



BROOKLYN COMMUNITY BOARD 9

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Vacant
1st Vice Chair

Francisca Leopold
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Vacant
Member-at-Large

Nicolas Almonor
Member-at-Large

TO: Fred Baptiste, (Ex-Officio); Yaacov Behrman, CB9 Member; Nichola Cox, Resident Committee Member; John Craver, Resident Committee Member; Esteban Giron, Resident Committee; Beverly Newsome, CB9 Member; Thomas Thomas, Resident Committee Member

FROM: Suki Cheong, Committee Chair

RE: ULURP/Land Use Committee Meeting

DATE: Friday, May 10, 2024

The meeting of the ULURP/Land Use Committee has been scheduled as follows:

DATE: Tuesday, May 14, 2024

TIME: 7:00pm

PLACE: Middle School 61
400 Empire Boulevard (Corner of New York)
Brooklyn, New York 11225
Livestreamed on CB9 YouTube Page:

<https://www.youtube.com/@brooklyncommunityboard9/streams>

AGENDA

1. Meeting Call to Order
 - a. Review Rules of Order
 - b. Welcome Committee Members and Guests
2. Committee updates
 - a. City of Yes for Housing Opportunity Subcommittee update
 - b. City of Yes Public Review Process
 - c. 962-972 Franklin Avenue Rezoning Timeline
 - d. Housing Law updates
 - e. Review of Council District 35 Land Use Framework
3. New Business
4. Community Board 9 Zoning Framework
5. Community Fair Activities
6. Adjourn

962-972 FRANKLIN AVENUE REZONING

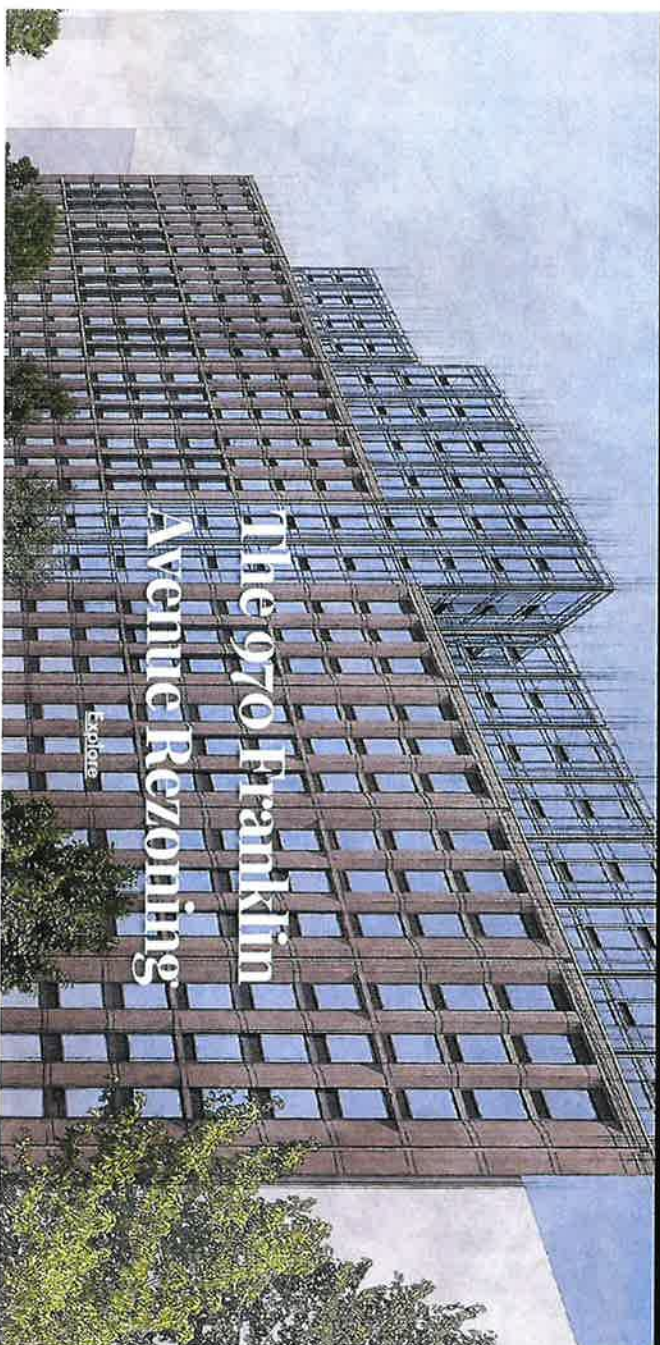
COMMUNITY BOARD PRESENTATION

04/09/2024

Applicant Proposal

- Zoning Map Amendment from R6A to R8A and R8A/C2-4.
- Zoning Text Amendment to designate a new MIH area.
- Special Permit for a reduction in required parking.

970 Franklin Ave



A development worthy of community support.

