



CITY PLANNING COMMISSION

August 21, 2013 / Calendar No. 9

C 130306 ZMK

IN THE MATTER OF an application submitted by the Dormitory Authority of State of New York pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 23a:

1. changing from a C8-2 District to an R6 District property bounded by the westerly centerline prolongation of Avenue H, Nostrand Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), the northerly centerline prolongation of East 29th Street, and the centerline of former Campus Road and its southwesterly prolongation; and
2. establishing within a proposed R6 District a C2-4 District property bounded by the westerly centerline prolongation of Avenue H, Nostrand Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), the northerly centerline prolongation of East 29th Street, and the centerline of former Campus Road and its southwesterly prolongation;

Borough of Brooklyn, Community District 14, as shown on a diagram (for illustrative purposes only) dated May 20, 2013, and subject to the conditions of CEQR Declaration E-298.

The application for an amendment of the Zoning Map was filed by the Dormitory Authority of State of New York (DASNY) on May 3, 2013, to change a C8-2 zoning district to an R6/C2-4 in order to facilitate the development of a new 235,705 square-foot building that would include a total of approximately 140,000 square feet of academic space, 72,500 square feet of dormitory space with 242 beds and 20,549 square feet of ground-floor retail space for the City University of New York's Brooklyn College.

RELATED ACTIONS

In addition to the Zoning Map amendment that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 120326 MMK Amendment to the City Map involving the elimination, discontinuance and closing of Campus Road south of Avenue H, the narrowing of Avenue H between Campus Road and Nostrand Avenue and the adjustment of grades necessitated.

BACKGROUND

The Dormitory Authority of the State of New York (DASNY), on behalf of Brooklyn College of the City University of New York (CUNY), proposes to develop a 12-story, 235,705 square feet building containing a new School of Business, a dormitory and ground-floor retail space to serve as an anchor to the eastern entrance of the college's campus. Brooklyn College is a major public institution spread over a campus of 35 acres and is the third oldest institution in the CUNY system. Today, the College has an enrollment of approximately 17,000 undergraduate and graduate students.

The rezoning area is located on the southeastern edge of the Brooklyn College campus in the Flatbush/Midwood neighborhoods of Brooklyn's Community District 14. The project site is an irregularly-shaped, 61,652 square foot site located at the southwest corner of the intersection of Nostrand Avenue and Avenue H (Block 7575, Lots 33, 53, and 54) which the College recently acquired in order to facilitate the proposed development. In addition, the site includes portions of the street beds of Campus Road and Avenue H, which would be demapped under a related application. The project site is currently zoned C8-2 which allows semi-industrial and automotive uses in low coverage buildings surrounded by large surface parking areas. Lot 33 contains a portion of the College's internal roadway that connects to Campus Road as well as 14 parking spaces. Lot 53 is a surface parking area containing approximately 57 parking spaces for the College. Lot 54 is currently developed with a meat market consisting of two, two-story buildings totaling approximately 12,000 square feet of floor area.

Brooklyn College is proposing to demolish the existing buildings on the site in order to develop a new, mixed-use building to house the School of Business, a dormitory and retail uses. The new building would contain a total of 235,705 square feet (Floor Area Ratio (F.A.R) of 3.9), and include approximately 140,000 square feet of academic space, 72,500 square feet of dormitory space with 242 beds, 20,549 square feet of ground-floor retail space, and 17,100 square feet of below-grade parking with approximately 57 spaces. There would also be approximately 14 surface parking spaces adjacent to the private campus roadway. The proposed building would be

140 feet tall with 12 floors and would include a 60-foot four-story base comprising a parking garage, retail uses on the ground floor and the proposed new School of Business on the upper three floors. The dormitory would be housed in a 12-story tower at the south side of the building.

The proposed development would be built in two phases; the first phase, to be completed by 2015, would include construction of the four-story 60-foot tall base comprising academic, retail, and accessory parking uses. The second phase, to be completed by 2018, would include the dormitory spaces on floors 1 to 4 within the base and the remainder of dormitory tower floors 5 to 12.

