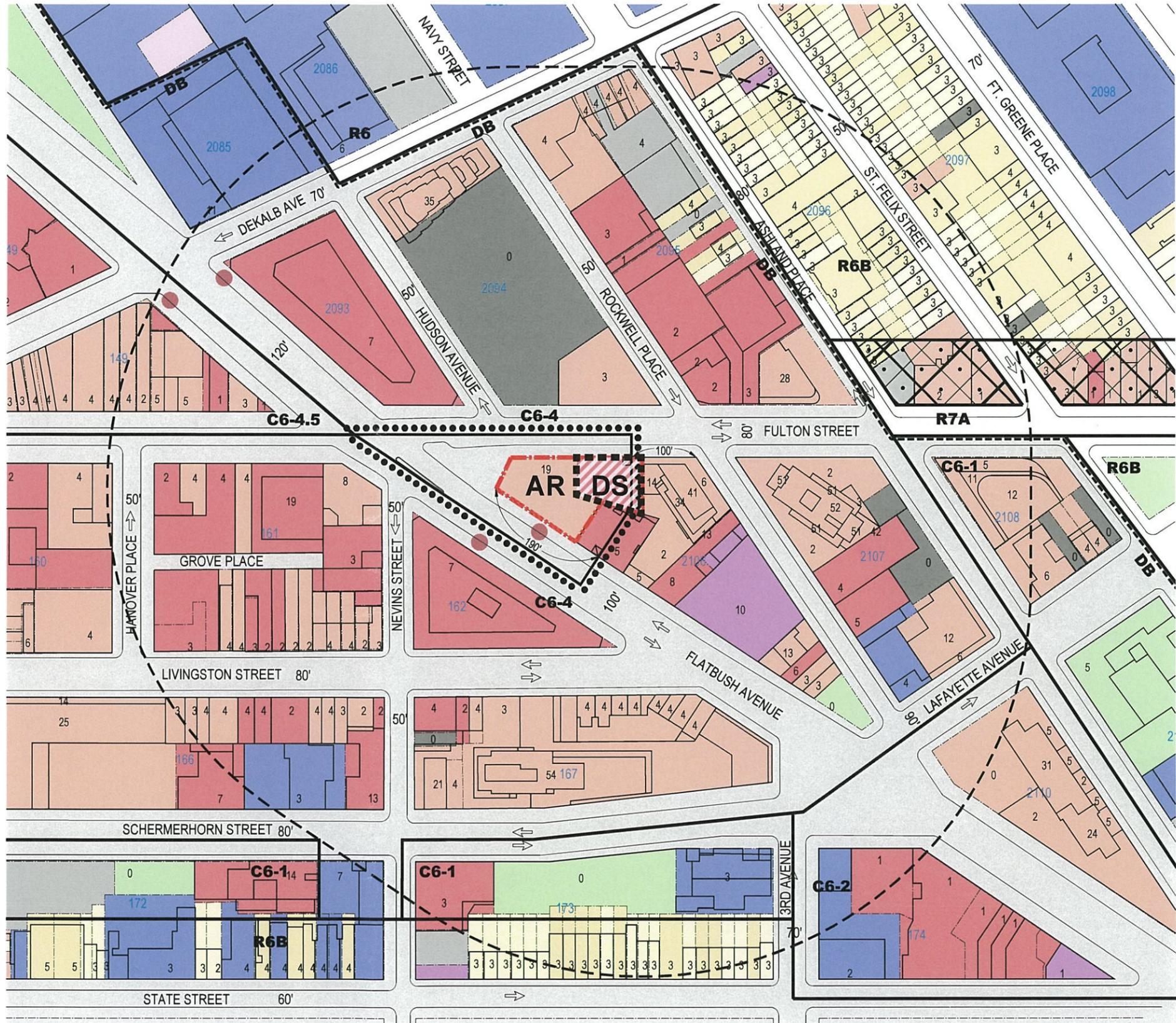
akerman

# 570 FULTON STREET REZONING

NEW YORK CITY COUNCIL  
SUBCOMMITTEE MEETING

1/31/2019

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**DS** Development Site  
**AR** Air Rights Parcel

570 FULTON STREET REZONING  
 AREA MAP



NYC Digital Tax Map

Effective Date : 09-12-2016 16:26:08

End Date : Current

Brooklyn Block: 2106



**1 Flatbush (AR)**  
Lot 26 / 11,970 SF

**570 Fulton (DS)**  
Lot 35 / 7,193 SF

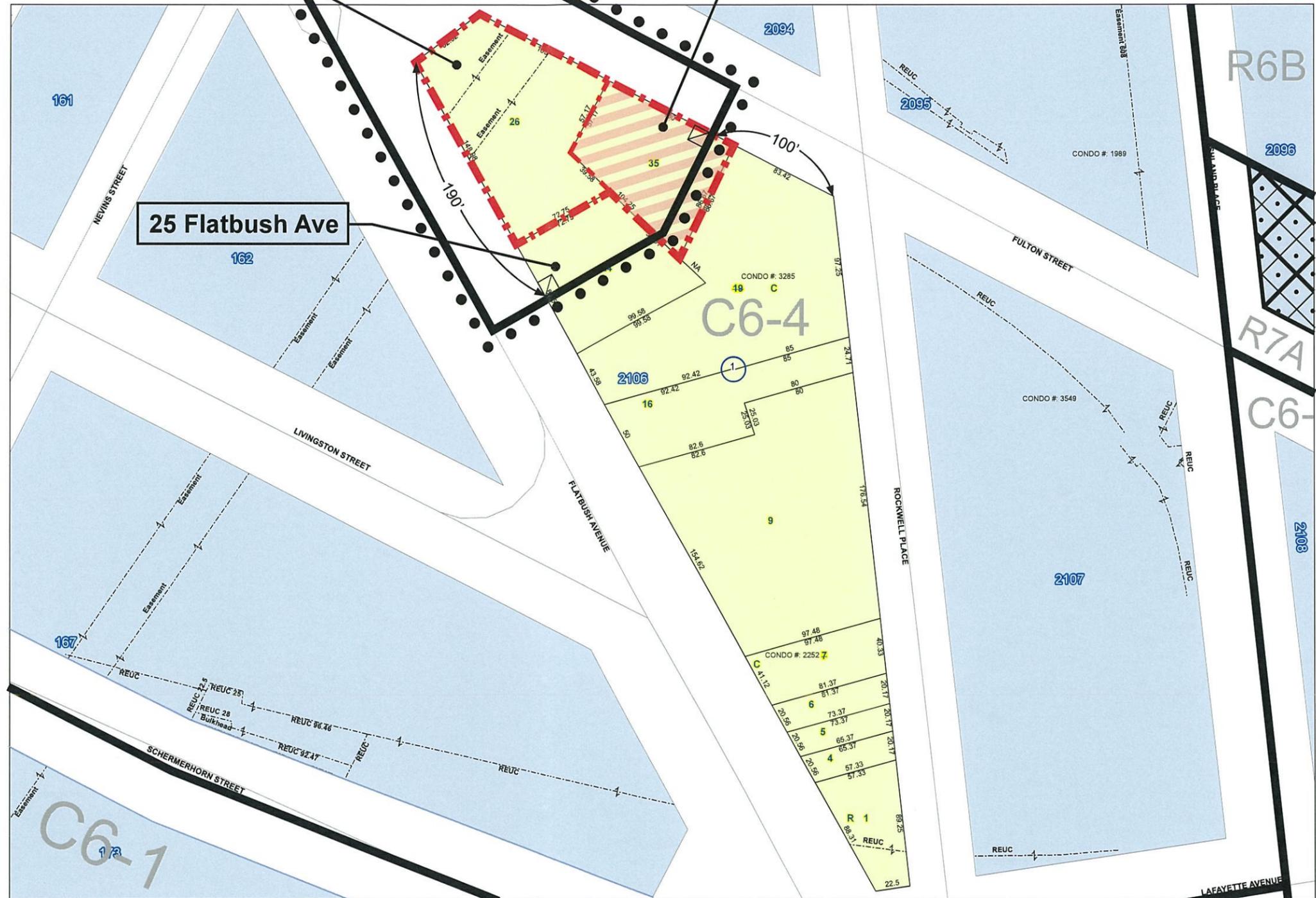
**25 Flatbush Ave**

**Legend**

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

**DS** Development Site  
**AR** Air Rights Parcel

- Proposed Development Site
- Area Proposed to be Rezoned
- Zoning District Line
- C6-4** Existing Zoning District
- C6-9** Proposed Zoning District
- X X X X Existing C2-4 Overlay