The rezoning at 962-972 Franklin Avenue, herein referred to as 970 Franklin Avenue, seeks to transform a vacant and underutilized plot of land into a *14-story, mixed-income residential development with 25% WORKFORCE* + AFFORDABLE HOUSING.*

If approved, 119 units built on the site will be reserved for low to middle-income households – providing desperately needed permanent housing for the hard-working lower-and middle-income residents of Crown Heights and the greater NYC community.

***What is WORKFORCE HOUSING?** Housing for essential workers (teachers, grocery clerks, bus drivers, nurses, firefighters), union workers, community entrepreneurs, and any others who are rent burdened but don't qualify for "low-income/affordable" housing.

www.970franklin.com

962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

AFL-CIO HOUSING INVESTMENT TRUST

Successful practitioner of socially responsible ,
economically targeted investing, focused on union-friendly
investments.

R8A 14-STORY PROPOSED BUILDING

962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

EXECUTIVE SUMMARY OF PROPOSAL

14-STORY PROPOSED		
475 TOTAL RENTAL UNITS		
75% MARKET RATE	25% WORKFORCE + AFFORDABLE	
356 MARKET RATE UNITS	119 INCOME RESTRICTED UNITS	

% AMI / AFFORDABILITY CHART

14-STORY AFFORDABILITY CHART			
% AMI (Average Median Income)	INCOME LIMIT (by # of person in household, as of 2023)	RENT LIMIT (by # of bedroom in unit, as of 2023)	UNITS AVAILABLE (if approved)
40% AMI	\$39,560 (for an individual) \$50,840 (for a family of three)	\$848 (for a studio) \$1,271 (for a 2-bedroom)	48
60% AMI	\$59,340 (for an individual) \$76,260 (for a family of three)	\$1,272 (for a studio) \$1,906 (for a 2-bedroom)	48
130% AMI	\$128,570 (for an individual) \$165,230 (for a family of three)	\$2,756 (for a studio) \$4,130 (for a 2-bedroom)	23
119 Total Affordable + Workforce Housing Apartments			

