

**Brooklyn Community Board 8**  
 Resolution Requesting Multi-agency Study for Rezoning  
 Adopted by the Community Board September 12, 2019

The following resolution requests the New York City Department of City Planning coordinate a multi-agency study of needs associated with rezoning the M-CROWN district. The proposed resolution text appears in the left column below. The right column contains further explanation of its proposed terms.

Resolution	Notes
<p>Whereas a six-block area located in the northwest sector of Crown Heights and bound by Atlantic Avenue, Franklin Avenue Bergen Street, and Grand Avenue has a majority of its lots currently zoned M1-1 (the “M-CROWN District”); and</p> <p>Whereas Community Board 8 has found that the M-CROWN District contains many properties that are vacant or otherwise underutilized, and that the current zoning provides little economic incentive for owners to improve such properties so that they can become productive; and</p> <p>Whereas adjoining neighborhoods outside the M-CROWN District are experiencing strong demand for both residential and commercial real estate; and</p> <p>Whereas Community Board 8 finds that there yet remains an urgent need for affordable housing and jobs paying a living wage or better to be created within its District; and</p> <p>Whereas Community Board 8 has requested the New York City Department of City Planning to prepare a plan for rezoning of the M-CROWN District by way of a resolution passed on April 9, 2015 and amended on June 9, 2016; and</p>	<p>This preamble describes the area to be rezoned and states the justification for rezoning. It also lays out the timeline of CB8’s and DCP’s actions.</p>

<p>Whereas the New York City Department of City Planning presented Community Board 8 with a framework for rezoning the M-CROWN District on February 12, 2018 that lays out certain subzones within it, together with general categories of uses and densities for each (the “Framework”); and</p> <p>Whereas the Department of City Planning has indicated its desire to begin coordinating other City agencies to assess neighborhood needs to be addressed as a function of rezoning the M-CROWN District;</p> <p>Now therefore, it is resolved that Brooklyn Community Board 8 affirms its general support and interest in moving forward with rezoning the M-CROWN District based upon the Framework and ensuing discussions with the Department of City Planning, as follows:</p>	
<p>1) That new zoning include a Commercial Subzone comprised of lots on the south side of Atlantic Avenue, beginning at Vanderbilt Avenue and continuing east to Classon Avenue, with FAR of 6-7. The Commercial Subzone will permit residential and commercial use, with Special Enhanced Commercial District for requiring a non-residential ground floor and preferential FAR for commercial uses with no restrictions.</p>	<p>On 5/31/2019, DCP said it was targeting FAR of 7-8 for this zone. The lower numbers shown here come from the <a href="#">joint letter</a> sent by Borough President Adams, Council Member Cumbo and CB8 Chair Granville on 8/31/2019.</p>
<p>2) That new zoning include a Mixed Use Subzone comprised of (a) lots on both sides of Grand Avenue and both sides of Classon Avenue, beginning at the first lots not fronting Atlantic Avenue and continuing south to Bergen Street, with FAR of 4-5, permitting both residential and commercial use, with Special Enhanced Commercial District for requiring a non-residential ground floor; and (b) lots on both sides of Pacific Street and Dean Street, and on the north side of Bergen Street, between</p>	<p>The density in (a) comes from the <a href="#">joint letter</a>; DCP had cited a desire for FAR of 5-6 on 5/31/2019.</p> <p>Density in (b) was cited by DCP on 5/31/2019.</p> <p>The incentive described for (b) is based upon the <a href="#">Gowanus Mix</a>.</p>

<p>between but not fronting Grand Avenue and Classon Avenue, with base FAR of 3-4, permitting both residential and commercial use. In addition, lots in Mixed Use Subzone (b) shall have the option of preferential FAR of 0.4-1.0 for non-residential use, with a portion to be used for light-Industrial, arts-related, cultural, civic and repair and production service uses. The Mixed Use Subzone shall include only lots currently zoned M1-1.</p>	
<p>3) That new zoning include a Medium-density Manufacturing Subzone comprised of lots on both sides of Pacific Street and Dean Street, and on the north side of Bergen Street east of and not fronting Classon Avenue, with FAR of 3-4, permitting manufacturing uses. Lots in the Medium-density Manufacturing Subzone shall the option for preferential FAR of 1 for non-retail use. The Medium-density Manufacturing Subzone shall include only lots currently zoned M1-1.</p>	<p>Density listed here is consistent with both the joint letter and DCP's expectations as relayed on 5/31/2019 when a 1.0 FAR incentive is factored in.</p>
<p>4) That new zoning include a High-density Manufacturing Subzone comprised of lots on the south side of Atlantic Avenue between Classon and Franklin Avenues, with FAR of 4-5, permitting manufacturing uses. Lots in the High-density Manufacturing Subzone shall the option for preferential FAR of 1 for non-retail use. The High-density Manufacturing Subzone shall include only lots currently zoned M1-1.</p>	<p>Density listed here is consistent with both the joint letter and DCP's expectations as relayed on 5/31/2019 when a 1.0 FAR incentive is factored in.</p>
<p>5) That new residential use resulting from the rezoning subject to New York City's Mandatory Inclusionary Housing program be classified as Option 1.</p>	<p>Under MIH Option 1, 25% of the housing must be affordable, on average, to households making 60% of Area Median Income or around \$47,000 a year for a household of three. Additionally, 10% of the housing must be affordable to households making an average of 40% of Area Median Income. For example, a 100-unit building</p>

	<p>would have to have 25 affordable apartments, of which 10 would need to be affordable at an average of 40% of Area Median Income.</p>
<p>In addition, Brooklyn Community Board 8 recommends the New York City Planning Commission and the City Council modify the Mandatory Inclusionary Housing (MIH) section of the New York City Zoning Resolution (ZR) pertaining to MIH-designated areas being adopted with a requirement that permits households with rent-burdened status paying the same or more rent than what the housing lottery offers to qualify for such affordable housing units pursuant to MIH.</p>	<p>Here the Community Board echoes its support for a policy put forward by the Brooklyn Borough President.</p>