0 5 10 20 30 40 Feet

# 570 FULTON STREET REZONING TAX MAP

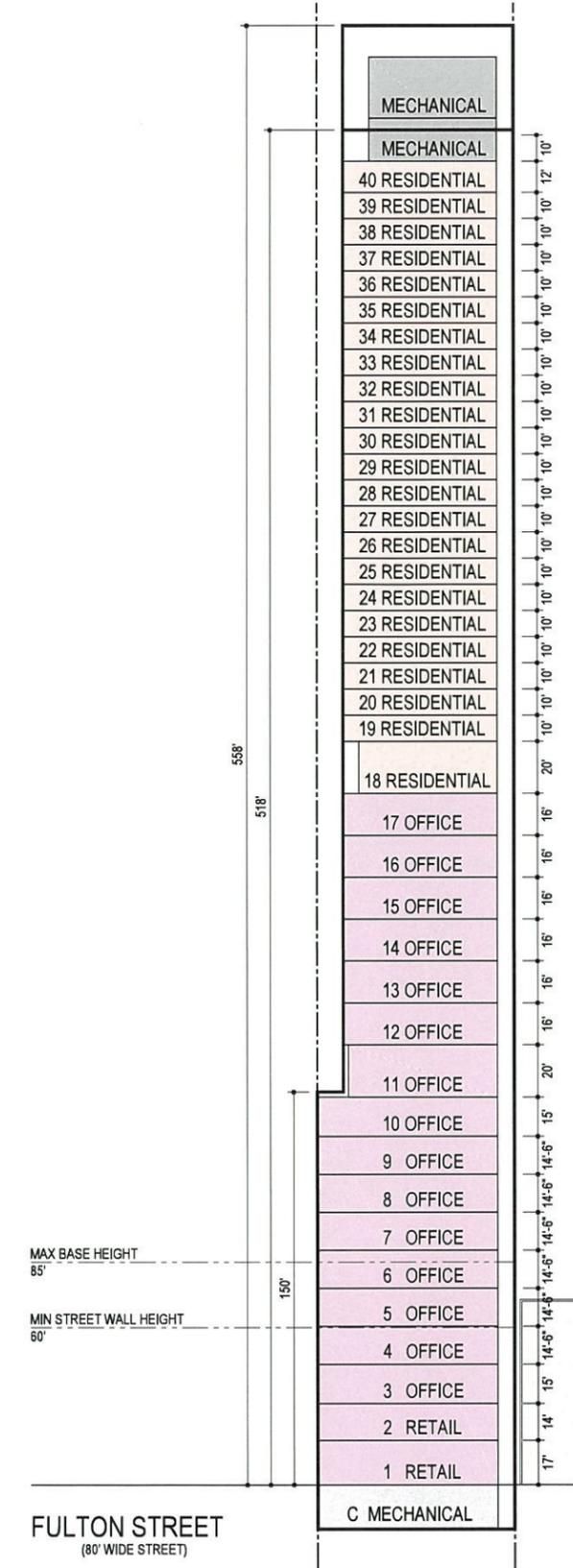
NEW YORK CITY COUNCIL  
SUBCOMMITTEE MEETING  
1/31/2019

# 570 Fulton Street Rezoning

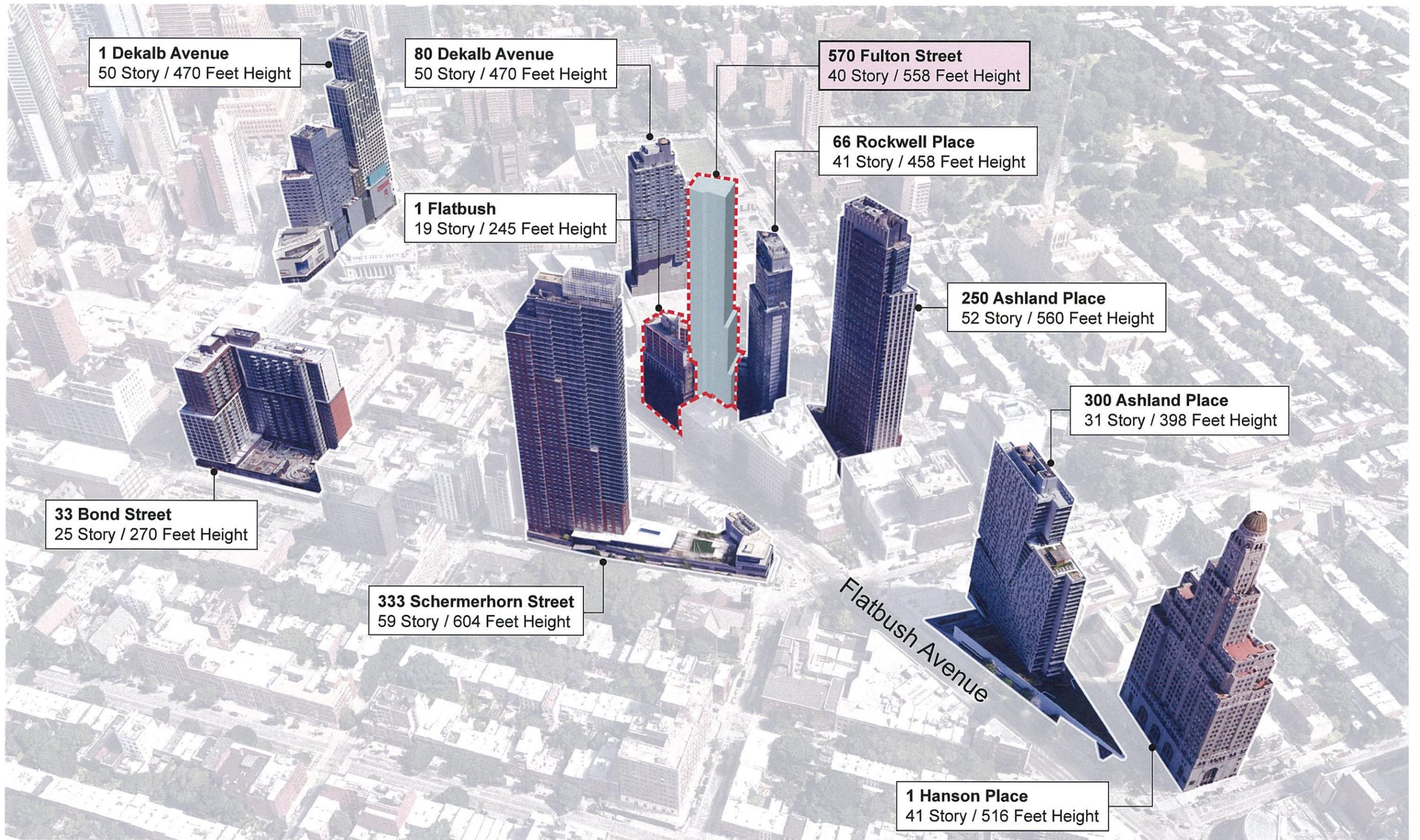
- **Rezone** affected area from C6-4 to C6-9  
Increase in maximum FAR for commercial/CF uses from 10 to 18. No change to maximum residential FAR (10 bonusable to 12 with IH)
- **Text amendments** to establish the maximum 18 FAR in C6-9 districts in the Special Downtown Brooklyn District and to create a new special permit for developments on irregular sites
- **Special Permit** for bulk waivers to enable more viable floorplates in new building

# Proposed Development

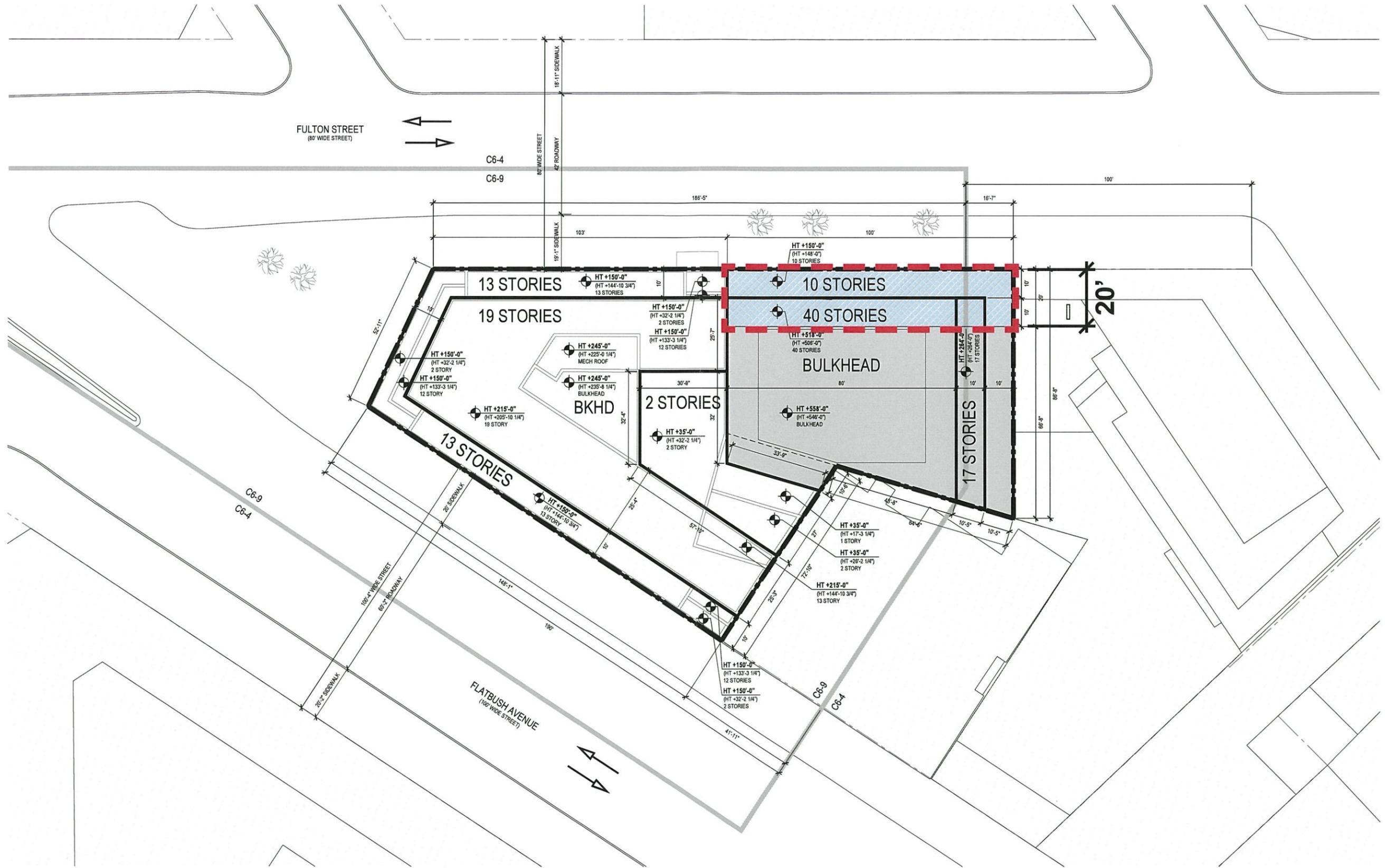
- 40-story building with approximately 202,000 sf of floor area
- 17 commercial floors (96,000 sf), including approximately 87,000 sf of office floor area
  - Office floorplates of 4,800 - 5,700 sf
  - Expect to tenant office space with small-scale, local companies and “incubator” space
- Residential rental units above with affordable units provided pursuant to Inclusionary Housing Program and Affordable New York