Vehicular access to the 57-space parking garage would be provided from an internal college driveway. These spaces would replace the existing 57-space parking lot of the College on Lot 53. In addition, the existing approximately 14 parking spaces on Lot 54 would be replaced by surface spaces on the site adjacent to the driveway.

The area surrounding the rezoning area includes The Junction commercial area at the intersection of Flatbush Avenue and Nostrand Avenue commercial corridors to the north, the Triangle Junction shopping center to the east across Nostrand Avenue from the site, the LIRR railroad right-of-way to the south, and the remainder of the Brooklyn College campus to the west. It is located just south of the area rezoned in 2009 as part of the Flatbush Rezoning (C 090336 ZMK), near the intersection of Flatbush Avenue and Nostrand Avenue. The residential area south of the LIRR is predominantly built with single-family homes and five- to seven-story apartment buildings. The area is well-connected to public transit with the 2 & 5 subway lines just a block away to the north at the Franklin Avenue / Brooklyn College subway station and numerous bus lines at The Junction providing service to southern and northern Brooklyn.

Zoning Map Change (C 130306ZMK)

DASNY is seeking a zoning map change from C8-2 to R6 and R6/C2-4 for portions of one block located between Nostrand Avenue, College Road and the Long Island Railroad's Bay Ridge line.

The rezoning Area includes three lots and portions of two streets which are proposed to be eliminated. The site is currently zoned C8-2, a semi-industrial and automotive zoning district which allows automotive and other heavy commercial uses at a F.A.R of up to 2.0 and limited community facility uses at an F.A.R up to 4.80. The applicants are proposing to extend an existing R6 zoning district, currently mapped on the rest of the Brooklyn College campus to the project site in order to facilitate the proposed educational and dormitory uses, and to add a C2-4 district along Nostrand Avenue to facilitate the proposed ground-floor retail uses. The R6 district allows all residential uses up to an F.A.R of 2.43, or, subject to the optional Quality Housing Program, up to 2.2 F.A.R on a narrow street and 3.0 F.A.R on a wide street. Community facility uses are permitted up to an F.A.R of 4.80. The C2-4 district allows a wide variety of commercial uses serving local retail needs, like grocery stores, restaurants, salons and repair shops up to an F.A.R of 2.0 or 1.0 if in a mixed-use building.

City Map Change (C 120326 MMK)

DASNY also seeks an amendment to the City Map involving the elimination, discontinuance and closing of Campus Road south of Avenue H, the narrowing, by elimination, discontinuance and closing, of Avenue H between Campus Road and Nostrand Avenue, the discontinuance and closing of Amersfort Place between Avenue H and Nostrand Avenue and the adjustment of grades necessitated thereby, including any acquisition or disposition of real property related thereto. The applicant seeks to eliminate the streets and to acquire the demapped street beds from the City to incorporate them into the applicant's development site. The street area to be demapped is approximately 15,407 square feet.

ENVIRONMENTAL REVIEW

The subject application (C 130306ZMK) in conjunction with the application for the related action (C 120326 MMK) was reviewed pursuant to the Rules of Procedure for City Environmental Quality Review (CEQR) Executive Order No. 91 of 1977, and the State Environmental Quality Review Act (SEQRA) set forth in Volume 6 of the New York Code of Rules and Regulations (NYCRR), Section

617.00. The designated CEQR number is 13DAS002K. The lead agency is the Dormitory Authority of State of New York.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on March 11, 2013.

UNIFORM LAND USE REVIEW

This application (C 130306 ZMK), in conjunction with the related application (C 120326 MMK), was certified as complete by the Department of City Planning on May 20, 2013, and was duly referred to Brooklyn Community Board 14 and to the Brooklyn Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 14 held a public hearing on this application (C 130306 ZMK), in conjunction with the related application (C 120326 MMK), on June 6, 2013, and on June 10, 2013, by a vote of 29 in favor, 1 against and 5 abstaining, adopted a resolution recommending approval of the application, with the following condition:

Contingent on continuing consultation with Community Board 14, specifically with respect to traffic control at the exit driveway onto Nostrand Avenue, as well as other traffic related issues and regulations.

