

CITY HALL OFFICE

250 BROADWAY, SUITE 1833
NEW YORK, NY 10007
(212) 788-7081
FAX: (212) 788-7712

DISTRICT OFFICE

55 HANSON PLACE, SUITE 778
BROOKLYN, NY 11217
(718) 260-9191
FAX: (718) 398-2808

lcumbo@council.nyc.gov



**THE COUNCIL
OF
THE CITY OF NEW YORK**

LAURIE A. CUMBO

MAJORITY LEADER
COUNCIL MEMBER, 35TH DISTRICT, BROOKLYN

COMMITTEES

CULTURAL AFFAIRS
FINANCE
HIGHER EDUCATION
PUBLIC HOUSING
WOMEN'S

August 24, 2020

Re: Grand and Pacific Rezoning
C 190256 ZMK (L.U. No. 628) and N 190257 ZRK (L.U. No. 629)

I write to encourage my colleagues to vote in support of the modified approval of the above referenced applications. EMP Capital Group seeks a rezoning from M1-1 to an R7D/C2-4 district and designation of a Mandatory Inclusionary Housing Area in order to facilitate the development of a proposed 9 story mixed-use building. The proposed rezoning area includes the applicant's development site (Block 1125, Lot 1) on the northeast corner of the intersection of Grand Avenue and Pacific Street and additional properties on the southeast corner of the intersection that are not controlled by the applicant (Block 1133, Lots 7, 10, 11, 12, and p/o 13). The rezoning area is within the "M CROWN" community plan study area where Community Board 8 has been advocating for a mixed-use neighborhood rezoning for over 5 years.

Community Board 8's "M CROWN" community plan framework proposes the highest density (6-7 FAR) on the wide street Atlantic Avenue, with medium density of 4-5 FAR proposed for the narrow neighborhood streets to the south, including Pacific Street and Grand Avenue. The residential blocks to the south of the "M CROWN" study area were rezoned to lower densities of R6A (3.6 FAR) and R6B (2 FAR) in the 2009 Crown Heights West rezoning. As modified, the proposed R7D designation over the southern block-front of the rezoning area would be changed to an R7A district to more closely reflect the built character of the area proximate to it. The R7D zone on the northern side of Pacific Street functions as a transitional density, down from future higher density on Atlantic Avenue (proposed in "M CROWN") to the R7A envisioned for the rest of the M CROWN area. Maintaining the south side of Pacific Street at R7A is in line with the private applications from last year (1010 and 1050 Pacific) and the community board's wider vision for the future of the area.

The R7D designation will remain for the applicant's development site in order to also facilitate the inclusion of community-beneficial light industrial, arts, or community facility uses consistent with the M CROWN plan, as described in the community board and borough president recommendations. The MIH zoning text amendment as modified, would strike Option 2 and retain Option 1.

I thank my colleagues for their support.

Sincerely,

A handwritten signature in cursive script that reads "Laurie A. Cumbo".

LAURIE A. CUMBO
MAJORITY LEADER
MEMBER OF THE NEW YORK CITY COUNCIL