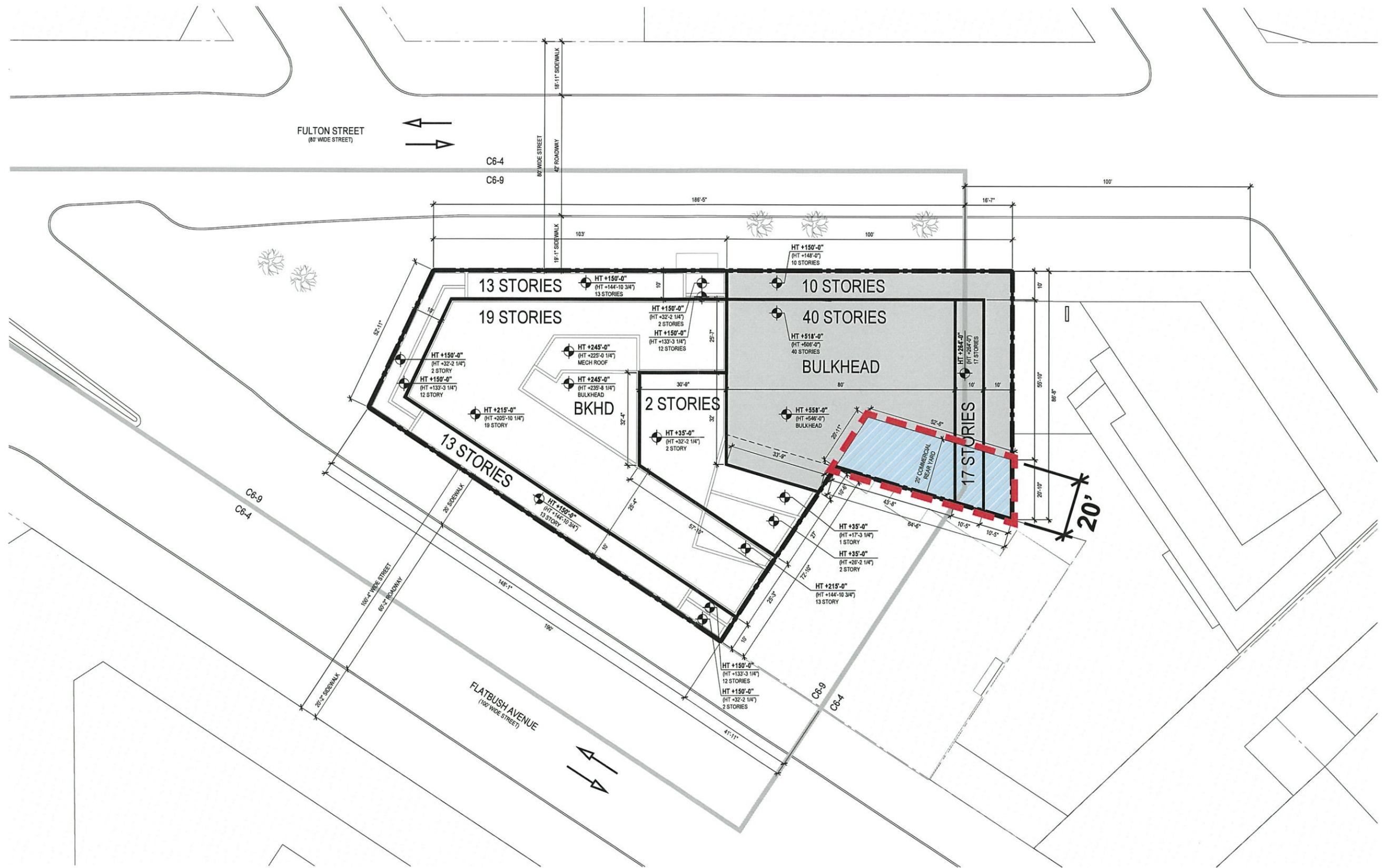
570 FULTON STREET REZONING  
 RENDERING AND SECTION



570 FULTON STREET REZONING  
SURROUNDING DEVELOPMENT

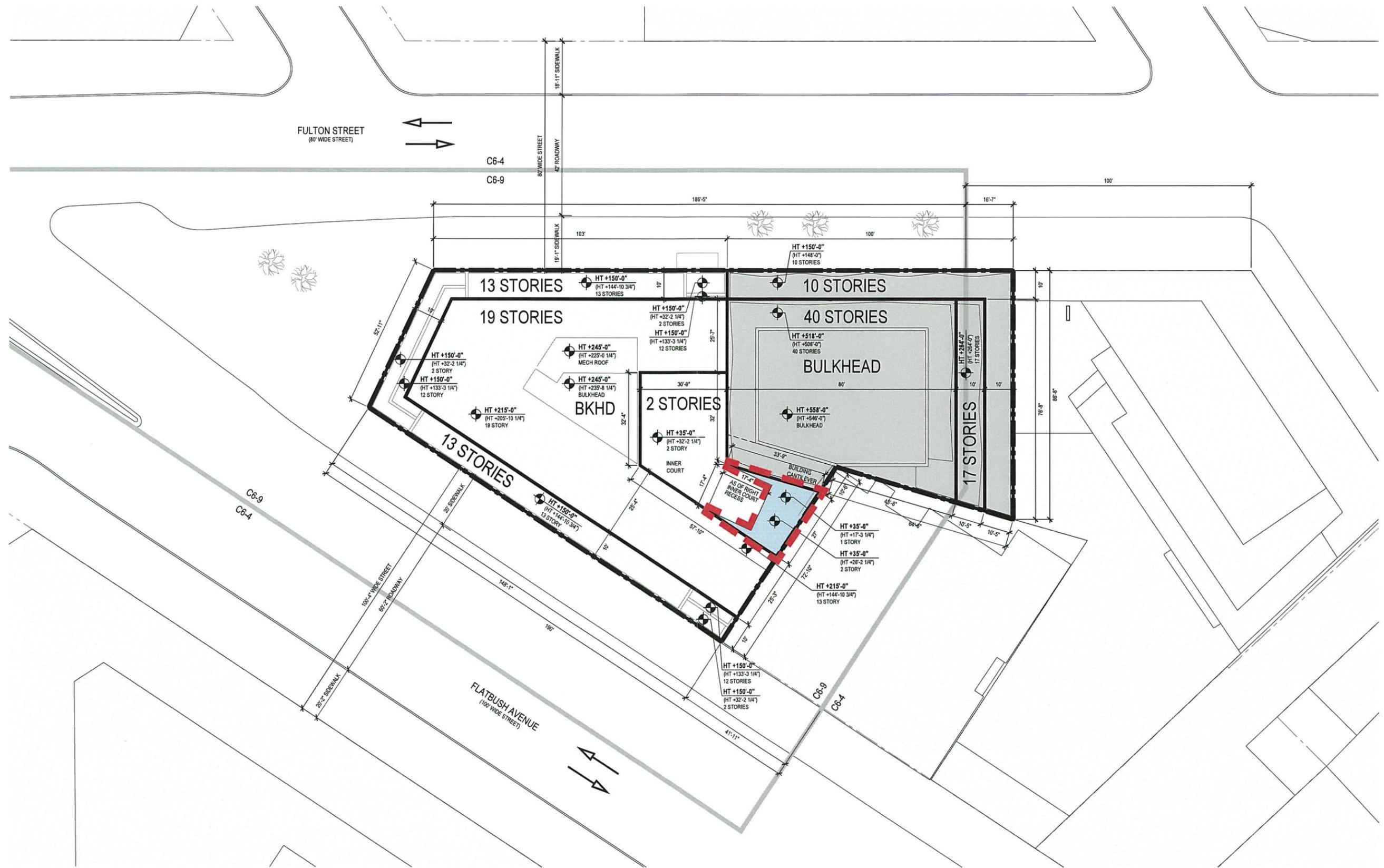


570 FULTON STREET REZONING  
TOWER SETBACK WAIVER



570 FULTON STREET REZONING  
 COMMERCIAL REAR YARD WAIVER





570 FULTON STREET REZONING  
 INNER COURT RECESS WAIVER



# 12 FRANKLIN ST

SIMON BARON  
FXCOLLABORATIVE

**CITY COUNCIL - PROJECT BRIEFING**

JANUARY 31, 2019



31 JANUARY 2019  
12 FRANKLIN ST

## VIEW: FROM FUTURE PARK ACROSS FRANKLIN ST

**SIMON BARON**  
OWNER, DEVELOPER

**fx**collaborative



31 JANUARY 2019  
12 FRANKLIN ST

## AERIAL VIEW

**SIMON BARON**  
OWNER. DEVELOPER

**fx**collaborative



31 JANUARY 2019  
12 FRANKLIN ST

## LOCAL AREA

**SIMON BARON**  
OWNER · DEVELOPER

**fx**collaborative

**Urban Design Features**  
 12 Franklin Street, Brooklyn  
 Block 2614, Lots 1, 3 & 8

**Project Information**

- 600' Radius
- Development Site
- Project Area

**Waterfront Access Plan Elements**

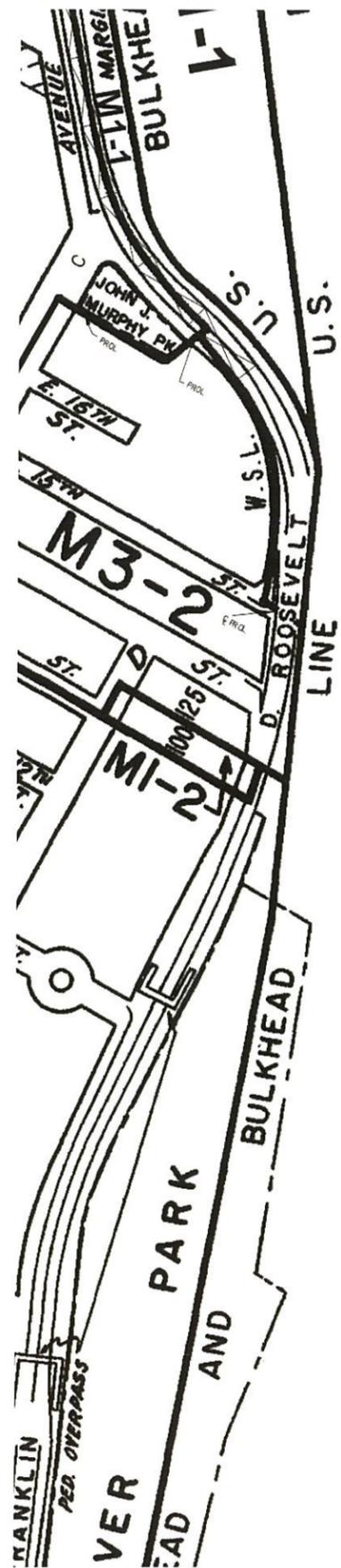
- Waterfront Access Plan Boundary
- Shore Public Walkway
- Visual Corridors
- Waterfront Parcel Designation
- Waterfront Parcel Boundary
- Bus Stop / Route Number
- Fire Call Box
- Fire Hydrant
- CitiBike Station
- Tree Pits (with trees)
- Tree Pits (empty)
- Traffic Direction
- Tax Block Numbers
- Tax Block Boundary
- Tax Lot Boundary