Borough President Recommendation

This application (C 130306 ZMK), in conjunction with the related application (C 120326 MMK), was considered by the Borough President, who issued a recommendation on July 10, 2013, approving the application.

City Planning Commission Public Hearing

On July 10, 2013 (Calendar No. 4) the City Planning Commission scheduled July 24, 2013 for a public hearing on this application (C 130306 ZMK) and the related application (C 120326 MMK).

The hearing was duly held on July 24, 2013, (Calendar No. 26). There were five speakers in favor of the applications and none in opposition. The speakers in favor included two representatives from Brooklyn College, a representative from the City University of New York (CUNY), a representative from the Dormitory Authority of the State of New York (DASNY) and the project architect.

The representative from Brooklyn College testified that the College needed additional space to meet the high standards of accreditation for its School of Business. He also stated that the college was in need of a new dormitory building to attract students from outside the Borough and testified that the new building with ground-floor retail would create a softer and more welcoming edge to the Campus. In response to the Community Board's condition, said they would continue consultations with the Community Board and Department of Transportation to address any impacts related to traffic. Another representative for Brooklyn College described the changes proposed for traffic and circulation in response to the concerns regarding traffic conditions along Nostrand Avenue, and reiterated that they will be working with DOT and Community Board to resolve any concerns. The other speakers, including representative from CUNY, testified in strong support of the actions that will create a true home for the School of Business and on-campus residence for students.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment to the zoning map (C 130306 ZMK), in conjunction with the related amendment of the City Map (C 120326 MMK), is appropriate.

The Commission is pleased to approve the proposed actions that would lead to the development of a new 12-story building containing a School of Business, a dormitory and ground floor retail uses. Brooklyn College is a major public institution and is in need of additional space for its School of Business and for a new dormitory building. There is currently no on-campus student housing and the proposed dormitory would enable students of the College to avoid commuting and would help attract

students who live further away. The Commission also notes that the proposed project would enable the School of Business to enlarge and thus better serve its existing student body and allow for the expansion of its enrollment. The inclusion of ground-floor retail space on Nostrand Avenue would extend and reinforce the storefront retail character of the nearby Junction commercial district, and would serve as an anchor to the eastern entrance of the college campus.

The portions of Campus Road and Avenue H proposed to be eliminated from the City Map are not needed for street purposes. The portion of Avenue H proposed to be eliminated is not a heavily used street, while the portion of Campus Road proposed to be eliminated is currently not being used for public street purposes and serves only as a vehicular and pedestrian entrance to Brooklyn College's campus and its internal roadway. With the elimination of this portion of street, pedestrian access would remain and would be improved with plantings and a ground floor retail space while the campus's internal vehicular traffic would be redirected to exit at nearby Nostrand Avenue at the southern end of the campus. The proposed elimination of this portion of Campus Road would allow the College to develop the proposed Business School expansion and dormitory as well as enhance the pedestrian entrance at Campus Road. New York City's Department of Transportation had no objections to the proposal, deeming the streets to be eliminated unnecessary for current or future traffic patterns. Therefore, the Commission believes that the elimination of portions of Campus Road and Avenue H are appropriate.

Regarding the recommendation of the Community Board, the Commission notes that representatives from Brooklyn College testified that the College would strive to involve the Community Board and the local community, and work with the Department of Transportation to address any traffic concerns generated by the proposed project.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no

significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and subsequently amended, is further amended by changing the Zoning Map, Section No. 23a:

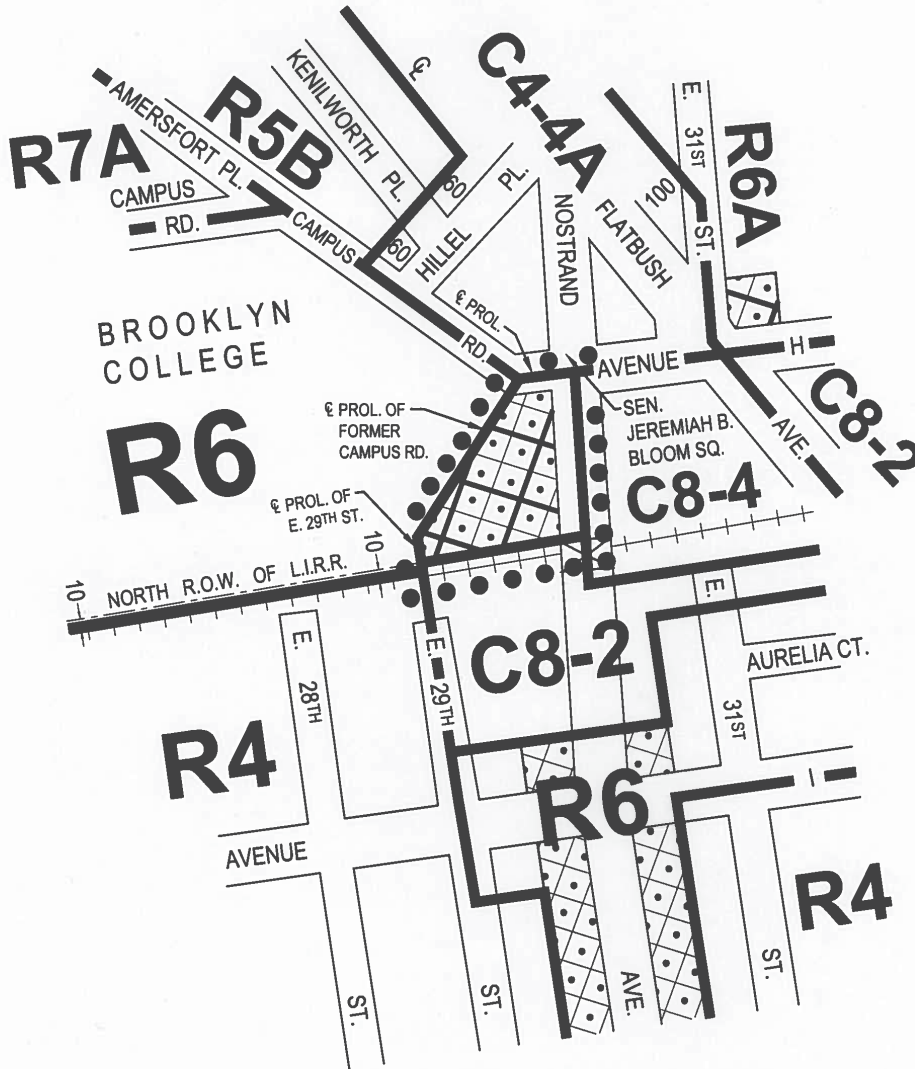
1. changing from a C8-2 District to an R6 District property bounded by the westerly centerline prolongation of Avenue H, Nostrand Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), the northerly centerline prolongation of East 29th Street, and the centerline of former Campus Road and its southwesterly prolongation; and
2. establishing within a proposed R6 District a C2-4 District property bounded by the westerly centerline prolongation of Avenue H, Nostrand Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), the northerly centerline prolongation of East 29th Street, and the centerline of former Campus Road and its southwesterly prolongation;

Borough of Brooklyn, Community Board 14, as shown on a diagram (for illustrative purposes only) dated May 20, 2013, and subject to the conditions of CEQR Declaration E-298.

The above resolution (C 130306 ZMK), duly adopted by the City Planning Commission on August 21, 2013 (Calendar No. 9, is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. De La UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners

Richard W. Eaddy, Commissioner, Recused



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE

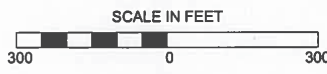
ON SECTIONAL MAP

23a

BOROUGH OF
BROOKLYN

J. Miraglia, Director
 Technical Review Division

New York, Certification Date
 MAY 20, 2013



- NOTE:**
- Indicates Zoning District Boundary.
 - The area enclosed by the dotted line is proposed to be rezoned by changing from a C8-2 District to an R6 District and by establishing a C2-4 District within the proposed R6 District.
 - Indicates a C2-4 District.
 - Indicates a C2-2 District.



