



IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-12 District property bounded by Dekalb Avenue, Hudson Avenue, Fulton Street, and Flatbush Avenue Extension, as shown on a diagram (for illustrative purposes only) dated August 11, 2025, and subject to the conditions of CEQR Declaration E-124.

This application for a zoning map amendment (C 260038 ZMK) was filed by the New York City Department of Housing Preservation and Development (HPD) on July 17, 2025. This application (C 260038 ZMK), in conjunction with the related applications (N 260039 ZRK, C 260040 PPK, C 260041 HUK, C 260042 PCK), would facilitate an approximately 1,075,100 square-foot, 72-story mixed-use development, including 141,280 square feet of commercial and community facility uses, 933,820 square feet of residential uses with 1,263 dwelling units, of which 325 to 379 units would be permanently income-restricted pursuant to Mandatory Inclusionary Housing (MIH), and 4,745 square feet of publicly accessible open space at 395 Flatbush Avenue Extension (Block 2093, Lot 1), in the Downtown Brooklyn neighborhood of Brooklyn Community District 2.

RELATED ACTION

In addition to the application for a zoning map amendment (C 260038 ZMK) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission (CPC) on the following applications, which are being considered concurrently with this application:

N 260039 ZRK Zoning text amendment to modify the Special Downtown Brooklyn District, and to designate the project area as an MIH area.

C 260040 PPK Disposition approval of a City-owned property at Brooklyn Block 2093, Lot 1.

- C 260041 HUK** An amendment to the Brooklyn Center Urban Renewal Plan (URP).
- C 260042 PCK** Combined site selection and acquisition approval of real property interest at Brooklyn Block 2093, Lot 1.

BACKGROUND

HPD in conjunction with the New York City Department of Health and Mental Hygiene (DOHMH) and the New York City Department of Citywide Administrative Services (DCAS), requests a zoning map amendment, zoning text amendment, disposition of City-owned property, an amendment to the Brooklyn Center URP, and combined site selection and acquisition of real property interest, to facilitate an approximately 1,075,100 square-foot, 72-story mixed-use development, including 141,280 square feet of commercial and community facility uses, and 933,820 square feet of residential uses with 1,263 apartments, of which 325 to 379 apartments would be permanently income-restricted pursuant to MIH, and 4,745 square feet of publicly accessible open space.

The project area is located in Downtown Brooklyn, New York City's third largest central business district (CBD). Downtown Brooklyn has a widespread mix of commercial, residential, and institutional uses across a variety of building typologies. Low and mid-rise buildings are interspersed alongside newer mixed-use towers ranging between 30 and 70 stories. The neighborhood has several notable historic high-rises and post-Civil War era structures, including within the Landmarks Preservation Commission (LPC) designated Borough Hall Skyscraper Historic District (LP-2449). Downtown Brooklyn also underwent a period of master planning and urban renewal led by the City in the mid-century. The resulting built fabric is reflective of the various planning initiatives over the course of several decades, with the throughline being the neighborhood's recognition and consistent role as Brooklyn's civic center.

The project area is located within the Special Downtown Brooklyn District (DB), originally established in 2001 under the Unified Bulk Program, which exempted the area from certain height limits, instituted modest density increases from manufacturing to commercial and residential districts, and mapped contextual transition areas along the edge of the CBD.

Subsequently, as part of the 2004 Downtown Brooklyn Plan (C 040171 ZMK, et al.), high-density zoning was put into place to further support the neighborhood's growth with a diversity of land uses at greater densities, taking advantage of the exceptional access to public transit.

The neighborhood has since undergone a significant transformation, with over 30 million square feet of new development completed over the last two decades. Roughly 20,000 dwelling units have been constructed of which 3,500 units are income-restricted units created primarily through the former R10 Voluntary Inclusionary Housing program (paired with the former 421-a tax abatement program), as well as through City-led planning efforts on publicly owned land.

Downtown Brooklyn is surrounded by the Fort Greene and Clinton Hill to the east, Boerum Hill to the south, Brooklyn Heights to the west, and Bridge Plaza and DUMBO to the north. Many of these neighborhoods on the periphery of the CBD are characterized by brownstones and mid-rise apartment buildings mapped with contextual zoning, and several blocks are within historic districts. This development pattern has directed the majority of recent growth opportunities in Community District 2 towards the CBD area which is at the confluence of numerous public transit lines.

The greater CBD area, which includes DUMBO, the Brooklyn Navy Yard, and Atlantic Yards, has also experienced remarkable changes in recent years.

The DUMBO rezoning mapped mixed-use MX districts to facilitate the reuse of loft buildings and allow new, contextual mixed-use development. Construction of the world-class, 1.3-mile-long Brooklyn Bridge Park began in 2008, and the first sections opened in 2011.

The Brooklyn Navy Yard is a thriving industrial job hub as a result of major public investments and innovative workforce training initiatives, specifically focusing on high-tech manufacturing and design. A zoning map amendment (C 210462 ZMK) and text amendment (N 210463(A) ZRK) were approved in 2021 to establish the Special Brooklyn Navy Yard District which facilitates a comprehensive master plan and vision to expand the Navy Yard, permitting a broader range of uses and the phased construction of 4.6 million square feet of modern job space over the next several years.

The State-led Atlantic Yards General Project Plan (GPP) area established in 2009 is located a few blocks to the south of the project area. The GPP facilitated the construction of the 18,000-seat Barclays Center Arena, eight residential buildings totaling 3,200 residential units with 1,300 affordable units, a renovated subway entrance and upgraded Long Island Rail Road (LIRR) train yard, three acres of open space, a public middle school, and a health care facility. Construction of additional mixed-use developments and open space as part of the final phases of Atlantic Yards is expected to occur in the coming years.

In an effort to help guide this continued evolution of the CBD area and highlight its critical role in the borough and region, the Department of City Planning (DCP) presented the “Downtown Brooklyn and Fort Greene Eds and Meds Framework” to the CPC in 2023. The framework identified goals and opportunities to implement the new highest density zoning tools, promote an economically equitable, diverse, and integrated neighborhood, and explore redevelopment opportunities on public land to facilitate affordable and mixed-income housing, job space, and community-serving uses, specifically in the educational and healthcare sectors.

In June 2024, City of Yes for Economic Opportunity (N 240010 ZRY), a citywide zoning text amendment that aimed to support economic growth and resiliency by providing businesses with additional flexibility to grow and thrive in New York City was adopted. Shortly thereafter, City of Yes for Housing Opportunity (N 240290 ZRY), a citywide zoning text amendment that aimed to spur housing development in response to New York City’s housing crisis was adopted in December 2024. These recent amendments to the Zoning Resolution introduced new zoning districts that increased the permissible residential floor area ratio (FAR) beyond 12.0 which was previously prohibited due to the New York State Multiple Dwelling Law. The FAR cap was eliminated in the Fiscal Year 2025 budget legislation, providing a pathway to promote the implementation of new zoning tools in areas conducive to supporting greater densities.