**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



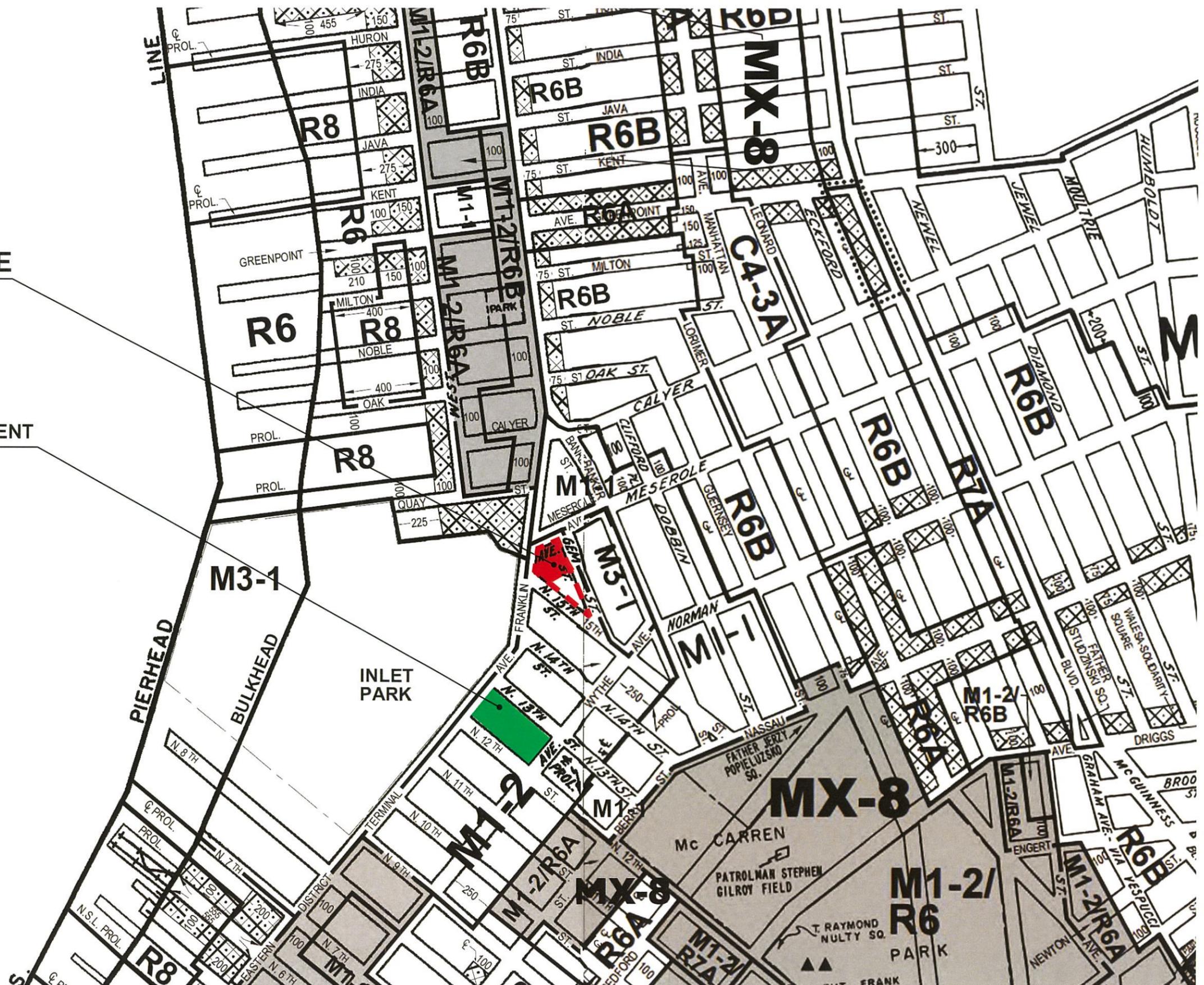
Prepared by Urban Cartographics October 2017

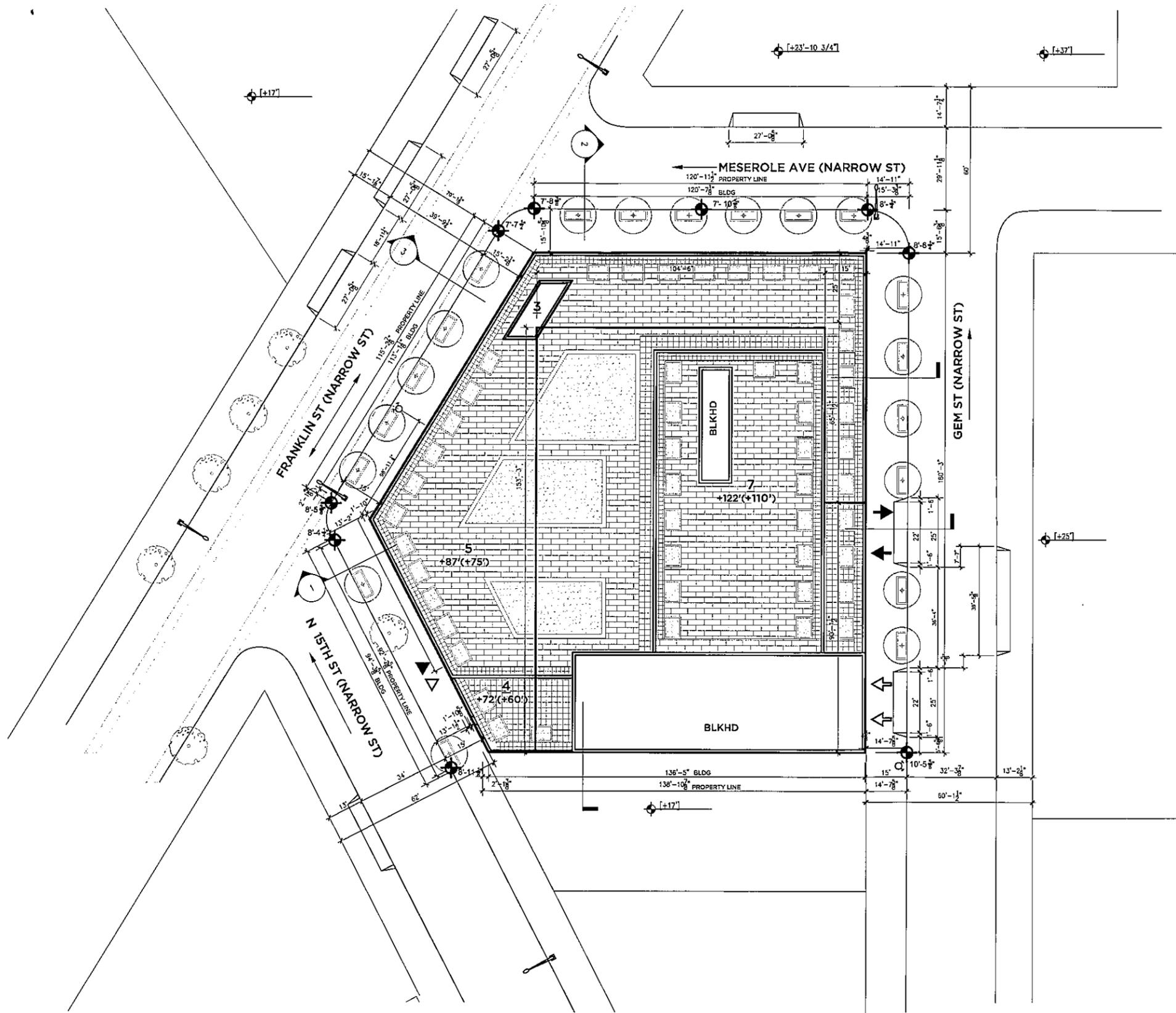


EAST R I

SITE

25 KENT





**PROPOSAL:**

- 1) **ZONING TEXT AMENDMENT**  
TO MAKE SITE AN INDUSTRIAL  
BUSINESS INCENTIVE AREA
  
- 2) **SPECIAL PERMIT UNDER 74-962**  
TO INCREASE THE PERMITTED FLOOR  
AREA RATIO THROUGH THE PROVISION  
OF REQUIRED INDUSTRIAL AND  
INCENTIVE USES, AND TO MODIFY  
HEIGHT AND SETBACK CONTROLS
  