Community/Borough Board Recommendation
Pursuant to the Uniform Land Use Review Procedure

Application #: **C 130306 ZMK**

Project Name: **Brooklyn College Nostrand Ave. Dev.**

CEQR Number: 13DAS002K

Borough(s): Brooklyn

Community District Number(s): 14

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Dormitory Authority State of New York pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

- changing from a C8-2 District to an R6 District property bounded by the westerly centerline prolongation of Avenue H, Nostrand Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), the northerly centerline prolongation of East 29th Street, and the centerline of former Campus Road* and its southwesterly prolongation; and
- establishing within a proposed R6 District a C2-4 District property bounded by the westerly centerline prolongation of Avenue H, Nostrand Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), the northerly centerline prolongation of East 29th Street, and the centerline of former Campus Road* and its southwesterly prolongation;

Borough of Brooklyn, Community District 14, as shown on a diagram (for illustrative purposes only) dated May 20, 2013.

Applicant(s): Dormitory Authority State of New York One Penn Plaza, 52nd Floor New York, NY 10119		Applicant's Representative: Philip A. Habib, P.E. Philip Habib & Associates 102 Madison Avenue, 11th Floor New York, NY 10016	
Recommendation submitted by: Brooklyn Community Board 14			
Date of public hearing: June 6, 2013		Location: 810 East 16th Street, Brooklyn, NY 11230	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: June 10, 2013		Location: 1600 Avenue L, Brooklyn, NY 11230	
RECOMMENDATION			
<input type="checkbox"/> Approve		<input checked="" type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor: 29		# Against: 1	
# Abstaining: 5		Total members appointed to the board: 50	
Name of CB/BB officer completing this form Alvin M. Berk		Title Chairman	Date 6/12/2013

From: Brooklyn Community Board 14 [<mailto:info@cb14brooklyn.com>]
Sent: Wednesday, June 12, 2013 12:57 PM
To: 'CalendarOffice@planning.nyc.gov'
Subject: Brooklyn CB14 Recommendations ##C 120326 MMK; C 130306 ZMK

To Whom It May Concern:

Please make a note of a following conditions for approval of these applications:

Contingent on continuing consultation with Community Board 14, specifically with respect to traffic control at the exit driveway onto Nostrand Avenue, as well as other traffic related issues and regulations.

Alvin M. Berk
Chairman

Brooklyn Community Board 14
City of New York
810 East 16th Street
Brooklyn, New York 11230
Phone: (718) 859-6357
Fax (718) 421- 6077
Email: info@cb14brooklyn.com
Web: www.cb14brooklyn.com



Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: 120326 MMK; 130306 ZMK

Brooklyn College Campus Road Demapping

In the matter of an application submitted by the Dormitory Authority of the State of New York pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of Campus Road south of Avenue H and a portion of Avenue H between Campus Road and Nostrand Avenue; the discontinuance and closing of Amersfort Place between Avenue H and Nostrand Avenue; and the adjustment of grades; including authorization for any acquisition or disposition of real property.

COMMUNITY DISTRICT NO.

14

BOROUGH OF BROOKLYN

RECOMMENDATION – 120326 MMK 130306 ZMK

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

BOROUGH PRESIDENT

July 10, 2013

DATE

RECOMMENDATION FOR A PROPOSED ZONING AND CITY MAP AMENDMENT FOR APPLICATION #'S 120326 MMK & 130306 ZMK

Brooklyn College's Master Plan Amendment identified severe constraint on its available academic space, in particular its School of Business; which contains 3,200 students having their major in this department, with only 6,500 square feet (sq. ft.) to serve them. Therefore, it was proposed to address this in the form of a new mixed-use development on a site fronting Nostrand Avenue and Avenue H – including the section of Campus Road south of Avenue H.