The project area is a City-owned site that consists of the entirety of Brooklyn Block 2093, Lot 1, and is located at a prominent intersection in Downtown Brooklyn bounded by the 120-wide Flatbush Avenue Extension to the west, 70-foot-wide DeKalb Avenue to the north, 50-foot-wide Hudson Street to the east, and 80-foot-wide Fulton Street to the south. Flatbush Avenue is an arterial roadway that runs north-south through the borough of Brooklyn connecting the

Manhattan Bridge to Jamaica Bay. Fulton Street is a major east-west corridor connecting Brooklyn Heights to East New York and Cypress Hills. The portion of Fulton Street west of Flatbush Avenue Extension is the subdistrict known as Fulton Mall, a vibrant retail district and shopping destination.

The project area is surrounded by a variety of building types and uses. To the north of the project area along DeKalb Avenue is the Long Island University (LIU) Brooklyn campus, which contains several institutional buildings, newer infill residential towers, and the Paramount Theater, a recently renovated, 2,700-seat event venue. An existing DOHMH Fort Greene Health Center is located one block north of the project area along Flatbush Avenue Extension. Bordering the LIU campus to the east is The Brooklyn Hospital Center (TBHC), a 464-bed hospital established in 1845. A 33-story infill residential development on northeastern corner of TBHC was recently completed. City Point, a mixed-use, mixed-income, multi-building development is located just to the north of the project area and includes three towers that vary from 19 stories to 68 stories, and from 361 feet to 720 feet in height. The five million-square-foot MetroTech commercial and academic campus is located further north of City Point. Located directly across the street to the east of the project area is 625 Fulton Street, a 500-foot-tall mixed-use development with a FRESH supermarket on the ground floor. West of the project area is 589 Fulton Street, a 575-foot-tall mixed-use development, as well as the landmarked Dime Savings Bank and the 1,000-foot-tall 9 DeKalb residential tower.

The Brooklyn Cultural District, with more than 50 cultural institutions anchored by several Brooklyn Academy of Music theaters, is located to the south of the project area, and includes the Brooklyn Academy of Music Historic District, designated in 1978 (LP-01003).

Multiple New York City Housing Authority (NYCHA) communities are located in the surrounding area. These include the Ingersoll and Walt Whitman Houses to the north and Farragut Houses further northwest. The NYCHA developments are predominantly of the multifamily tower-in-the-park typology and include open spaces, community facility uses, and surface parking lots.

The neighborhood has excellent access to public transit with 13 subway lines as well as regional rail, several bus lines, and ample bike infrastructure. The Dekalb Avenue subway station entrance with access to the B, Q, R lines is located directly within the project area, at the northwestern corner of the site. The Nevins Street subway station with access to 2, 3, 4, 5 lines is just south of the project area, and the Fulton Street subway station with access to the G line and the Atlantic Avenue - Barclays Center station with access to 11 subway lines and the LIRR are located roughly five blocks to the east and south, respectively.

Numerous bus routes operate in the vicinity, including the B25, B26, B38 B41, B45, B52, B67, B69, and B103 buses with connections to Broadway junction, Ridgewood, Kings Plaza, Cobble Hill, and Maspeth. A dedicated bus lane runs along Fulton Street, adjacent to the project area. A CitiBike station with nearly 70 docking stations is also located along the project area's northern DeKalb Avenue frontage.

Nearby open spaces include University Place one block to the north which is a 1.16-acre public open space with landscaping, seating, and artwork. Three blocks to the east of the project area is the 30-acre Fort Greene Park (an LPC-designated Individual Landmark) which contains lawns, barbequing areas, courts, restrooms, a nature center, playground equipment, spray showers, and a 100-foot granite monument. Albee Square is a plaza located one block to the west, and includes a kiosk, seating, and flexible space for pop-up programming managed by the Downtown Brooklyn Partnership. Fox Square is located immediately across the street from the project area. In addition, there is a Privately Owned Public Space (POPS) at 230 Ashland Place.

Blocks surrounding the project area are predominately zoned with high density commercial districts including C6-4, C6-4.5, and C6-9 zoning districts and a medium density R6 residential district. The C6 commercial districts allow for a wide spectrum of commercial, community facility, and residential uses at an FAR ranging from 10.0 to 18.0. C6 districts mapped within the DB are governed by tower regulations or standard height and setback regulations. R6 districts permit a residential FAR of 3.9 in MIH areas or other qualifying affordable or senior housing, and a maximum community facility FAR of 4.8. There are two sets of bulk regulations in the R6 districts. This includes standard regulations, which permit high lot coverage buildings with height limits, and height factor regulations.

The project area is located in a C6-4 zoning district which permits a maximum commercial and community facility FAR of 10.0. The residential equivalent is an R10 district, which permits a maximum residential FAR of 10.0, which can be increased to 12.0 FAR in MIH areas or if qualifying affordable or senior housing is provided. Under standard height and setback regulations, the maximum height of a building is 215 feet (or 185 feet beyond 100 feet of a wide street), or, for qualifying affordable or senior housing developments, 235 feet. Above the base height, a setback of 10 feet from a wide street and 15 feet from a narrow street is required. Under tower regulations, developments are regulated by lot coverage, generally have 85-foot maximum base heights with setback requirements, and are allowed to penetrate the sky exposure plane with no maximum building heights. C6-4 districts are mapped in areas well served by mass transit, and off-street parking is generally not required. The entire CBD is located within the Inner Transit Zone, where no parking requirements are mandated for new residential development.

The project area is also subject to other the DB mandatory district requirements such as street wall continuity and curb cut restrictions.

Recently approved site-specific land use actions proximate to the project area include the 80 Flatbush Rezoning (C 180216 ZMK, N 180217 ZRK, and C 180218 ZSK)) and the 570 Fulton Street Rezoning (C 180459 ZMK, N 180457 ZRK, and C 180458 ZSK). The 80 Flatbush Rezoning modified a C6-2 district to a C6-9 district with special floor area provisions and created a discretionary action to facilitate the construction of new public schools. The 570 Fulton Street Rezoning changed a C6-4 district to a C6-9 district, established a maximum FAR of 18.0 for commercial or community facility uses in C6-9 districts, and modified bulk regulations applicable to C6-9 districts within the DB.

The project area is located within the Brooklyn Center URP. The URP was originally approved by the CPC in August 1970 (CP-21262) and the Board of Estimate in September 1970 (Cal No. 13B). The URP aimed to address blight and facilitate the redevelopment of areas located on both sides of Flatbush Avenue Extension, between Lafayette and Myrtle Avenues. The project area is designated as Site 2. The permitted use for Site 2 is commercial, which is defined in the URP as: “commercial, residential, institutional, community facility, and other uses permitted in accordance with the Zoning Resolution.” The most recent revision to the URP was a minor

change to the Fifth Amendment approved by the CPC in July 2016 (N 160321 HCK). The current version of the URP is set to expire on July 21, 2044.

The project area is coterminous with the development site and comprises a total lot area of approximately 49,150 square feet. The project area is currently improved with a seven-story, approximately 80-foot-tall, 307,950-square foot commercial building (6.26 FAR) constructed in 1974. The existing building includes 274,430 square feet of commercial office space, 33,500 square feet of ground floor retail, and a below-grade parking facility accommodating 140 public parking spaces. The commercial space was originally occupied by the Bell Telephone Company and is now utilized by its successor, Verizon, as a call center. Several local retail chains occupy the ground floor. The existing building is flanked by arcades of varying depths.