- 3) **SPECIAL PERMIT UNDER 74-963**  
TO REDUCE PARKING AND LOADING  
REQUIREMENTS



**1) ZONING TEXT AMENDMENT  
TO MAKE SITE AN INDUSTRIAL  
BUSINESS INCENTIVE AREA**

**74-96**

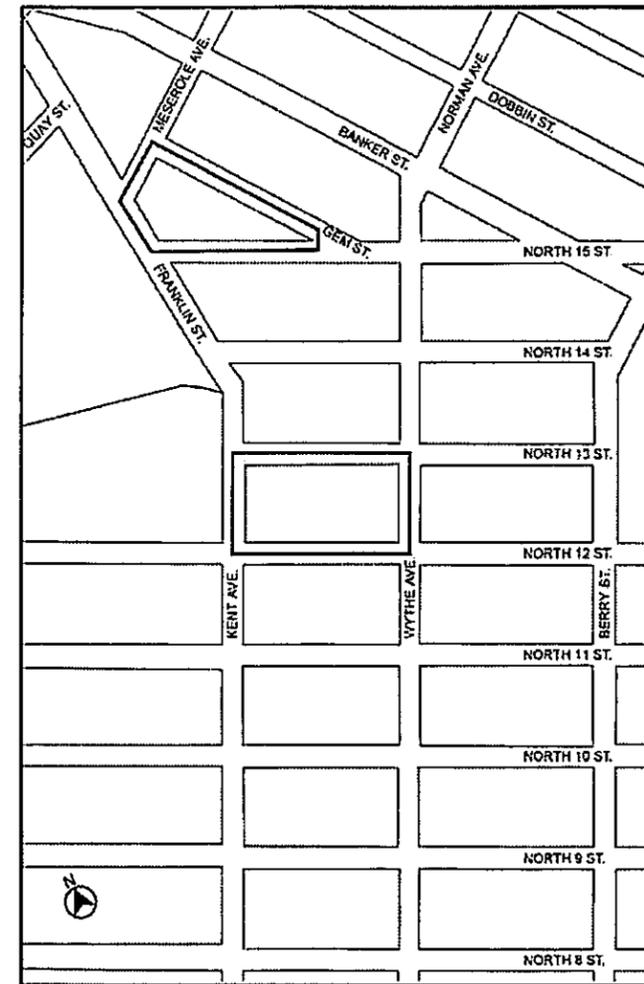
**Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas**

For #developments# or #enlargements# on #zoning lots# located within any Industrial Business Incentive Area specified on the map in this Section, the City Planning Commission may increase the maximum permitted #floor area ratio# and modify the #use#, #bulk# and #public plaza# regulations as set forth in Section 74-962 (Floor area increase and public plaza modifications in Industrial Business Incentive Areas). The Commission may also modify parking and loading requirements for such #developments# or #enlargements# pursuant to Section 74-963 (Parking and loading modifications in Industrial Business Incentive Areas).

For #developments# or #enlargements# receiving a #floor area# increase pursuant to this Section, Section 43-20 (YARD REGULATIONS), inclusive, shall be modified as follows: #rear yard# regulations shall not apply to any #development# or #enlargement# on a #through lot#.

Map of Industrial Business Incentive Areas specified:

~~Community District 1, Borough of Brooklyn: The block bounded by North 12th Street, Kent Avenue, North 13th Street and Wythe Avenue~~



 Industrial Business Incentive Area

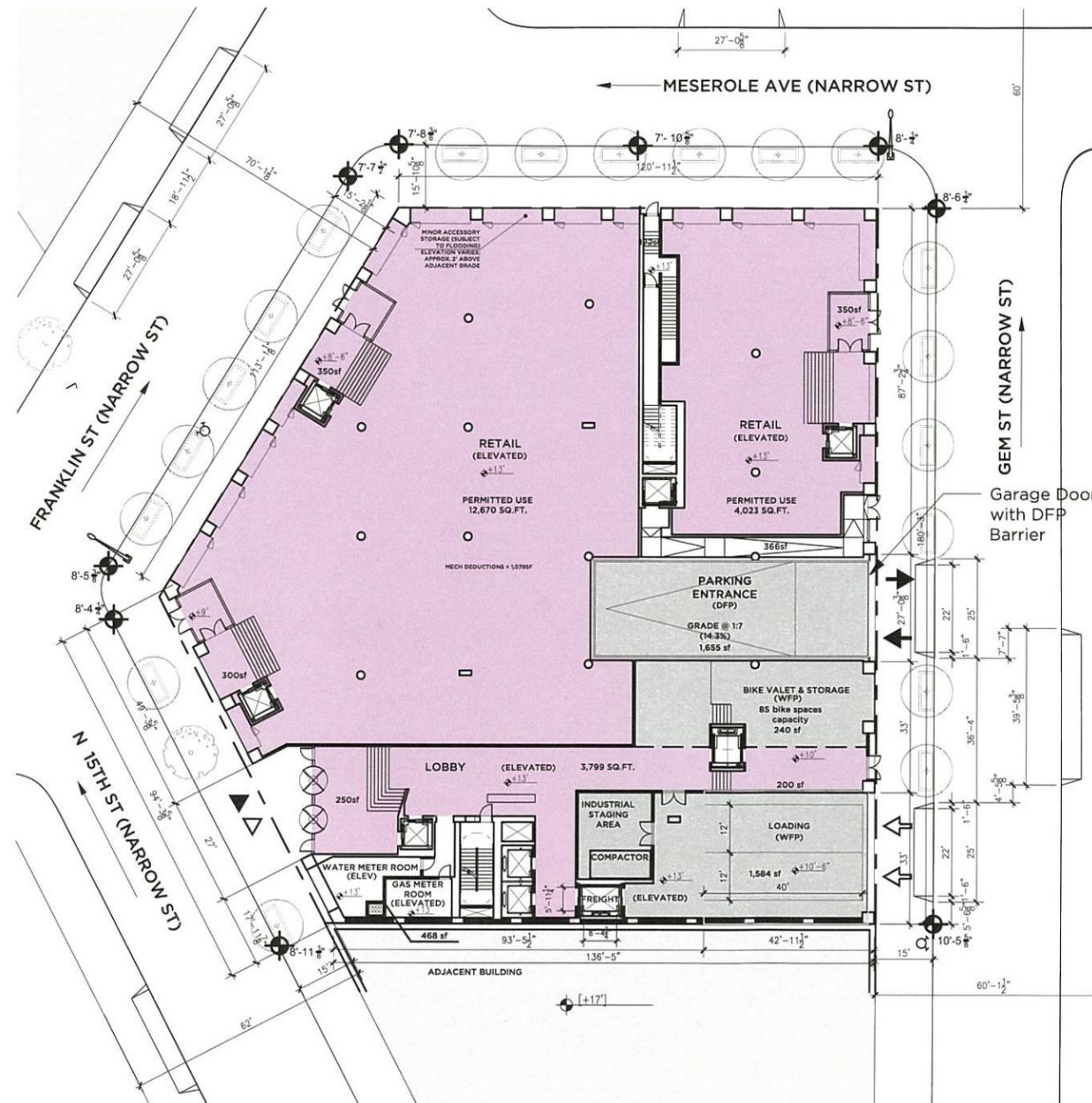
Portion of Community District 1, Borough of Brooklyn

2) **SPECIAL PERMIT UNDER 74-962** TO INCREASE THE PERMITTED FLOOR AREA RATIO THROUGH THE PROVISION OF REQUIRED INDUSTRIAL AND INCENTIVE USES, AND TO MODIFY HEIGHT AND SETBACK CONTROLS

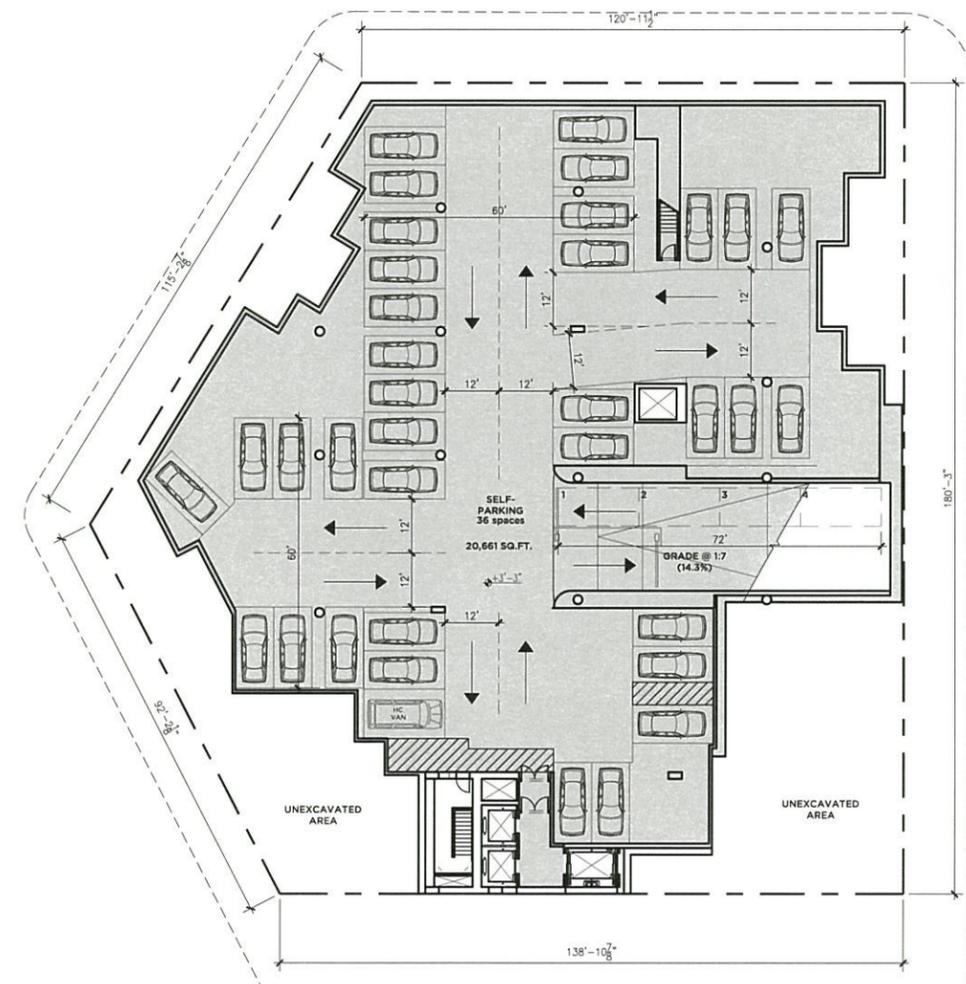
UNDERLYING M1-2 DISTRICT:	FLOOR AREA RATIO	ZONING SQUARE FEET
MAXIMUM COMMERCIAL OR MANUFACTURING:	2.0 FAR	55,926
MAXIMUM COMMUNITY FACILITY:	4.8 FAR	134,222
<b>ALLOWABLE AREA: UNDER ZR 74-962</b>		
BASE MAXIMUM USES (COMMERCIAL):	2.0 FAR	55,926
REQUIRED INDUSTRIAL USES (MANUFACTURING):	0.8 FAR	22,370
INCENTIVE USES (COMMERCIAL):	2.0 FAR	55,926
<hr/>		
MAXIMUM COMBINED ALL USES:	4.8 FAR	134,222
LOT AREA:		27,963