The proposed City Map and Zoning Map amendments include the elimination of a section of Campus Road, the narrowing of Avenue H by 15 feet, west of Nostrand Avenue, and the changing of a commercial district to a residential district containing a commercial overlay, are being sought to facilitate the new building for Brooklyn College on a 61,650 sq. ft. site. This site includes part of the former street bed of Campus Road south of Avenue H, and a property that contains a retail food market business. This property was purchased in 2011 by the Brooklyn College Foundation to be part of the envisioned development site.

Public Hearing

The Borough President held his public hearing on this application on July 1, 2013. He wanted it disclosed on record as part of this hearing that the Ocean Avenue entrance into the college has been, and will continue to be, used exclusively by Brooklyn College faculty and staff. The Borough President expressed concern for the additional traffic implications that will be created as a result of those exiting the college grounds now being funneled onto Nostrand Avenue from the existing location where Campus Road meets Avenue H. A representative for the application responded to the issue of traffic by noting that an analysis performed for the study area showed that an additional 174 cars will be added to the flow onto Nostrand Avenue, including 124 that would make a left turn. The representative clarified that below grade parking will be available to replace the existing surface parking and accommodate approximately 20 more vehicles than what now exists. Further, the Borough President noted the importance of landscaping the area, to which the representative assured the inclusion of such measures along both Nostrand Avenue and Avenue H.

Consideration

Community Board 14 (CB 14) voted to approve this application on the condition that the applicant maintains consultation with the Board with respect specifically to the traffic control at the exit driveway onto Nostrand Avenue, as well as other traffic-related issues and regulations.

The section of Campus Road proposed to be demapped, though formally a public street, functions as an extension of Brooklyn College's private internal roadway and is primarily used by vehicles exiting the campus. Currently its access is controlled via a staffed security gateway. It provides access to the loading dock for Whitman Hall and the Performing Arts Center located adjacent to the proposed development site, as well as access to a parking lot.

The proposed new mixed-use building, developed through public-private partnership, would provide a home for the School of Business in a consolidated/upgraded/expanded facility from approximately 1,733 full time-equivalent students to approximately 2,144 students by 2020. Space for the Business School would increase from 6,800 sq. ft. to 29,000 sq. ft., with space for classrooms and computer labs. It would contain nearly 140,000 sq. ft. of academic space, more

than 72,000 sq. ft. for a dormitory with approximately 240 beds and more than 20,000 sq. ft. of ground-floor retail. Other possible uses to be accommodated could include a bookstore, cafeteria, Business Development Center – with its programming serving the general public – and the Offices of Advancement and Alumni Affairs. A two-way campus private driveway restricted to entrance only by service vehicles, along the southern edge of the site would connect to Nostrand Avenue. It would provide access to the building’s 57 space parking garage, as well as another 14 surface parking spaces adjacent to the roadway. Ground-floor retail space along Nostrand Avenue would extend the storefront retail character of The Junction commercial district, which is an important hub of commercial activity for this section of Brooklyn.

Brooklyn College’s shortage of academic space and its lack of on-campus housing likely detract from the college experience of the student body and serves as impediments to the College’s efforts to attract students of diverse backgrounds. In addition, long commuting times may be a factor in non-enrollment of accepted students.

The envisioned 12-story dormitory, rising eight stories above the academic base, would be constructed in the second phase. It would provide another option for students attending the college and could also be used by visiting scholars and staff. It could enable students from the five boroughs to avoid commuting and attract students who live too far away to commute, while providing a college dormitory experience for interested students.

As policy, the Borough President generally supports those land-use actions that seek to maximize the education opportunities that can be afforded to those who choose the borough as their destination for higher education. The Borough President believes that this mixed-use proposal would advance Brooklyn College’s mission of providing a high-quality public university education. It would also improve the transition between the campus and The Junction commercial area and enliven an important pedestrian corridor along Nostrand Avenue. In order to have this development best serve Brooklyn College and its surrounding community, the Borough President believes the college should take a further review of traffic and the intended outer court fronting the intersection of Campus Road and Avenue H.