The project area is subject to a long-term lease until 2042. The current leaseholder possesses a 30-year extension option that would extend the lease's expiration date to February 2072. Current leases are expected to terminate before 2028, and all existing tenants are expected to vacate before January 2028. The City and the lessee plan to enter into a new 99-year ground lease to facilitate the proposed mixed-use development.

The project area has an existing Real Estate of Utility Companies (REUC) easement granted by the Metropolitan Transportation Authority (MTA). The easement extends diagonally west to east and comprises approximately 32 percent of the lot area. Subway infrastructure and tunnels run beneath this area. The easement restricts development that exceeds a depth of approximately six feet below grade where the MTA subway tunnels are located. Therefore, the applicant is proposing to retain much of the existing structure. The building would be substantially demolished and portions of it would be adaptively reused.

The proposed development is a 72-story mixed-use building with approximately 933,820 square feet of residential floor area (19.0 FAR) providing approximately 1,263 residential units, including 325 to 379 permanently income-restricted units pursuant to MIH, 141,280 square feet of non-residential use (2.87 FAR), and approximately 4,745 square feet of publicly accessible open space. The proposed development would comprise a total of approximately 1,075,100 square feet and a combined FAR of 21.87.

The existing building would be substantially demolished and redeveloped with a mixed-use development featuring an L-shaped 72-story tower. The proposed development would include a five-story podium at a maximum base height of approximately 80 feet. The segment of the tower fronting Hudson Street would rise to approximately 730 feet (65 stories) while the segment of the tower fronting DeKalb Avenue would rise to approximately 800 feet (72 stories). The total height would be approximately 840 feet inclusive of a bulkhead (76 stories). The proposed siting of the tower is largely due to the existing subway infrastructure running beneath the southern half of the project area. This infrastructure presents subgrade constraints and development challenges necessitating all vertical development to be located on the northern portion of the site.

Ground floor retail uses are proposed along Flatbush Avenue Extension, Fulton Street with frontage along the open space, and the southern portion of Hudson Avenue. The residential lobby would have frontage along Dekalb Avenue at the corner with Hudson Avenue while the commercial lobby entrance would be located directly east of the subway entrance. Similar to the existing conditions, loading berths would remain located along the Hudson Avenue frontage. Approximately 65,915 square feet of retail space would be provided on the first and second floors, while approximately 75,365 square feet of commercial office space or community facility would be provided on the upper floors of the podium. The upper floor space is currently contemplated to be occupied by DOHMH with anticipated uses including a medical clinic, office space, community facility space, and laboratories. The fifth, 23rd, 65th floors and rooftop would include residential amenities such as co-working space, a dog run, children's play area, pool, gym, jogging track, game room, lounge, and multi-purpose space.

The existing podium would be reconfigured to increase circulation space at the ground level near the existing subway stair entrance to the Dekalb Avenue Station. The vertical clearance of the existing overhang area would also be increased by approximately seven feet. A portion of the podium would also be demolished to facilitate a public plaza along the Fulton Street frontage. The open space would include fixed and moveable seating options, landscaping and new trees installed in at-grade and raised planters, as well as flexible space for a food truck. The existing arcades would be eliminated to bring the street wall and retail uses closer to the property line. The ground floor and the second floor would be double-height spaces with ample transparency.

The proposed development would also include expanded sidewalks along Flatbush Avenue Extension, up to 18 feet in width. The sidewalk widening is anticipated to be achieved by removing the parking strip along the project area in coordination with the NYC Department of Transportation (DOT). The applicant expects to collaborate with the Downtown Brooklyn Partnership to utilize elements of their public realm toolkit.

The proposed project would include approximately 325 permanently income-restricted apartments at an average of 60 percent AMI (\$87,480 for a family of three). The proposed development is expected to include a mix of studios, one-bedroom, two-bedroom, and three-bedroom units. Approximately 25 percent of the income-restricted units (80 units) are anticipated to be “family-sized” i.e., two-bedroom and three-bedroom units.

The proposed development is expected to be 100 percent electric and is targeting sustainability certifications such as LEED and WELL. A significant portion of the podium structure is anticipated to be reused and is intended to take advantage of the embodied carbon of the existing building. The proposed development is also expected to employ all electric heating, hot water and appliances.

To facilitate the proposed development, the applicant is seeking a zoning map amendment, zoning text amendments, disposition of City-owned property, an amendment to the Brooklyn Center URP, and combined site selection and acquisition of real property interest.

Zoning Map Amendment (C 260038 ZMK)

The applicant is proposing to rezone the project area from a C6-4 zoning district to the newly created C6-12 zoning district, as further modified by the DB and in conjunction with the proposed zoning text amendment. The zoning district boundary would encompass the entirety of the project area. C6-12 zoning districts permit a maximum FAR of 15.0 for commercial and community facility uses. The residential equivalent is R12 with a maximum permitted residential FAR of 18.0. However, mixed use developments under the proposed C6-12 zoning district within the DB would permit a maximum total FAR of 23.0 if certain conditions are met, whereby

residential floor area for qualifying affordable or senior housing would be increased to 19.0 FAR.

The proposed C6-12 district within the DB would be governed by the height and setback regulations of the Special District, which allow either standard height and setback regulations or tower regulations. Under the standard height and setback regulations, the maximum base height would be 155 feet, above which a 10-foot setback (along a wide street) or 15-foot setback (along a narrow street) would be required. The maximum height of a building would be limited to 395 feet. Under the tower regulations, towers located above the base in C6-12 districts would be regulated by lot coverage with no set maximum height limits.

Zoning Text Amendment (N 260039 ZRK)

The applicant proposes amendments to the DB floor area, bulk, and mandatory district plan elements to facilitate the proposed development.

The proposed text amendment would modify ZR 101-00 *et. seq.* and ZR 101-21 to create a new defined term “large qualifying site”, which is a lot that occupies an entire block, or is a minimum of 30,000 square feet, with at least one full block frontage along a street.

C6-12 districts permit a maximum FAR of 18.0 for residential uses and 15.0 for commercial and community facility uses. On large qualifying sites, the C6-12 district, as modified by the DB, would permit a maximum FAR of 19.0 for residential, 15.0 for commercial and community facility uses, and would permit a total maximum FAR of 23.0.

The applicant is proposing to amend ZR 101-222 and ZR 101-224 to modify setback requirements for zoning-defined large qualifying sites that have below grade transit infrastructure occupying more than 30 percent of the lot. Up to 30 percent of the total street wall width of the development would be exempt from setback requirements.

The applicant is seeking to amend ZR 101-41 to modify the street wall location provisions. Currently, the DB mandates a continuous street wall at certain locations, including along the development site’s Flatbush Avenue Extension and Fulton Street frontages. The proposed

modification would provide exemptions from the street wall location and continuity requirements for zoning-defined large qualifying sites if publicly accessible open space is provided.