3) SPECIAL PERMIT UNDER 74-963 TO REDUCE OR ELIMINATE PARKING AND LOADING REQUIREMENTS

- 36 SELF-PARKING SPACES REDUCTION FROM 396
- 2 LOADING BERTHS REDUCTION FROM 3
- 40' LOADING BERTH DEPTH REDUCTION FROM 50'



GROUND FLOOR PLAN



CELLAR PLAN

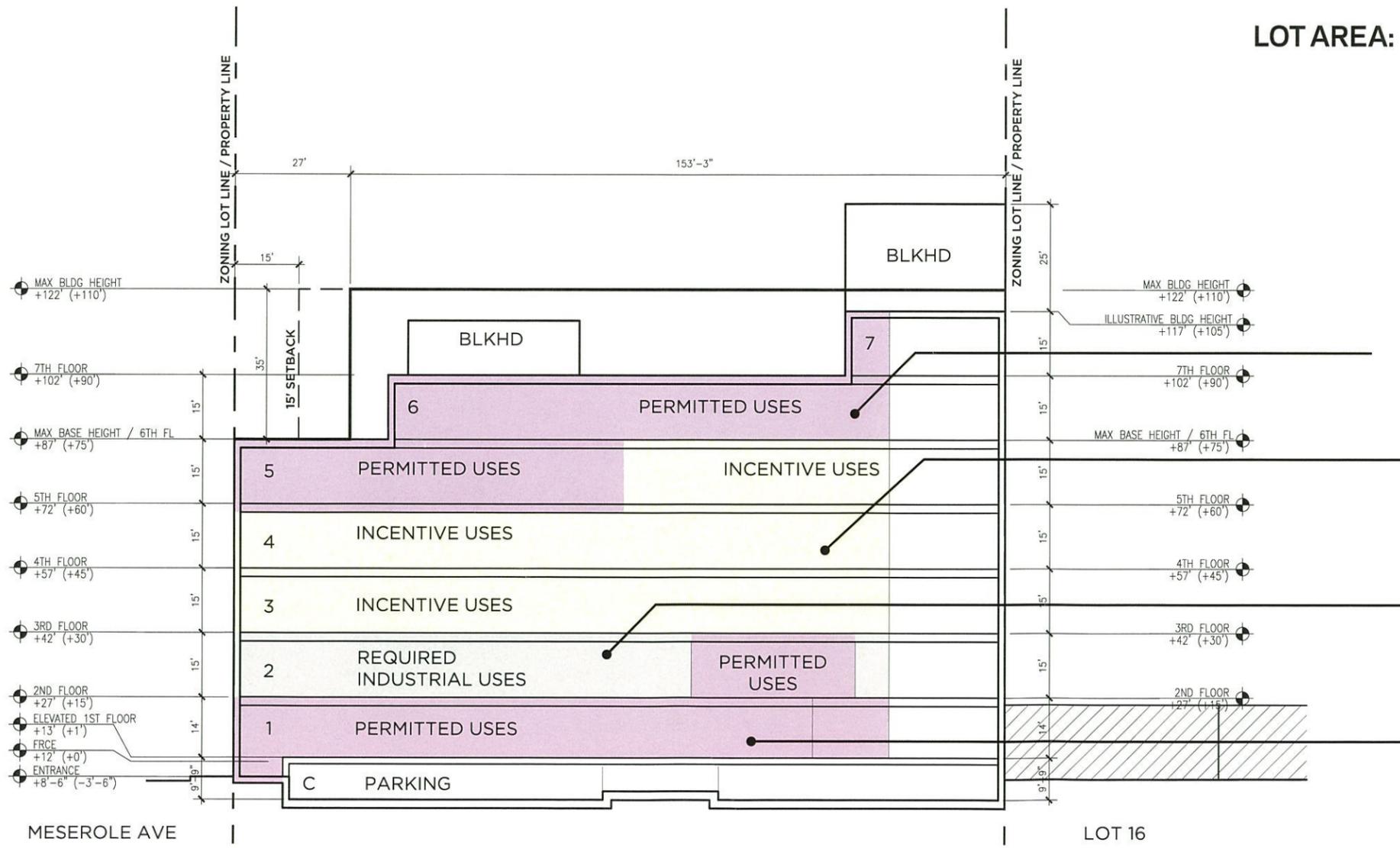


**ALLOWABLE AREA: UNDER ZR 74-962**

<b>BASE MAXIMUM USES (COMMERCIAL):</b>	<b>2.0 FAR</b>
<b>REQUIRED INDUSTRIAL USES (MANUFACTURING):</b>	<b>0.8 FAR</b>
<b>INCENTIVE USES (COMMERCIAL):</b>	<b>2.0 FAR</b>