Land Use / Area Map

970 Franklin Avenue, Brooklyn (Borough 3)
Block 1192, p/o Lot 1, p/o 46, p/o 63,
p/o 66, p/o 77, p/o 85

Project Information

- 600 Radius
- Development Site
- Rezoning Area
- Zoning Districts

Land Use

- 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

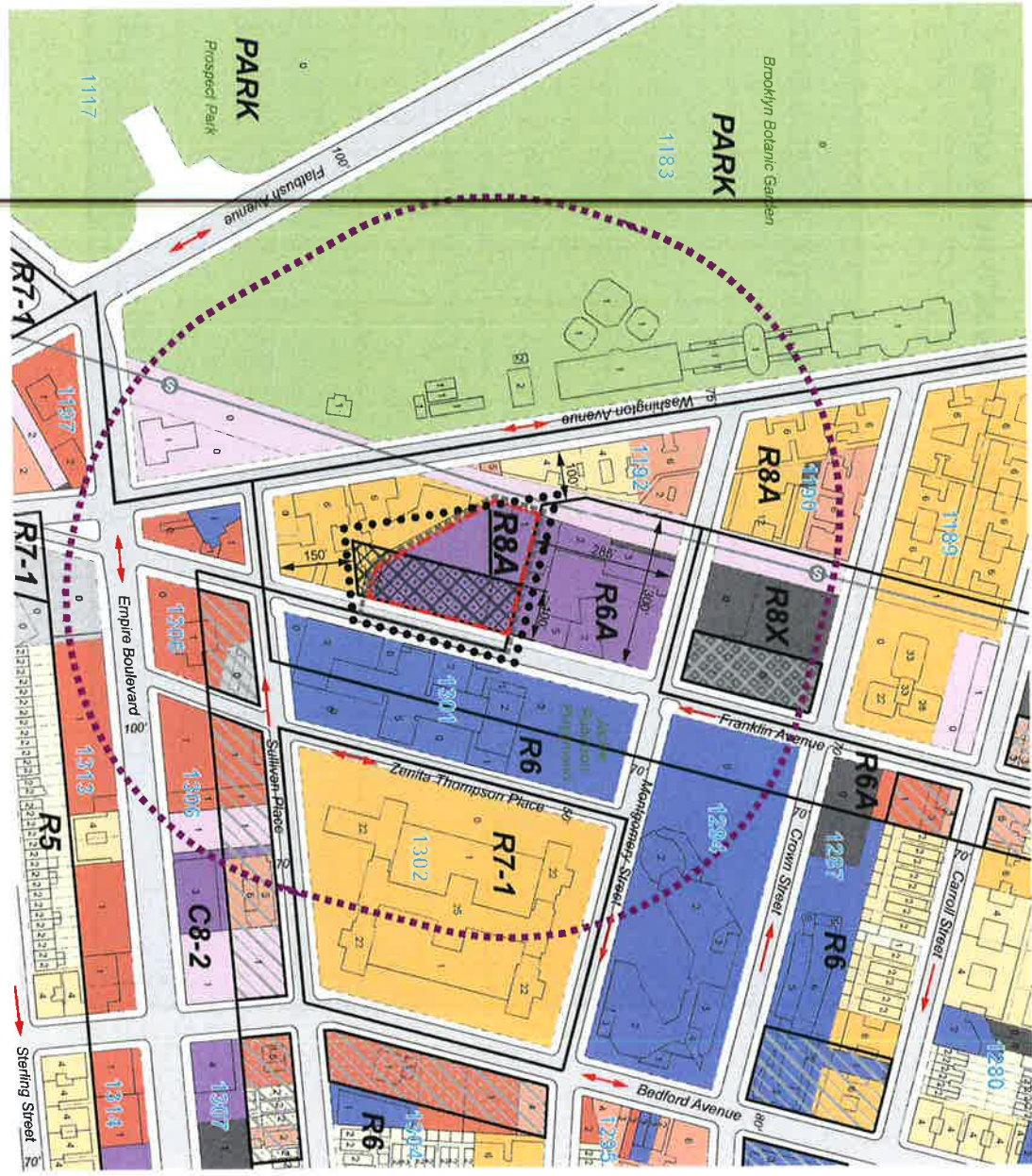
1192 Block Numbers

Property Lines

2 Number of Floors

Land Use

- Large-Scale General Development
- Existing C 1-3 Overlay
- Existing C 2-3 Overlay
- Existing C 2-4 Overlay
- C 2-4 Overlay
- Subway Entries



962-972 FRANKLIN AVENUE REZONING

AREA MAP



NYC Digital Tax Map

Effective Date 12-30-2021 11:42:21
End Date Current
Brooklyn Block 1192

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

Proposed Development Site

Area Proposed to be Rezoned

Zoning District Line

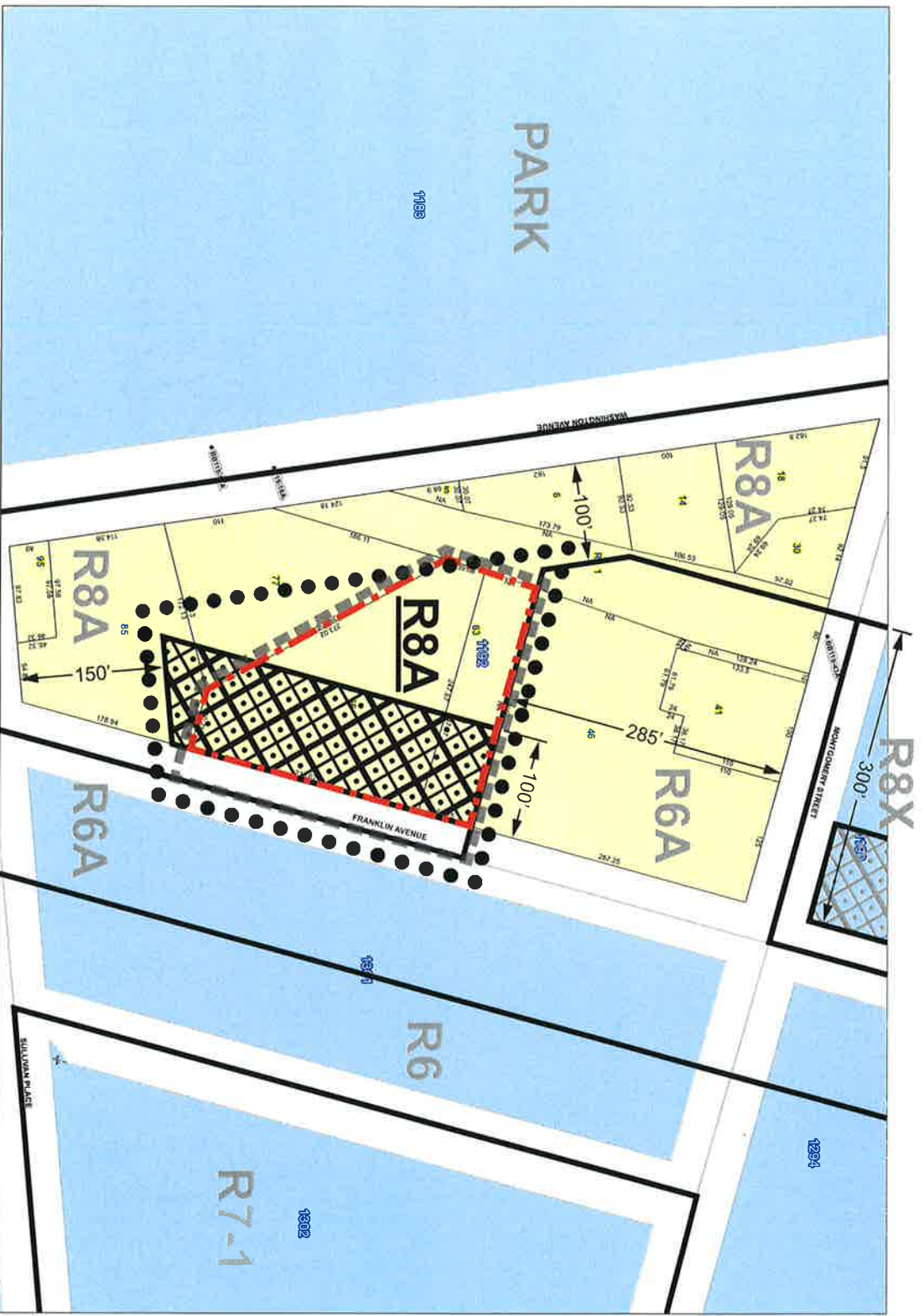
20 25000 50000 100 Large-Scale General Development