The applicant is also proposing to create an MIH area with Options 1 and 2 within the project area pursuant to Appendix F of the zoning resolution. MIH Option 1 requires 25 percent of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 60 percent of the area median income (AMI), with a minimum of 10 percent of housing to be affordable at 40 percent AMI. MIH Option 2 requires 30 percent of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 80 percent AMI. The applicant intends to utilize MIH option 1.

Disposition of City-owned Property (C 260040 PPK)

The applicant is seeking disposition approval of Brooklyn Block 2093, Lot 1 which is intended to be conveyed to a sponsor to be selected by HPD.

Urban Renewal Plan Amendment (C 260041 HUK)

The applicant is seeking an amendment to the Brooklyn Central URP to extend its duration to 99 years from the date of approval of the proposed Sixth Amendment. The applicant is also proposing to modify Section 3 (a) Supplementary Controls for Open Space. The URP would require that a portion of Site 2 (the project area), be developed as open space accessible to the public, as approved by HPD, and in consultation with DCP. The publicly accessible open space created as a result of this provision would be deemed a POPS pursuant to Local Law 116 as amended by Local Law 250 of 2017. Public space signage and compliance and reporting requirements would apply.

Site Selection and Acquisition of real property interest (C 260042 PCK)

DCAS and DOHMH seek site selection and acquisition approval of Brooklyn Block 2093, Lot 1 to facilitate the location of a clinic and office space for DOHMH. An existing DOHMH Fort Greene Health Center is located one block north of the project area at 295 Flatbush Avenue

Extension (Block 2079, Lot 21). This five-story building houses several DOHMH functions including an immunization clinic, testing and treatment for tuberculosis, and a sexual health clinic. The existing clinic is heavily utilized by the community and DOHMH is in need of additional clinic and office space to expand and streamline their services in Downtown Brooklyn. Given the location near an existing DOHMH facility and several transit resources, a new DOHMH clinic within the proposed development has been identified as an effective option. The proposed DOHMH facility would be approximately 75,365 square feet, with anticipated uses including a medical clinic, office space, community facility space, and laboratories. The space is also intended to provide the services of Neighborhood Health Action Centers.

In conjunction with the proposed actions, a Chairperson Certification is required pursuant to ZR 66-21(c) to establish and facilitate a transit volume on the Development Site as determined by the MTA. The proposed transit easement is located between the proposed building and the existing Dekalb Avenue Subway entrance. The proposed transit easement volume would extend approximately 45.5 feet along the Flatbush Avenue Extension property line and approximately 45.5 feet along the DeKalb Avenue property line setback 10 feet from the corner. While the MTA has noted that the existing station already provides Americans with Disabilities Act (ADA) access to the platform, this easement would formalize the exiting easement as well as extend the boundary to include space for pedestrian circulation to and from the existing staircase and elevator.

Additional approvals are also being sought at the Public Design Commission (PDC) to facilitate certain elements of the proposed development including detailed design.

ENVIRONMENTAL REVIEW

This application (C 260038 ZMK), in conjunction with the related actions (N 260039 ZRK, C 260040 PPK, C 260041 HUK, C 260042 PCK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is HPD. The designated CEQR number is 25HPD058K.

It was determined that this application, in conjunction with the applications for related actions, may have a significant effect on the environment, and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on May 1, 2025, and subsequently distributed, published, and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on May 1, 2025. A public scoping meeting was held on June 5, 2025, and the Final Scope of Work was issued on August 8, 2025.

A DEIS was prepared and a Notice of Completion for the DEIS was issued on August 8, 2025. Pursuant to SEQRA regulations and the CEQR procedures, a joint public hearing was held on November 19, 2025, in conjunction with the public hearing on the related items (N 260039 ZRK, C 260040 PPK, C 260041 HUK, and C 260042 PCK). A Final Environmental Impact Statement (FEIS) reflecting comments made during the public review process was completed, and a Notice of Completion for the FEIS was issued on December 5, 2025.

The proposed project as analyzed in the FEIS identified significant adverse impacts with respect to transportation (traffic and pedestrians) and construction (traffic, pedestrians, and noise). The proposed mitigation measures are summarized in Chapter 18 “Mitigation” of the FEIS. Potential significant adverse impacts related to hazardous materials, ,and noise would be avoided through (E) designation (E-124) on the development site (Block 2093, Lot 1), and potential significant impacts related to air quality would be avoided through provisions contained in a Land Disposition Agreement and/or similar Regulatory Agreement which would be would be executed between HPD and the Lessee as specified in FEIS Chapter 9, Chapter 12, and Chapter 11, respectively.

UNIFORM LAND USE REVIEW

This application (C 260038 ZMK), in conjunction with the related actions (C 260040 PPK, C 260041 HUK, and C 260042 PCK), was certified as complete by the Department of City Planning on August 11, 2025, and duly referred to Brooklyn Community Board 2 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York,

Section 2-02(b), along with the related application for a zoning text amendment (N 260039 ZRK), which was referred in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

On September 3, 2025, Brooklyn Community Board 2 held a public hearing on this application (C 260038 ZMK), in conjunction with the related actions (N 260039 ZRK, C 260040 PPK, C 260041 HUK, and C 260042 PCK), and on September 17, 2025, by a vote of 27 in favor, five opposed, and two abstaining, adopted a resolution recommending approval of the application with the following conditions:

- 1) “Immediately establish a community advisory group (CAG) inclusive of both NYCHA and other Legacy Residents to meaningfully engage in the further development and refinement of this proposal.
 - a) “Legacy Residents” are defined by this Board as “residents with a decades-long and/or multigenerational history of District residency”.
 - b) Brooklyn Community District 2 is home to 10,449 NYCHA residents in the Ingersoll (3,709), Whitman (3,399), Farragut (2,848), and Atlantic (493) campuses. The representation of this significant population of Legacy Residents is critical to any decisions regarding proposals of this scale.
- 2) Increase the number of permanently affordable Family units (2- and 3-bedrooms), even if it results in fewer units overall.
- 3) Deepen affordability to provide units at 30% and 40% AMI, treating the MIH weighted average as a maximum, not a target.
- 4) Double the unit count for applicants with mobility and hearing or visual impairments to 10% and 5% respectively.
- 5) Include a percentage of retail space with lower lease costs for legacy and existing local businesses.

- 6) Include a community facility for youth recreation and enrichment.
- 7) Provide countdown clocks and bus shelters for all bus stops on the site and directly adjacent.
- 8) Include a 20% set aside for formerly homeless households in the next HPD development in Brooklyn Community District 2.
- 9) Include a 20% set aside for Brooklyn Community District 2 residents (15% if occupancy begins beyond 2029; as per the law).
- 10) Provide a meaningful financial contribution to the Fort Greene Park Conservancy for ongoing maintenance and operations.”