**MAXIMUM COMBINED ALL USES: 4.8 FAR**

**LOT AREA: 27,963 SF**



**PROPOSED AREA**

**COMMERCIAL: OFFICE/RESTAURANT**  
**13,464 ZSF**  
**0.48 FAR**

**COMMERCIAL: OFFICE**  
**82,398 ZSF**  
**2.95 FAR**

**MANUFACTURING**  
**22,370 ZSF**  
**0.80 FAR**

**COMMERCIAL: RETAIL**  
**15,989 ZSF**  
**0.57 FAR**

**COMBINED ALL USES**  
**134,222 ZSF**  
**4.8 FAR**

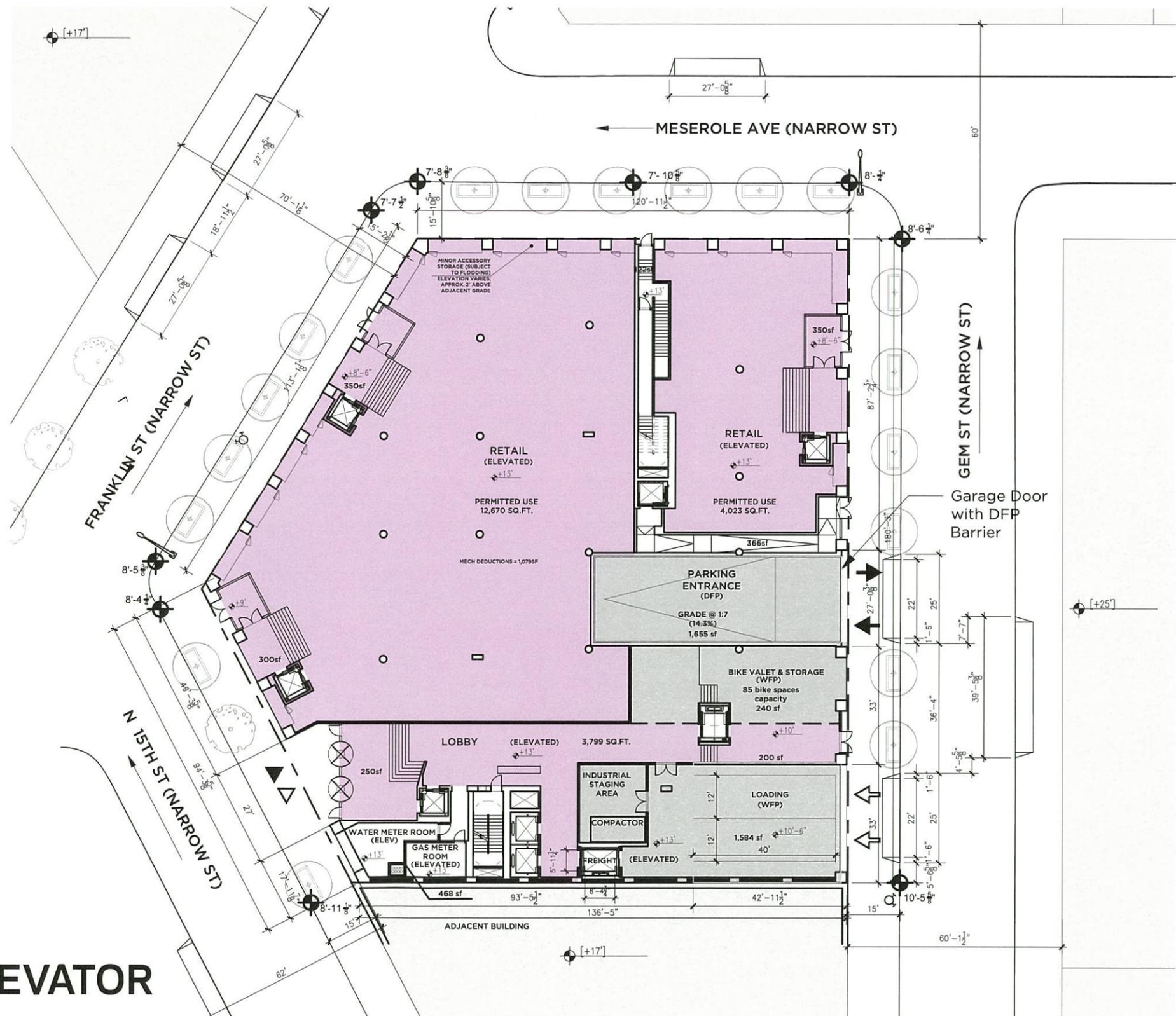
**SECTION A (NS)**

**FLOOR AREA DISTRIBUTION**





# SITE BLOCK PLAN

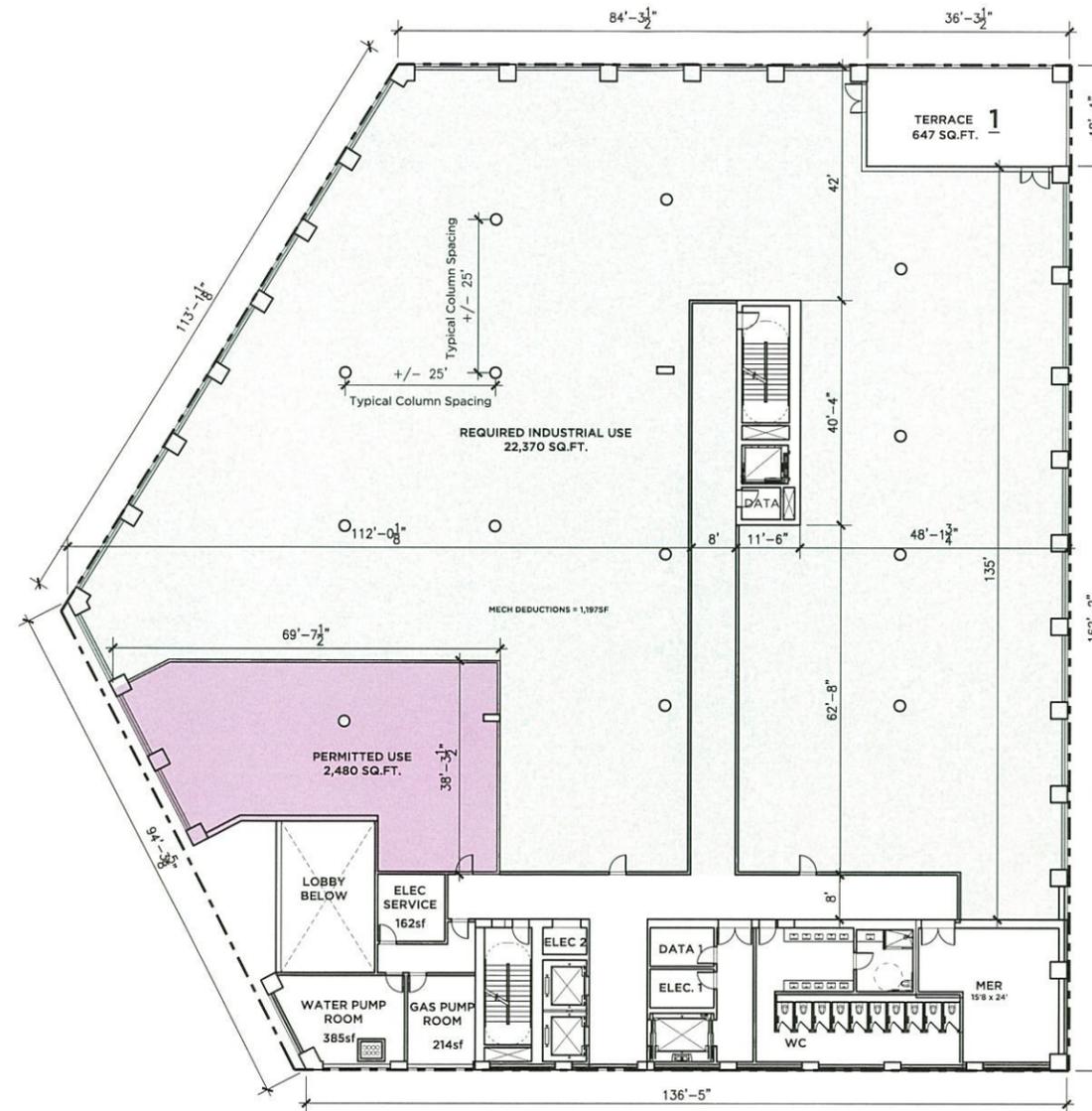


- TWO LOBBIES (N 15TH ST & GEM ST)
- DIRECT ACCESS TO FREIGHT ELEVATOR
- TWO 40' DEEP LOADING DOCKS
- DEDICATED COMPACTOR ROOM
- OFF STREET PARKING

## GROUND FLOOR PLAN

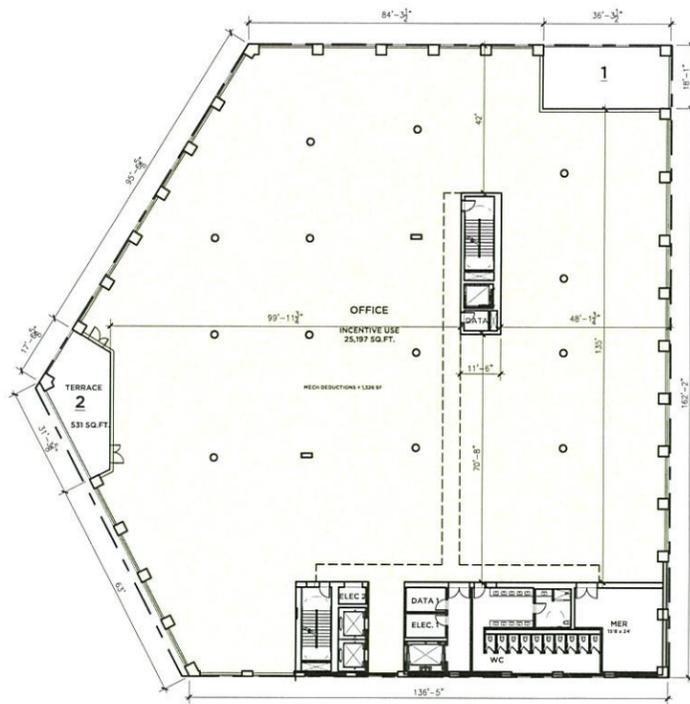


- WINDOW EXPOSURE ON 4 SIDES
- 15' FLOOR TO FLOOR HEIGHT
- INCREASED FLOOR LOADING
- OUTDOOR TERRACE SPACE
- DEDICATED EXHAUST
- DIRECT ACCESS TO FREIGHT ELEVATOR
- OVERSIZED CORRIDOR (IN MULTI TENANT SCENARIO)
- SHOWER