Addressing Traffic

The Borough President supports the reorganization of the traffic pattern for the Brooklyn College campus. At the proposed relocated curb cut Nostrand Avenue has one southbound lane at all times, though northbound, a second lane is available during morning rush hours. The Borough President believes that it is important to allow vehicles exiting the proposed curb cut to have adequate opportunity to cross the southbound Nostrand Avenue travel lane in order to make a left turn. He is concerned that the distance between Avenue H and Avenue I might not create sufficient opportunities to safely execute a left turn exit even when Nostrand Avenue traffic is stopped by traffic signals at Avenues H and I. As a result, impatient drivers might attempt the left-turn exit maneuver without having adequate clearance from oncoming vehicles or cautious drivers might contribute to congestion for those attempting to exit the campus at peak periods, including after performances, when many vehicles might be exiting in a concentrated span of time. In addition, if Nostrand northbound traffic waiting to turn left at Avenue H (including those seeking to enter the Brooklyn College campus) were to back up, there might be inadequate clearance to exit left from the proposed Nostrand Avenue campus exit.

In order to improve the ability to make left-turns from Nostrand Avenue to Avenue H, the Department of Transportation (DOT) could modify the intersection by designating the northbound **2**

left lane for both left-turn and straight travel in combination with modifying the traffic signal to delay southbound Nostrand Avenue traffic as a means to create time for unobstructed left turns to Avenue H (continuing along Campus Road). This would be expected to lessen the number of northbound vehicle stops at Avenue H and thus create space for vehicles exiting the campus to turn left.

In order to provide for safe and ample opportunity to exit for both right- and left-turns out from the new Brooklyn College exit, DOT could install a traffic light at the new curb cut. In addition, DOT could modify the curbside signage to achieve two northbound Nostrand Avenue travel lanes from the south edge of the freight rail overpass all the way to Avenue H by designating the section of curb opposite the new exit to the southern edge off the overpass to be no parking at all hours as opposed to just during the morning rush hour.

In light of the new traffic patterns by the switching of the campus exit, the Borough President urges Brooklyn College to retain a traffic consultant to conduct a traffic study in consultation with DOT, CB 14, and local elected officials to determine whether a traffic control is warranted to facilitate left-turns for vehicles exiting the campus and left-turns from Nostrand Avenue to Avenue H; and that funding be appropriated, if warranted, to provide for traffic control equipment and any installation and/or reprogramming, signage and lane demarcation that are directly attributed to improving access to and from Brooklyn College.

Planning for a new open space

With the demapping of Campus Road and narrowing of Avenue H, a paved roadway with a utility easement would be incorporated into the development site. The building massing presented to the Borough President has been developed as a conceptual representation of building placement since actual design has not been undertaken yet. The combination of the utility easement, the existing Tow Performing Arts Center and the placement of the new business school will result in an outer court fronting where Avenue H comes together with Campus Road. As the Business School has not been designed, this future courtyard has not been designed. Given the significance that the space has for defining the pedestrian/community experience from Nostrand Avenue to the Campus Road college gate and the opportunity to become an amenity for both the community and the students of Brooklyn College, the design of this space merits community input. The Borough President urges Brooklyn College to solicit input from Community Board 14 in the development of the scope of design and design possibilities as a means to engage the community.

RECOMMENDATION

Be it resolved that the Borough President of Brooklyn, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve the requested City Map and Zoning Map amendments.

Be it Further Resolved that the Borough President urges Brooklyn College to undertake the following:

1. Prior to constructing the proposed curb cut relocation along Nostrand Avenue, Brooklyn College would retain a consultant to conduct a traffic study in consultation with the Department of Transportation, Community Board 14, and local elected officials to determine whether a traffic control is warranted to facilitate left-turns for vehicles exiting the campus and left-turns from Nostrand Avenue to Avenue H; and, that funding be

appropriated if warranted to provide for traffic control equipment and any installation and/or reprogramming, signage and lane demarcation that are directly attributed to improving access to and from Brooklyn College.

2. That when Brooklyn College is prepared to proceed with the landscape design for the outer court adjacent to the intersection of Avenue H and Campus Road, it would solicit input from Community Board 14 regarding both the scope of design and design solutions.