Borough President Recommendation

The Brooklyn Borough President held a public hearing on October 15, 2025, on this application (C 260038 ZMK), in conjunction with the related actions (N 260039 ZRK, C 260040 PPK, C 260041 HUK, and C 260042 PCK) and on November 17, 2025, issued a recommendation to approve the application with the following conditions:

“BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the following modifications and conditions:

1. Increase the level of affordability within the project to exceed MIH (to at least 40% of the project) and better reflect community preferences uplifted by CB2, in particular: Increasing the number of family-sized units (units with 2+ bedrooms);
 - a. Prioritize affordable units for households making below 40% AMI and to skew the overall AMI percentage below 80% AMI, where possible;
 - b. Increase the number of units set aside for households with a disability to advance fair housing;

- c. Adequately invest in Fort Greene Park’s operations and maintenance given the anticipated increase in use resulting from additional new residents; and
2. Further improve site design to improve public realm and Station Area, including active investments in programming to activate and welcome diverse users into newly created public spaces, including:
 - a. Install countdown clocks and bus shelters for all bus stops within project vicinity;
 - b. Ensure opportunities to retain locally-serving small businesses through diversity of commercial spaces and consideration of discounted rents to encourage siting of existing and legacy businesses.

BE IT FURTHER RESOLVED that the Brooklyn Office of the Department of City Planning and the Department of Parks and Recreation:

1. In anticipation of future development, proactively advance and update an urban design framework (i.e., *The Downtown Brooklyn and Fort Greene “Eds and Meds” Framework*) for the neighborhood that would result in more open space, daylighting, and public realm improvements in the nearby areas, including the areas around Fort Greene Park and significant educational and medical campuses; and
2. Consider an acquisition strategy to address underserved areas as reflected by open space ratio to expand upon walk to a park analysis that has recently been considered in Brooklyn Community District 5.”

City Planning Commission Public Hearing

On November 5, 2025 (Calendar No. 6), the CPC scheduled November 19, 2025, for a public hearing on this application (C 260038 ZMK), along with the related applications (N 260039 ZRK, C 260040 PPK, C 260041 HUK, and C 260042 PCK). The hearing was duly held on November 19, 2025, (Calendar No. 29). Twelve speakers testified in favor of the application, and none were in opposition.

Speakers in favor included four representatives of the applicant. The applicant described their intent to redevelop an underutilized City-owned site in a transit-rich, high-opportunity area. The applicant described the site context within Downtown Brooklyn, existing land uses, and notable recent developments. The applicant provided an overview of history of the site and existing conditions, and summarized site constraints which have led to the choice of an adaptive reuse strategy as opposed to a full redevelopment. The applicant emphasized the public benefits, particularly those gained from utilizing no public subsidy. The applicant highlighted how subsidies could be redirected to other HPD projects across the city. The applicants emphasized that the project delivers 1,200-plus units of housing by restructuring the site's long-term ground lease. The applicant explained the planning considerations influencing the building's height, massing, and structural system. They described streetscape improvements and a new plaza on the southeast corner intent to improve pedestrian circulation and access to the subway entrance to address existing challenges in the pedestrian environment. The applicant noted that the proposed development would be one of the first to comply with the 485-x Zone B wage requirements. The applicant's environmental consultant also walked through the methodology used in the environmental analyses, particularly with regard to quantitative and qualitative open space analyses.

A representative from the Brooklyn Chamber of Commerce testified in favor, expressing strong support for the redevelopment of 395 Flatbush Avenue Extension. They highlighted that the project represents a model for using city tools to unlock housing on underutilized publicly owned sites to provide mixed-income rental apartments, blending market-rate and affordable units without excessive use of public subsidies, improvements to public spaces, such as a new plaza and redesign of the Dekalb Avenue subway station entrance. They noted that the project has the potential to revitalize the block with new retail, office, and community facility space. They mentioned that the project would generate construction and permanent jobs with adherence to NYC labor standards, including 25 percent M/WBE participation commitment. They highlighted the benefits of upgrading an outdated office building with an energy-efficient building aligned with the City's sustainability goals.

Three representatives of the Fort Greene Park Conservancy testified in favor of the application and included certain conditions. The representatives noted that the proposed development would significantly increase usage of Fort Greene Park, exacerbating issues that are typically encountered by urban public spaces with high volumes of users. They referenced Community Board 2 and the Borough President recommendations calling for meaningful financial contributions to support ongoing park maintenance and operations due to anticipated increased use. They noted that Downtown Brooklyn's rapid housing growth has not been matched with adequate investments in parkland. The representatives emphasized that Fort Greene Park has high usage per acre, comparable to Central Park, resulting in soil erosion, tree root exposure, and strain on the park canopy. The representatives stated that plaza and private amenities cannot meaningfully offset open space needs, and that an additional 2,500 residents and pets would further strain maintenance and operations. To mitigate this impact, the representatives requested an annual monetary developer contribution of \$200,000 to \$250,000 to support park staffing and rising park and program expenses. The Fort Greene Park Conservancy requested the Commission to require this funding as a condition of approval to prevent further degradation of essential park infrastructure. The Conservancy's Environmental Programs Manager detailed the Green Team Program, which engages local teens in environmental stewardship, provides education and job pathways, primarily for residents of nearby public housing. They stressed that additional resources are necessary to prevent environmental harm to vulnerable communities adjacent to Fort Greene Park and advocated for responsible development that balances housing needs with environmental protection. Another representative of the Fort Greene Park Conservancy provided testimony calling for a dedicated park and public space maintenance fund, referencing models such as Greater East Midtown Rezoning, Hudson Yards public realm improvement fund, Bryant Park Corporation, and Union Square Partnership.

Two representatives of Open New York who reside in the neighborhood testified in favor of the application. They emphasized the urgent need for additional housing in Brooklyn. They highlighted low vacancy rates (1.4 percent) and high housing costs causing displacement. They stated that 1,200 new units, including 325 affordable homes, would help mitigate the housing crisis and highlighted the importance of maintaining community diversity and access to housing

for long-term residents to combat gentrification. They also noted that no current residents would be displaced by the project.

The President of the Downtown Brooklyn Partnership testified in favor of the application. They expressed strong support for the project and emphasized the redevelopment's potential to activate a prominent City-owned site at the gateway to Downtown Brooklyn at Flatbush Avenue Extension and Fulton Street. They noted the complementary benefits including streetscape improvements, public plaza, and subway station upgrades, and expressed a commitment to work with the applicant on ensuring the space's long-term success. They also expressed support for the clean energy initiatives and infrastructure improvements proposed.

A representative of Long Island University Brooklyn testified in favor of the application. They expressed strong support for the mixed-use redevelopment and the role it could play in enhancing the neighborhood's residential, commercial, and public life. They emphasized the project's contribution to addressing housing shortages affecting students, staff, and the broader community and recognized the project as a model for smart, community-focused urban development.

The Commission also received written testimony, which included testimony both in support of and in opposition to the proposal reflecting a broad mix of perspectives, with most supportive testimony emphasizing the urgent need for housing, particularly permanently affordable units, in a high-opportunity and transit-rich area such as Downtown Brooklyn to address critical housing shortages, establishment of a dedicated fund for maintenance and operations of Fort Greene Park to mitigate increased usage, consideration of long-term environmental and community impacts, particularly regarding equity and accessibility to public green space.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 260038 ZMK), in conjunction with the related actions (N 260039 ZRK, C 260040 PPK, C 260041 HUK, and C 260042 PCK), is appropriate.