Existing C2-4 Overlay

Proposed C2-4 Overlay

Existing Zoning District

Proposed Zoning District



962-972 FRANKLIN AVENUE REZONING

TAX MAP

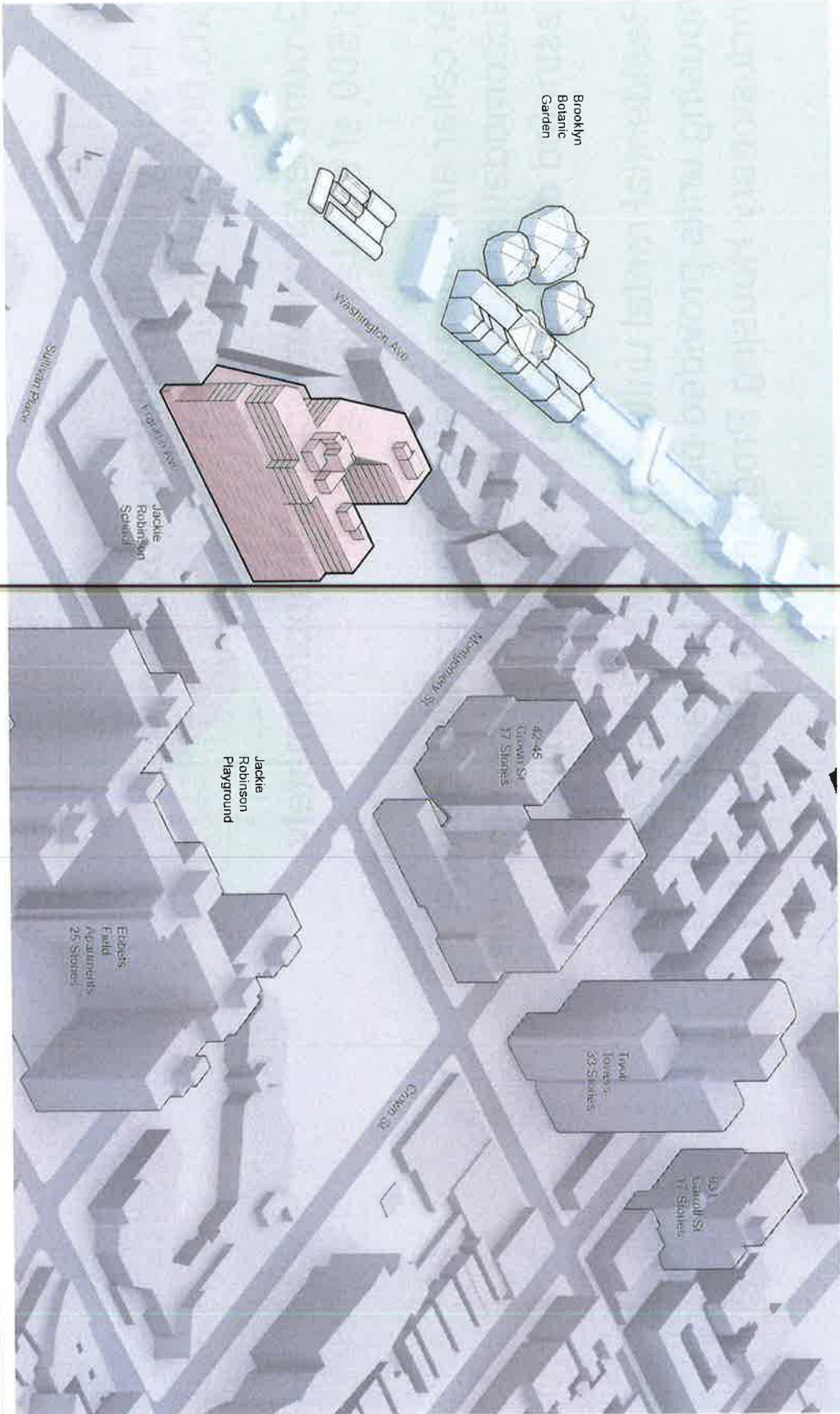
962-972 Franklin Avenue Rezoning

- **Rezone** affected area from R6A to R8A and R8A / C2-4 within 100 feet from Franklin Ave. Increase in maximum FAR for residential uses from 3.0 to 7.2 with Mandatory Inclusionary Housing.
- **Text amendments** to Appendix F Mandatory Inclusionary Housing.