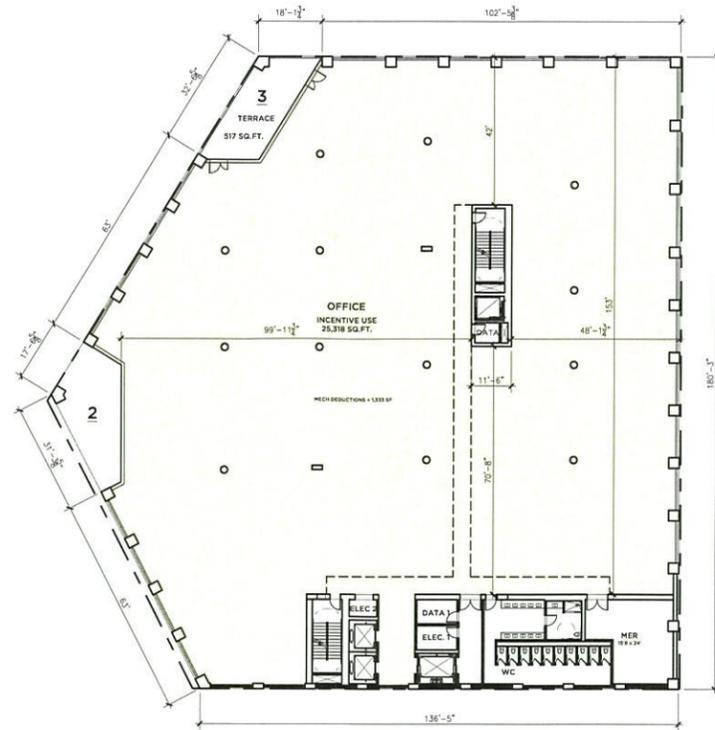


REQUIRED USES  
 PERMITTED USES  
 SERVICE/MECHANICAL

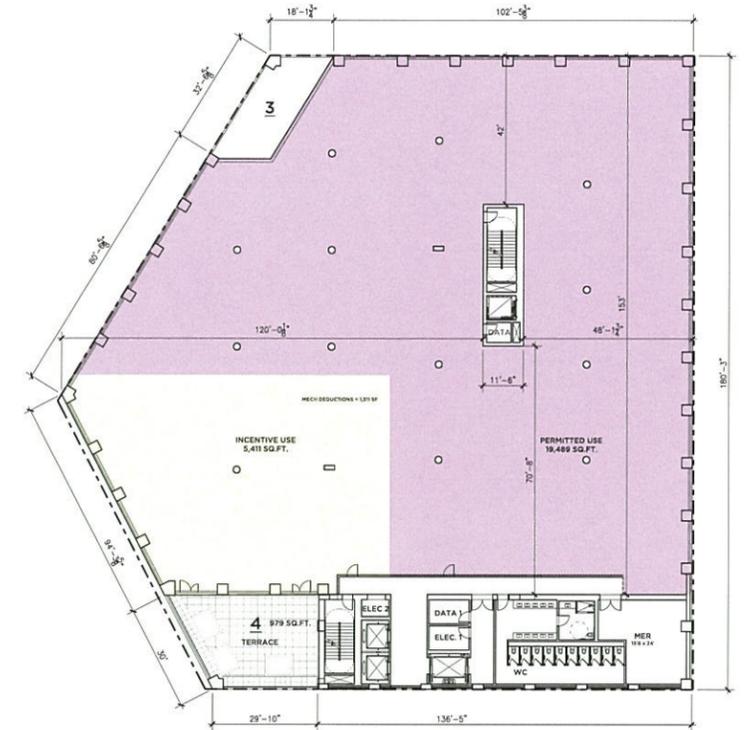




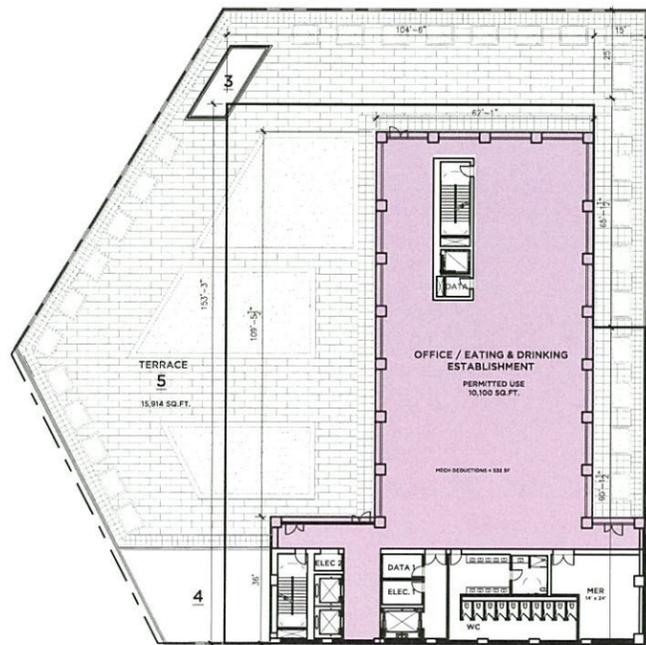
3RD FLOOR



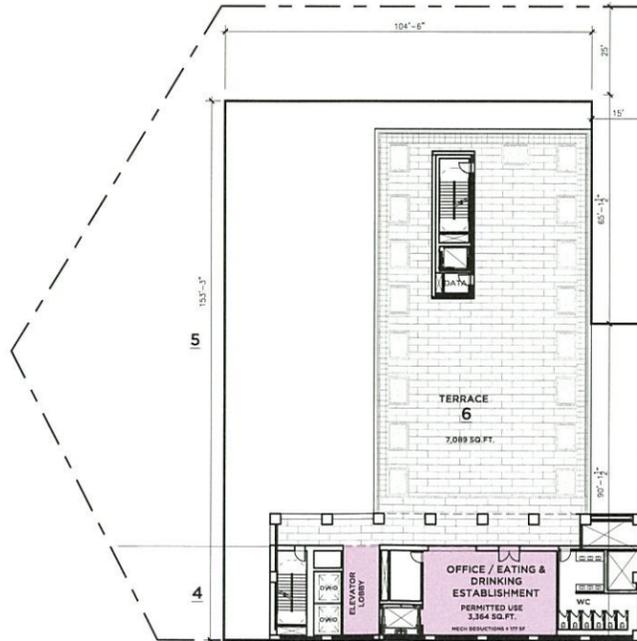
4TH FLOOR



5TH FLOOR



6TH FLOOR



7TH FLOOR

- INCENTIVE USES
- PERMITTED USES
- SERVICE/MECHANICAL
- TERRACE SPACE

UPPER FLOOR PLANS





## AXONOMETRIC VIEWS



31 JANUARY 2019  
12 FRANKLIN ST

## VIEW: FRANKLIN STREET LOOKING NORTH

**SIMON BARON**  
OWNER · DEVELOPER

**fx**collaborative





31 JANUARY 2019  
12 FRANKLIN ST

## VIEW: FROM FUTURE PARK ACROSS FRANKLIN ST

**SIMON BARON**  
OWNER · DEVELOPER

**fx**collaborative



# EVERGREEN

Your North Brooklyn Business Exchange

January 30, 2019

To the NYC Council:

I am writing on behalf of Evergreen to express our support for the 12 Franklin development proposal and zoning text language. As you may know, Evergreen is supportive of the mixed commercial/manufacturing concept; in fact we have recommended mixed commercial/industrial models in our recent Brownfield Opportunity Areas planning report. We believe that if it is done correctly it will result in additional manufacturing space while allowing for additional commercial development, or worst case, no net loss of manufacturing.

The developers at 12 Franklin have numerous development options available to them—we are gratified that they chose to include 23,000 square feet of manufacturing space on their site. They would have been eligible for a similar height and density bonus if they included a community facility, but this would not have achieved our goal of retaining manufacturing jobs in our community.

Evergreen supports this proposed development as the owners have committed to a limited amount of manufacturing use groups. We have met with them personally and impressed upon them the importance of affordable industrial real estate for small manufacturers.

We wish that the City of New York would take responsibility for oversight and reporting of tenants and uses in developments that use the Enhanced Business District model. They have not yet done this so we ask that the developer provide monitoring and data collection of the industrial space and its tenants.

In closing, Evergreen is gratified that the team at 12 Franklin is committed to retaining a portion of the building for industrial tenants, and are delighted that they are willing to work with us as they shape their development. We are looking forward to helping them design the space so it is appropriate for small manufacturers and will assist them in locating industrial tenants when the building is ready for occupancy.

Sincerely,

Leah Archibald, Executive Director, Evergreen

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/31/19

(PLEASE PRINT)

Name: Ali Corning Aou

Address: 547 Lincoln Pl 4B

I represent: 570 Fulton

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 01/31/19

(PLEASE PRINT)

Name: Kortley O'Kear

Address: 342 Hudson Walk

I represent: The Community

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/31/19

(PLEASE PRINT)

Name: Dita Plankett

Address: 505 LINCOLN PLACE

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

*Wanted to speak to Sergeant*

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0331 Res. No. 0332

in favor  in opposition

Date: 1/31/19

(PLEASE PRINT)

Name: Edward Lagana

Address: Douglaston N.Y.

I represent: myself

Address: 120 Warwick Avenue

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 335-337

in favor  in opposition

Date: 1/31/2019

(PLEASE PRINT)

Name: May Yin

Address: \_\_\_\_\_

I represent: Downtown Brooklyn Partnership

Address: \_\_\_\_\_

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 331, 332 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/31/19

(PLEASE PRINT)

Name: Paola Duran

Address: \_\_\_\_\_

I represent: Honac

Address: 2740 South, Astoria, N.Y.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 331, 332 Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: 1/31

Name: Zamir Khan (PLEASE PRINT) (Douglasston Pkwy)

Address: \_\_\_\_\_

I represent: 32B1

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. NU0335-332 Res. No. 331, 332  
 in favor     in opposition

Date: 1/31/19

Name: Cassandra Carrillo (PLEASE PRINT) (570 Fulton)

Address: \_\_\_\_\_

I represent: 32Bj

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. NU0330-330 Res. No. 331  
 in favor     in opposition

Date: 1/31

Name: Panos Kutris (PLEASE PRINT) (12 franklin)

Address: \_\_\_\_\_

I represent: 32B1

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0331 Res. No. 0332  
 in favor  in opposition

Date: 01/31/19

(PLEASE PRINT)

Name: John Kurtz

Address: Queens, NY

I represent: George Mihaltzes, Elias Filas

Address: Queens, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 331, 332 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 1/31/19

(PLEASE PRINT)

Name: BRENDAN LEAVY

Address: 78-17 222 ST. BAYSIDE NY

I represent: QUEENS CHAMBER OF COMMERCE

Address: 75-20 ASTOR A BLVD. JACKSON  
HEIGHTS NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0331/0332 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 1/31/19

(PLEASE PRINT)

Name: Jaclyn Scarpaci

Address: AKerman LLP

I represent: 241-15 Northern LLC (Applicant)

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 338-340 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11/31

(PLEASE PRINT)

Name: ~~Andrew Till~~ Toby Snyder

Address: FX Collaborative

I represent: Applicant - 12 Franklin Property LLC

Address: 22 West 19th Street

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 338-340 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11/31

(PLEASE PRINT)

Name: Andrew Till

Address: Simon Baron

I represent: Applicant - 12 Franklin Property LLC

Address: 757 Third Avenue

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 338-340 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11/31/19

(PLEASE PRINT)

Name: MELANIE MEYERS

Address: Fred Frank

I represent: Applicant - 12 Franklin Property LLC

Address: Simon Baron - 757 Third Avenue

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 335-337 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/31/2019

(PLEASE PRINT)

Name: Allison Carreri

Address: 200 Park Avenue

I represent: Applicant

Address: 570 Fulton Street

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0331 Res. No. 0332

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Kelly Fernandez

Address: 100-105 105th Rd. Maspeth NY 11355

I represent: QUEENS Economic Development Corp.

Address: 120-33 Queens Blvd.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0331 Res. No. 0332

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sofia Arutia

Address: 18-65 21st Bayside NY 11360

I represent: Self

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

# 5

Appearance Card

333, 334

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/31/19

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON-LOBEL PC

I represent: APPLICANT

Address: 1312 CATON

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0333 Res. No. 0334

in favor  in opposition

Date: 1/31/19

(PLEASE PRINT)

Name: Rick Tonto

Address: 1312 Caton Ave Brooklyn, NY 11226

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

338  
340

15A17

I intend to appear and speak on Int. No. 15A17 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/31

(PLEASE PRINT)

Name: Jack Davies

Address: \_\_\_\_\_

I represent: Transportation Alternatives

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

338-  
340

15-NY

I intend to appear and speak on Int. No. 15-NY Res. No. \_\_\_\_\_

in favor     in opposition

Date: 1/31

(PLEASE PRINT)

Name: Iziah Thompson

Address: \_\_\_\_\_

I represent: NY Building Congress

Address: \_\_\_\_\_



Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

338-  
340

15-NY

I intend to appear and speak on Int. No. 15-NY Res. No. \_\_\_\_\_

in favor     in opposition

Date: 1/31

(PLEASE PRINT)

Name: John Napisa

Address: \_\_\_\_\_

I represent: Association for a Better NY

Address: \_\_\_\_\_



Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

338-  
340

1547

I intend to appear and speak on Int. No. 1547 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/31

(PLEASE PRINT)

Name: Mitch Gipson

Address: \_\_\_\_\_

I represent: Brooklyn Chamber of Commerce

Address: \_\_\_\_\_

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 335-337 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/31

(PLEASE PRINT)

Name: David Schwartz

Address: \_\_\_\_\_

I represent: 570 Felton St

Address: 570 Felton St

▶ Please complete this card and return to the Sergeant-at-Arms ◀