Together, these actions will facilitate the redevelopment of a publicly owned asset located in Downtown Brooklyn, into an approximately 1,075,100 square-foot, 72-story mixed-use development. The proposed development would include 141,280 square feet of commercial and community facility uses, and 933,820 square feet of residential uses with 1,263 apartments, of which 325 to 379 apartments would be permanently income-restricted pursuant to MIH, and 4,745 square feet of publicly accessible open space.

The Commission is pleased that the requested actions would help activate an underutilized commercial property that has been impacted by the effects of the COVID-19 pandemic. The Commission believes the proposed development is a timely and effective response to the ongoing transition of New York City's business districts with outdated office building stock into active, mixed-use neighborhoods that foster environments where more people can both live and work. The proposal would bring much-needed housing, job-generating uses, potential space for public facilities such as DOHMH, commercial uses, and open space amenities, not only compatible with development in the surrounding area, but entirely aligned with forward-looking and bold planning responses called for in policy documents that aim to ensure that the city's business districts remain adaptable and competitive.

The Commission notes that the proposed development is consistent with the objectives of the City of Yes initiatives around climate change and resiliency, economic opportunity, and housing, and that the proposed development is a place-based response to the needs of the Downtown Brooklyn area to meet the changes of a rapidly-evolving economy, the affordable housing crisis, and a re-envisioned public realm, which will support the neighborhood's continued transformation into an increasingly dynamic CBD.

Zoning Map Amendment (C 260038 ZMK)

The Commission believes the modification from a C6-4 zoning district to the proposed C6-12 zoning district is appropriate. The proposed district allows for a broad range of uses including housing, commercial, and community facilities at a substantially higher density in one of the most centrally located and prominent blocks in the CBD at the intersection of Flatbush Avenue Extension and Fulton Street. Flatbush Avenue Extension and Fulton Street are both wide streets

with borough-wide significance. They are destination shopping corridors with excellent transit access. The City has invested in the Brooklyn Cultural District to the southeast of the project area, and leveraged City-owned sites such as City Point to support cultural, non-profit, shopping, and affordable housing, and constructed streetscape improvements along a revamped Flatbush Avenue Extension and Fulton Mall. The Flatbush Avenue corridor is a growing skyscraper district including the 141 Willoughby Street office building, 80 Flatbush, and 1 Willoughby Square, which will include a total of three new public schools.

The Commission believes that allowing for further modulation of the underlying densities in response to specific neighborhood goals, block conditions, and development proposals is appropriate. C6-12 districts permit a maximum FAR of 18.0 for residential uses and 15.0 for commercial and community facility uses. On large qualifying sites, the C6-12 district as modified by the DB would permit a maximum FAR of 19.0 for residential, 15.0 for commercial and community facility uses, and would permit a total maximum FAR of 23.0.

The proposed C6-12 zoning district creates the potential for greater job densities and promotes a balanced mix of uses, while expanding allowable housing capacity in an impactful way. The Commission celebrates that the proposed actions will be the first to map the newly created C6-12 district in Brooklyn and is pleased to see that the proposed district would simultaneously enable additional housing as well as reinforce the strong non-residential character of the area. The Commission notes the densities and heights allowed under the proposed zoning district are well-matched with the heights and densities which exist and are planned in the surrounding area. The bulk regulations available in the underlying standard bulk and tower regulations offer generous flexibility to accommodate the permitted floor area in a manner that is responsive to the surrounding context while promoting quality housing outcomes with generous setbacks, terraces, and adequate separation between building segments and ample access to light and air.

The Commission believes that the underlying parking regulations in the Inner Transit Zone are appropriate given excellent transit access, comparable to that of Times Square. The Commission also believes that the applicable loading regulations are appropriate and supports the provision of loading berths on the Hudson Avenue frontage, according to the uses intended to occupy the space.

Zoning Text Amendment (N 260039 ZRK)

The Commission believes the proposed modifications to DB's floor area, bulk, and mandatory district plan elements are appropriate.

On large qualifying sites, the C6-12 district as modified by DB would permit a maximum FAR of 19.0 for residential and a total maximum FAR of 23.0. Increasing allowable densities beyond 12 FAR allows for the implementation of two important objectives that include mandating affordable housing via MIH and incentivizing the creation of non-residential spaces that will help further the goals of the CBD. Furthermore, the criteria established for large qualifying sites would guarantee that the highest densities are targeted for sites of a size threshold of 30,000 square feet with multiple street frontages and promote site configurations that can best accommodate vertical mixed-use typologies at scale. A related objective is to encourage large sites in Downtown Brooklyn, which are often the most viable for high-density mixed-use projects, to introduce a greater amount of retail, commercial, and community facility uses, and encourage the assemblage of smaller, more irregular sites, thereby promoting better built outcomes at these high densities. The Commission emphasizes that the intent of this new tool in Downtown Brooklyn is intended to support housing proposals which include a greater mix of non-residential uses.

The Commission finds the modification of the street wall location provisions for sites that provide public open space appropriate. Currently, the DB mandates a continuous street wall at certain locations, including along the project site's Flatbush and Fulton frontages. The proposed modification would provide exemptions from the street wall location and continuity requirements for zoning-defined large qualifying sites if publicly accessible open space is provided. The Commission believes this street wall relief would help further enable the creation of public open spaces in Downtown Brooklyn that contribute positively to the open space network, and notes the added benefits of site planning flexibility when responding to the unique street grid configurations that exist in the neighborhood through the provision of plazas at key nodes and intersections.

The Commission supports the proposed strategies to reconfigure the building footprint to address public realm and site circulation needs despite the challenges typically associated with retention of existing structures. The Commission appreciates that sidewalk conditions are being reevaluated across site perimeter to improve the pedestrian experience and accommodate essential building operations and services for a project of this scale. The Commission especially appreciates the elimination of the existing arcades and bringing retail closer to the sidewalk, improving visibility and activation of the street frontages. The existing subway station entrance area and the vertical clearance of the overhang would be made more generous, creating a more welcoming condition and easing circulation needs at this location with high foot-traffic. The Commission believes the proposed increase in vertical clearance by approximately seven feet is successful and would create improved proportions at the base of the building at this prominent intersection. The Commission supports the applicant's efforts to continue working with the MTA and DOT on identifying site planning strategies that address connectivity needs specific to this block.

The Commission appreciates that the partial demolition of the building base will also facilitate the creation of a 4,750-square-foot public space. The open space location at the prolongation of Fulton Mall and Flatbush has the potential to contribute to the existing public realm network while enhancing the retail environment at this important intersection, improving the east-west connection between Fulton Mall and the Brooklyn Cultural District. The open space is designed to support pedestrian movement, integrate seating, and introduce landscaping that could contribute to the district's transformed public realm, and enhance connections between surrounding open areas.

The Commission supports the applicant's efforts to engage NYC DOT to remove the parking strip along the project area to facilitate streetscape enhancements catered towards pedestrian mobility needs and encourages continued coordination to ensure that this impactful strategy is implemented. The Commission also encourages pursuing other public realm improvement strategies identified in collaboration with NYC DOT and the Downtown Brooklyn Partnership.