Proposed Development

- A 14-story building with approximately 383,000 sf of floor area.
- Ground level commercial with approximately 8,500 sf of retail floor area.
- At cellar and ground level with a parking garage accommodating parking spaces 20% of non-income restricted dwelling units per special permit.
- Residential rental units above with 25% affordable housing units provided pursuant to Mandatory Inclusionary Housing Program and Affordable NY.

14-STORY PROPOSED MASSING
7.20 FAR



962-972 FRANKLIN AVENUE REZONING
14-STORY PROPOSED MASSING



962-972 FRANKLIN AVENUE REZONING
RENDERING

SHADOW SENSITIVE RESOURCES

- D. Helen Martin Warm Temperate Pavilion
- E. Tropical Pavilion
- F. Desert Pavilion
- G. C. V. Starr Bonsai Museum
- H. Conservatory Entry House
- I. Aquatic House & Orchid Collection
- J. Desert, Mediterranean, South African Bulb (Arid) Workhouse
- K. Humid Tropics Workhouse
- L. Lowland Moist Tropical Orchid Workhouse
- M. Highland Moist Tropical Orchid Workhouse
- N. Tropical Plant Propagation House
- O. Tropical & Desert Plant Propagation House
- P. Hardy Plant Nursery Yard
- Q. Temperate Bonsai Tunnel
- R. Production House
- S. Tropical Bonsai House
- T. Auxiliary House
- U. New York-Native Flora & Temperate Plant Propagation Tunnel
- V. Mediterranean Display Plants Tunnel



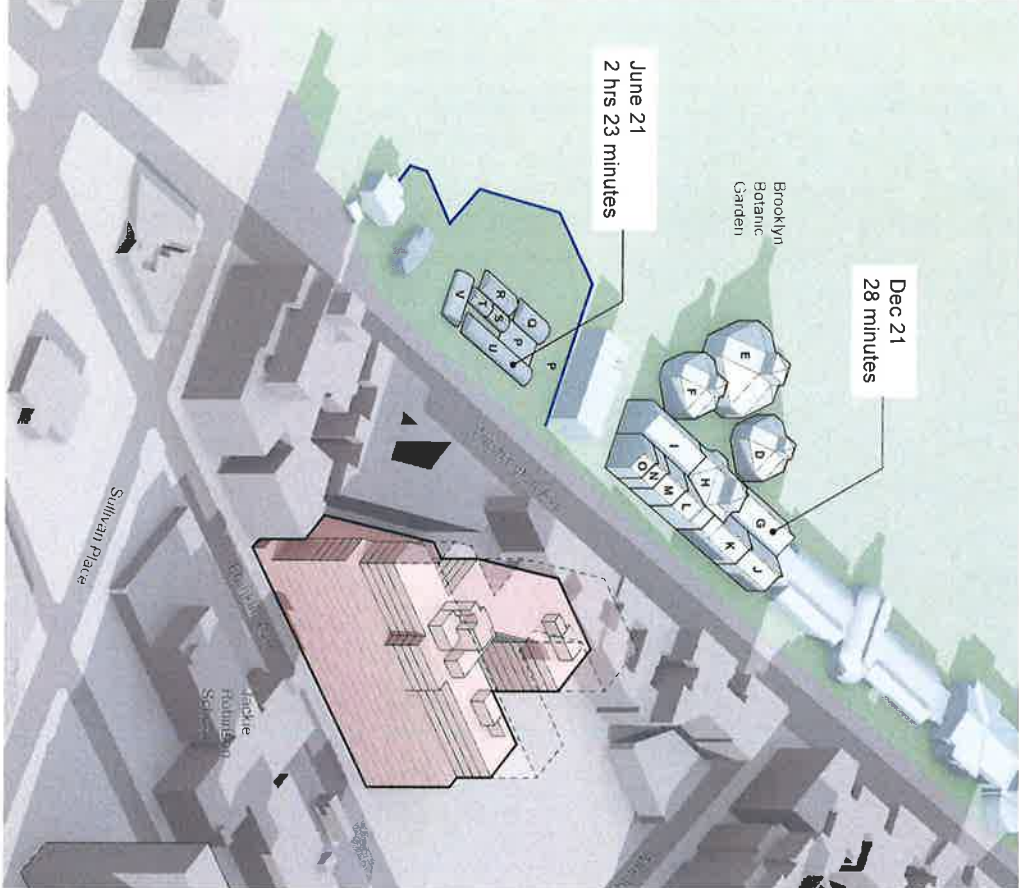
962-972 FRANKLIN AVENUE REZONING

SHADOW SENSITIVE RESOURCES

COMMUNITY BOARD PRESENTATION

04/09/2024

R8A MASSING (INCLUDING 55' CEQR BKHD)