The Commission believes the proposed modifications to the setback requirements for zoning-defined large qualifying sites that have below grade transit infrastructure occupying more than 30 percent of the lot is appropriate. The Commission notes the presence of an existing REUC

easement granted by the MTA which poses significant development constraints within the project area. The proposed modification would provide a pathway for sites constrained by significant infrastructure to accommodate viable building forms, particularly for mixed-use developments which have certain dimensional and vertical circulation needs. Given that the proposed tower is restricted in its location and orientation due to the existing subway infrastructure, no setback is provided above the base along Dekalb Avenue to accommodate the residential FAR and maintain optimal floorplates. The Commission notes that the surrounding built context, street widths, and location along the major intersection of Flatbush Avenue Extension and DeKalb Avenue are generally conducive to allowing this sheer-rising condition.

The Commission understands the applicant's proposed approach to retain much of the existing structure and pursue a combination of adaptive reuse and vertical enlargement strategies. This helps achieve a cost-effective building form through creative engineering solutions that utilize existing site infrastructure. The redevelopment would include a new L-shaped tower ranging from 65 to 72-stories over the existing repurposed base. The Commission commends the thought given to the proposed site plan, massing, and architecture which seamlessly ties together the addition with the existing podium. The Commission especially supports the strategic use of setbacks and tower articulation strategies to sculpt the massing in a thoughtful manner, particularly with regard to how the building is experienced from a pedestrian perspective.

The Commission believes that the proposed zoning text amendment to Appendix F to create a new MIH area within the project area is appropriate. The Commission notes that this application would be the first application of MIH in Downtown Brooklyn where the existing zoning is a C6-4 zoning district, allowing the application of MIH to existing 10.0- to-12.0 FAR zoning district as a result of City of Yes Housing Opportunity and State legislation. The new MIH area would ensure that a portion of future development is designated as permanently income-restricted housing, utilizing either MIH Option 1 or MIH Option 2. Mapping the project site with these options would ensure that households in need of affordable housing will have choices in a neighborhood with strong transit access as well as nearby open spaces and community institutions. Option 1 requires 25 percent of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 60 percent AMI, with a minimum

of 10 percent of housing to be affordable at 40 percent AMI. Option 2 requires 30 percent of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 80 percent AMI. The proposed text amendment is in line with the City's affordable housing goals outlined in the reports *Housing Our Neighbors: A Blueprint for Housing and Homelessness* (2022) and *Where We Live* (2020), NYC's Fair Housing policy report which seeks to support increased housing options across all neighborhoods.

Disposition of City-owned Property (C 260040 PPK)

The Commission believes the requested disposition action is appropriate and would enable HPD to pursue a new 99-year ground lease with the sponsor to facilitate the proposed project.

Urban Renewal Plan Amendment (C 260041 HUK)

The Commission believes that the requested amendment to the Brooklyn Center URP is appropriate. Urban renewal is one of the authorities HPD possesses to acquire and convey land as subsidy to facilitate the development of affordable housing. The project area is currently within an active URP and operating under an existing urban renewal ground lease. Extending the term of the URP would allow HPD to use the same authority to extend the ground lease to facilitate the proposed project.

The Commission also appreciates that the proposed amendment to the URP will require the provision of an open space design that has been developed in consultation with DCP and is to be further refined through the PDC approval process. The Commission encourages continued efforts to ensure that it is a successful and vibrant plaza space. The Commission notes that consideration must be given to the plaza perimeter along the Flatbush Ave arterial roadway to adequately buffer areas that are occupiable to create a pleasant experience for open space users and ensure ample circulation and clear paths along sidewalks which connect to transit infrastructure.

The Commission encourages the applicant to further refine the open space and building design in a manner that would address safety, visibility, and potential wind impacts at the base of the tower.

Site Selection and Acquisition of real property interest (C 260042 PCK)

The Commission also believes the requested site selection and acquisition actions to facilitate a potential DOHMH facility within the building base are appropriate. The project area is City-owned and has been identified by the City as a suitable location for clinic, community facility, and office use given the proximity to the existing health clinic at 295 Flatbush Avenue Extension one block to the north, which will help modernize DOHMH services in Downtown Brooklyn. The site's proximity to several transit resources further strengthens the location's appropriateness. The proposed DOHMH facility would be approximately 75,365 square feet, with anticipated uses including a medical clinic, office space, community facility space, and laboratories. The Commission appreciates that this future space could provide the services of Neighborhood Health Action Centers in Downtown Brooklyn, which intended to reduce health inequities and improve health outcomes across the city. These flexible spaces can be used for various purposes, including family wellness suites; multi-purpose rooms for community-based organizations; space for workshops and trainings; and spaces for conducting research and evaluation programs.

The Commission appreciates that the proposed development is aiming to achieve LEED and WELL certifications to improve efficiency, lower carbon emissions, and create healthier living environments. Furthermore, the Commission notes that the proposed development would comply with HPD Design Guidelines for New Construction which are intended to help meet the needs of all households and individuals through apartment planning and accessible design, encouraging active design and better health outcomes, minimizing climate impact, and enhancing sustainability and climate resiliency.

The Commission acknowledges that New York City is tackling a substantial housing crisis and requires new development across all levels of affordability. The Commission recognizes that the City is implementing a comprehensive, multipronged strategy to address this shortage and advance creative approaches capable of delivering additional housing expeditiously. The Commission notes that public sites should deliver exceptional public benefits, particularly long-term affordability and a correspondingly robust package of community benefits and encourages continued efforts as part of project implementation to ensure adequate long-term value on

publicly controlled land. The Commission appreciates the statements made by HPD regarding the scale of the proposal would create 325 permanently affordable units, and the citywide tradeoffs for increasing the affordable housing component beyond MIH at this site, noting specifically the amount of subsidies per an HPD term sheet would cost 725 million dollars, equivalent to 36 percent of HPD's entire FY25 budget. In response to the Community Board and Borough President recommendations, the Commission urges the applicant to review all potential unit mix and AMI distributions based on the request to decrease one-bedroom units, increase family-sized units, and deepen affordability.

The Commission acknowledges recommendations from the Community Board and Borough President regarding set-asides for hearing and visually impaired New Yorkers. The Commission appreciates the applicant's acknowledgement that the current set aside is a minimum, and that additional units can be occupied, and altered as necessary, to serve this population by providing turning space as well as supports built into the walls for bathroom grab bars and kitchen adaptability.

The Commission recognizes and appreciates the testimony and public comments as well as Community Board and Borough President recommendations that highlight the long-term needs of Fort Greene Park and Fort Greene Park Conservancy's advocacy for the establishment of a dedicated fund for maintenance and operations to respond to increased usage. The Commission reiterates that the Lead Agency's Environmental Impact Statement (EIS) did not identify significant adverse impacts related to open space, including potential indirect effects from the expected residents generated from the proposed development, as well as potential direct impacts on open space resources including shadow effects from the building's height. A qualitative assessment approach was undertaken identifying that there are several qualifying open space resources immediately outside the study area totaling approximately 24 acres. The proposed development would provide an approximately 4,750 -square foot public open space on site, and 33,000 square feet of both outdoor and indoor active and passive recreational space and amenities for building residents. Though outside the purview of the proposed actions, but recognizing the transition of Downtown Brooklyn into a 24/7 live-work neighborhood, the Commission encourages the applicant team to work with the Downtown Brooklyn Partnership,

NYC Parks, and Fort Greene Park Conservancy to support the long-term needs of the city's vital public parks and open spaces to continue to meet the needs of the CBD's growing residential population.