14-story 55-foot bulkhead (ULURP with bulkhead)					
Resource #	Resource	Analysis Day	March 21/Sept. 21	May 6/August 6	21-Jun
A	Education Greenhouse: Desert Plants	Shadow enter-exit time	7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM
B	Education Greenhouse: Warm Temperate Plants	Incremental shadow duration	-	-	8:51 - 8:54 AM
C	Education Greenhouse: Tropical Plants	Shadow enter-exit time	-	-	8:51 - 8:59 AM
D	Heien Martin Warm Temperate Pavilion	Incremental shadow duration	-	-	8:51 - 9:00 AM
E	Tropical Pavilion	Shadow enter-exit time	7:36 AM-8:13 AM	-	8:51 - 8:56 AM
F	Desert Pavilion	Shadow enter-exit time	7:36 AM- 8:25 AM	-	5 minutes
G	C.V. Starr Botanical Museum	Shadow enter-exit time	49 minutes	-	-
H	Conservatory Entry House	Incremental shadow duration	-	-	8:51 - 9:19 AM
I	Aquatic House & Orchid Collection	Shadow enter-exit time	8:17 AM- 8:26 AM	-	28 minutes
J	Desert, Mediterranean, South African Bulb (and) Workhouse	Incremental shadow duration	9 minutes	-	8:51 - 9:18 AM
K	Humid Tropics Workhouse	Shadow enter-exit time	7:36 AM- 8:54 AM	-	27 minutes
L	Lowland Moist Tropical Orchid Workhouse	Incremental shadow duration	1 hr and 18 min	-	8:51 - 8:52 AM
M	Highland Moist Tropical Orchid Workhouse	Shadow enter-exit time	-	-	1 minute
N	Tropical Plant Propagation House	Shadow enter-exit time	8:24 AM-9:05 AM	-	47 minutes
O	Tropical & Desert Plant Propagation House	Shadow enter-exit time	41 minutes	-	8:51 - 9:29 AM
P	Hardy Plant Nursery Yard	Incremental shadow duration	7:36 AM-9:13 AM	-	38 minutes
Q	Temperate Bonsai Tunnel	Shadow enter-exit time	1 hour 18 minutes	-	8:51 - 9:27 AM
R	Production House	Shadow enter-exit time	7:36 AM-9:14 AM	-	16 minutes
S	Tropical Bonsai House	Incremental shadow duration	1 hour 38 minutes	-	8:51 - 8:58 AM
T	Auxiliary House	Shadow enter-exit time	7:36 AM-9:12 AM	-	7 minutes
U	New York-Native Flora & Temperate Plant Propagation Tunnel	Shadow enter-exit time	7:36 AM- 8:29 AM	-	-
V	Mediterranean Display Plants Tunnel	Shadow enter-exit time	59 minutes	-	-
		Incremental shadow duration	6:27 - 8:07 AM	-	-
		Shadow enter-exit time	1 hour 40 minutes	-	-
		Incremental shadow duration	6:27 - 7:59 AM	-	-
		Shadow enter-exit time	49 minutes	-	-
		Incremental shadow duration	6:27 - 7:46 AM	-	-
		Shadow enter-exit time	1 hour 19 minutes	-	-
		Incremental shadow duration	6:27 - 7:57 AM	-	-
		Shadow enter-exit time	31 minutes	-	-
		Incremental shadow duration	6:27 - 7:44 AM	-	-
		Shadow enter-exit time	1 hour 30 minutes	-	-
		Incremental shadow duration	6:27 - 7:49 AM	-	-
		Shadow enter-exit time	15 minutes	-	-
		Incremental shadow duration	6:27 - 8:21 AM	-	-
		Shadow enter-exit time	1 hour 4 minutes	-	-
		Incremental shadow duration	6:27 - 7:51 AM	-	-
		Shadow enter-exit time	1 hour 28 minutes	-	-
		Incremental shadow duration	6:27 - 7:55 AM	-	-
		Shadow enter-exit time	1 hour 49 minutes	-	-
		Incremental shadow duration	6:27 - 7:55 AM	-	-

962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

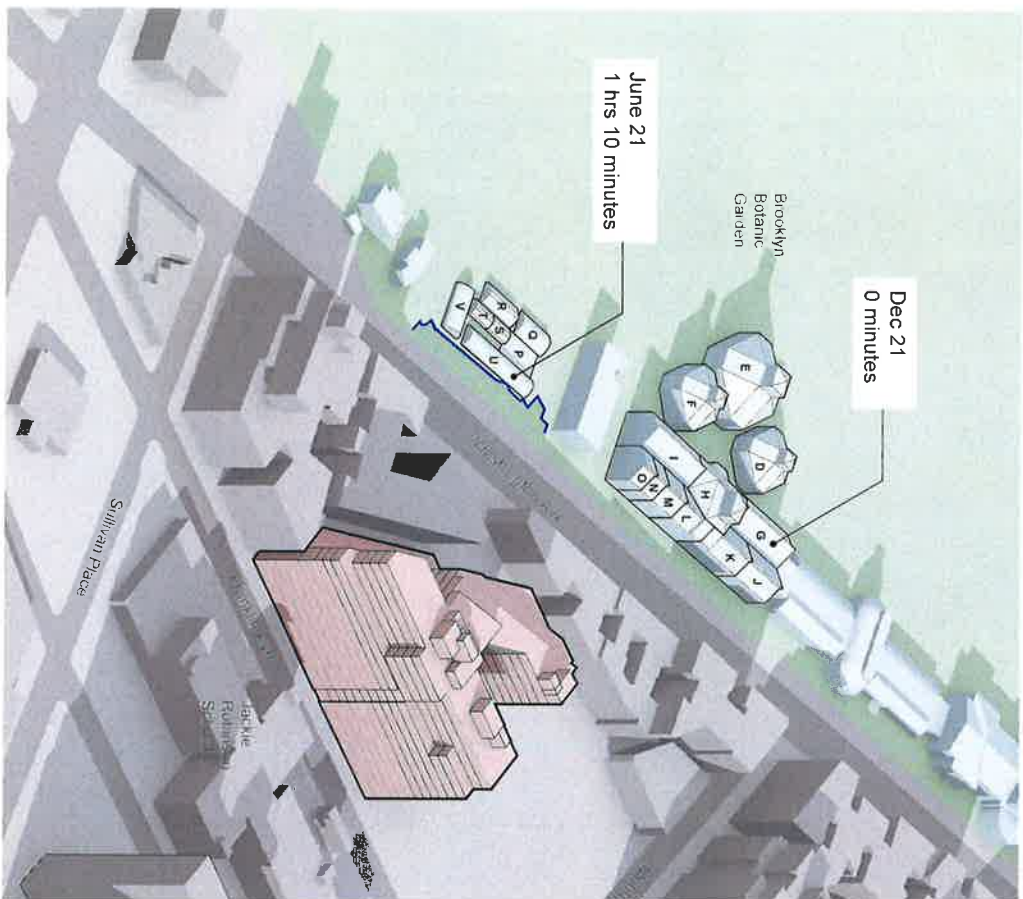
STEPPED REDUCED SHADOW MASSING

962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

STEPPED REDUCED SHADOW MASSING



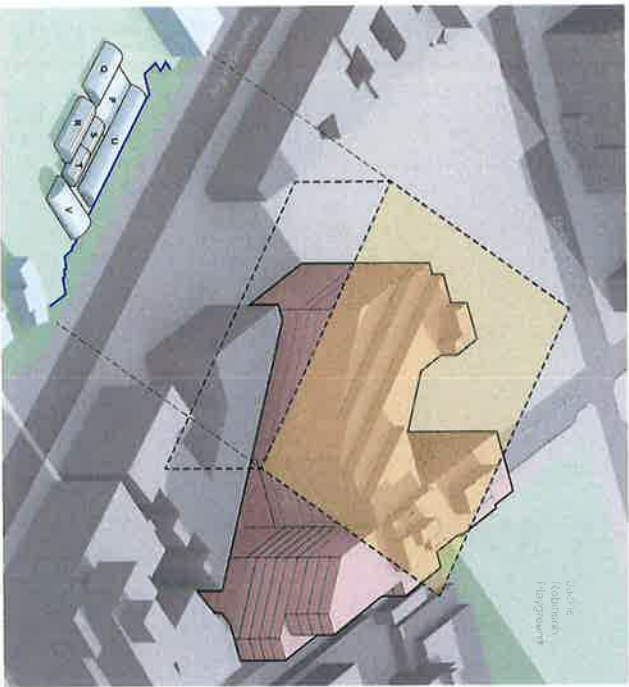
Scheme 1 with Proposed Bulkhead					
Resource #	Resource	Analysis Day	March 21/Sept. 21	May 6/August 6	21-Jun
			7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM
A	Education Greenhouse: Desert Plants	Shadow enter-exit time	-	-	-
A	Education Greenhouse: Desert Plants	Incremental shadow duration	-	-	-
B	Education Greenhouse: Warm Temperate Plants	Shadow enter-exit time	-	-	-
B	Education Greenhouse: Warm Temperate Plants	Incremental shadow duration	-	-	-
C	Education Greenhouse: Tropical Plants	Shadow enter-exit time	-	-	-
C	Education Greenhouse: Tropical Plants	Incremental shadow duration	-	-	-
D	Helen Martin Warm Temperate Pavilion	Shadow enter-exit time	-	-	-
D	Helen Martin Warm Temperate Pavilion	Incremental shadow duration	-	-	-
E	Tropical Pavilion	Shadow enter-exit time	-	-	-
E	Tropical Pavilion	Incremental shadow duration	-	-	-
F	Desert Pavilion	Shadow enter-exit time	-	-	-
F	Desert Pavilion	Incremental shadow duration	-	-	-
G	C.V. Starr Bonsai Museum	Shadow enter-exit time	-	-	-
G	C.V. Starr Bonsai Museum	Incremental shadow duration	-	-	-
H	Conservatory Entry House	Shadow enter-exit time	-	-	-
H	Conservatory Entry House	Incremental shadow duration	-	-	-
I	Aquatic House & Orchid Collection	Shadow enter-exit time	-	-	-
I	Aquatic House & Orchid Collection	Incremental shadow duration	-	-	-
J	Desert, Mediterranean, South African Bulb Trial Workhouse	Shadow enter-exit time	-	-	-
J	Desert, Mediterranean, South African Bulb Trial Workhouse	Incremental shadow duration	-	-	-
K	Humid Tropics Workhouse	Shadow enter-exit time	-	-	-
K	Humid Tropics Workhouse	Incremental shadow duration	-	-	-
L	Lowland Moist Tropical Orchard Workhouse	Shadow enter-exit time	-	-	-
L	Lowland Moist Tropical Orchard Workhouse	Incremental shadow duration	-	-	-
M	Highland Moist Tropical Orchard Workhouse	Shadow enter-exit time	-	-	-
M	Highland Moist Tropical Orchard Workhouse	Incremental shadow duration	-	-	-
N	Tropical Plant Propagation House	Shadow enter-exit time	-	-	-
N	Tropical Plant Propagation House	Incremental shadow duration	-	-	-
O	Tropical & Desert Plant Propagation House	Shadow enter-exit time	-	-	-
O	Tropical & Desert Plant Propagation House	Incremental shadow duration	-	-	-
P	Hardy Plant Nursery Yard	Shadow enter-exit time	7:36 - 7:55 AM	6:27 - 7:02 AM	5:57 - 6:57 AM
P	Hardy Plant Nursery Yard	Incremental shadow duration	19 minutes	35 minutes	1 hour
Q	Temperate Bonsai Tunnel	Shadow enter-exit time	7:36 - 7:53 AM	6:27 - 6:58 AM	5:57 - 6:52 AM
Q	Temperate Bonsai Tunnel	Incremental shadow duration	17 minutes	31 minutes	55 minutes
R	Propagation House	Shadow enter-exit time	7:36 - 7:48 AM	6:27 - 6:52 AM	5:57 - 6:43 AM
R	Propagation House	Incremental shadow duration	12 minutes	25 minutes	46 minutes
S	Tropical Bonsai House	Shadow enter-exit time	7:36 - 8:04 AM	6:27 - 7:01 AM	5:57 - 6:46 AM
S	Tropical Bonsai House	Incremental shadow duration	28 minutes	34 minutes	49 minutes
T	Auxiliary House	Shadow enter-exit time	7:36 - 7:54 AM	6:27 - 7:04 AM	5:57 - 6:49 AM
T	Auxiliary House	Incremental shadow duration	18 minutes	37 minutes	52 minutes
U	New York Native Flora & Temperate Plant Propagation Tunnel	Shadow enter-exit time	7:36 - 8:08 AM	6:27 - 7:20 AM	5:57 - 7:07 AM
U	New York Native Flora & Temperate Plant Propagation Tunnel	Incremental shadow duration	32 minutes	53 minutes	1 hour 10 minutes
V	Mediterranean Display Plants Tunnel	Shadow enter-exit time	7:36 - 7:56 AM	6:27 - 7:13 AM	5:57 - 7:00 AM
V	Mediterranean Display Plants Tunnel	Incremental shadow duration	20 minutes	41 minutes	1 hour 3 minutes

962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

STEPPED REDUCED SHADOW MASSING



Scheme 1 with Proposed Bulkhead					
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		Incremental shadow duration	28 minutes	34 minutes	49 minutes
T	Auxiliary House	Shadow enter-exit time	7:36 - 7:54 AM	6:27 - 7:04 AM	5:57 - 6:49 AM
		Incremental shadow duration	18 minutes	37 minutes	52 minutes
U	New York-Native Flora & Temperate Plant Propagation Tunnel	Shadow enter-exit time	7:36 - 8:08 AM	6:27 - 7:20 AM	5:57 - 7:07 AM
		Incremental shadow duration	32 minutes	53 minutes	1 hour 10 minutes
V	Mediterranean Display Plants Tunnel	Shadow enter-exit time	7:36 - 7:56 AM	6:32 - 7:13 AM	5:57 - 7:00 AM
		Incremental shadow duration	20 minutes	41 minutes	1 hour 3 minutes