The Commission appreciates the Borough President's requests for the Department of City Planning to advance an urban design vision for the area, building upon the Eds and Meds Framework published in May 2023, and notes that the Department is committed to proactively planning with City agencies and ensuring that future growth is put in the context of local infrastructure needs, including open space.

The Commission requests the applicant to be responsive to community feedback related to the site and surroundings to enhance the streetscape and pedestrian experience, flow of vehicles, access to local transit infrastructure, and strategies to improve overall connectivity and safety. The Commission also supports continued engagement with the community as the project enters the implementation phase.

The Commission believes the proposed development helps advance planning objectives outlined in the Downtown Brooklyn and Fort Greene Eds and Meds Framework which highlights the critical role that the neighborhood should continue to play in supporting job growth and affordable housing production, with a particular focus on anchor institutions and City-owned sites, improving the public realm with a focus on safe, multi-modal transportation, and ensuring that nearby communities, particularly NYCHA residents, can benefit from a growing CBD and these new opportunities. This high-density mixed-use proposal, application of MIH, provision of public open space, and the inclusion of non-residential space including a potential DOHMH facility indicate clear alignment with the Eds and Meds Framework.

The Commission believes this application contributes meaningfully to Brooklyn's equitable recovery and continued growth, with a focus on creating space for accessible jobs, affordable housing, healthy living, and more vibrant shopping corridors. The Commission notes that planning and investment efforts in projects of this magnitude have the potential to not only expand the CBD's economy, but that of the borough and the City.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on December 5, 2025, with respect to this application (CEQR No. 25HPD058K), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the action[s] that are set forth in this report; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
3. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating the mitigation measures that were identified in the FEIS.

The report of the City Planning Commission, together with the FEIS, issued December 5, 2025, constitutes the written statement of findings that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; 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 consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-12 District property bounded by Dekalb Avenue, Hudson Avenue, Fulton Street, and Flatbush Avenue Extension, as shown on a diagram (for illustrative purposes only) dated August 11, 2025, and subject to the conditions of CEQR Declaration E-124.

The above resolution (C 260038 ZMK), duly adopted by the City Planning Commission on December 17, 2025 (Calendar No. 13), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

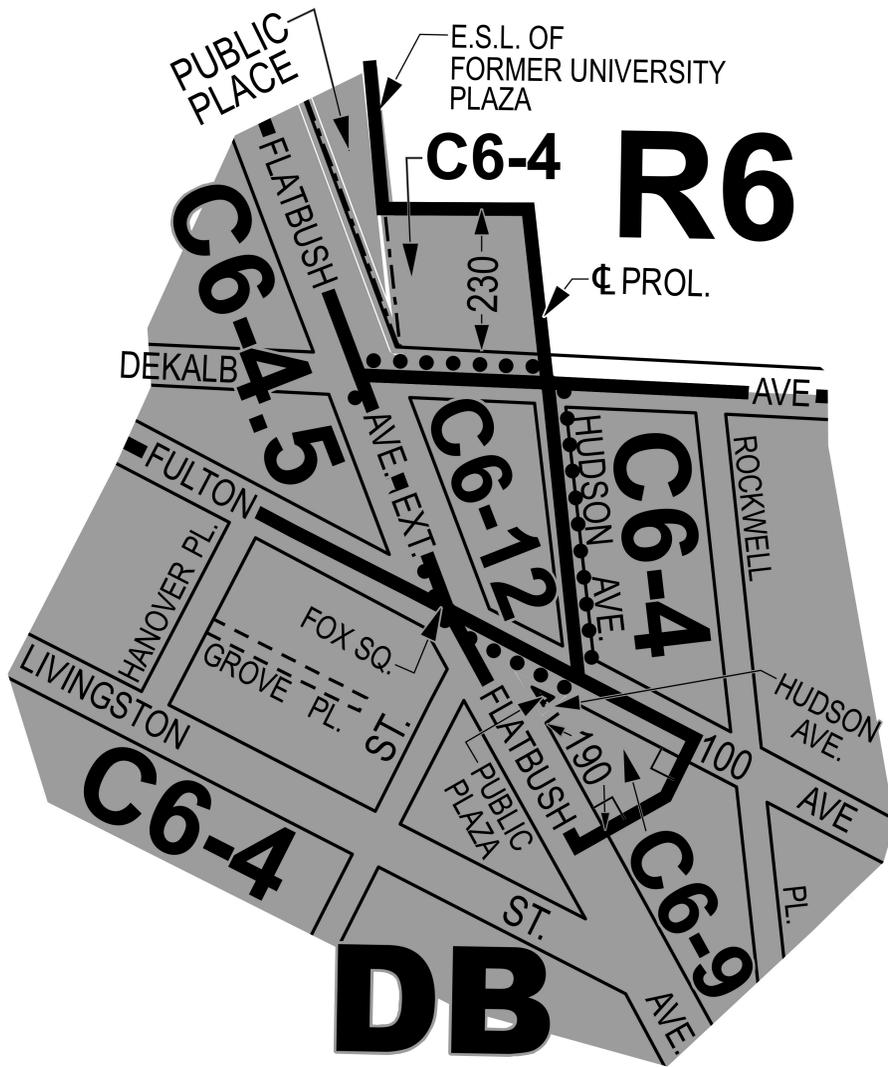
DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

ALFRED C. CERULLO III, Esq., ANTHONY W. CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE, RAJU MANN, ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*

GAIL BENJAMIN, LEAH GOODRIDGE, Esq., JUAN CAMILO OSORIO,
Commissioners, VOTING NO



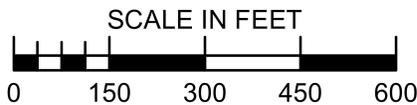
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

16c
 BOROUGH OF
BROOKLYN

S. Lenard
 for S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 August 11, 2025



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by changing a C6-4 District to a C6-12 District.
-  Indicates a Special Downtown Brooklyn District (**DB**)



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 395 Flatbush Avenue Ext. Redevelopment	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Hallah Saleh
Application # 260038ZMK	Borough: Brooklyn
CEQR Number: 25HPD058K	Validated Community Districts: K02

Docket Description:
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-12 District property bounded by Dekalb Avenue, Hudson Avenue, Fulton Street, and Flatbush Avenue Extension, as shown on a diagram (for illustrative purposes only) dated August 11, 2025.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 27	# Against: 5	# Abstaining: 2	Total members appointed to the board: 34
Date of Vote: 9/17/2025 12:00 AM		Vote Location: 179 Livingston	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 9/3/2025 6:00 PM	
Was a quorum present? Yes	<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>
Public Hearing Location:	179 Livingston Street, Brooklyn, NY 11201

CONSIDERATION:		
Recommendation submitted by	BK CB2	Date: 10/15/2025 5:50 PM



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 395 Flatbush Avenue Ext. Redevelopment	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Hallah Saleh
Application # 260038ZMK	Borough: Brooklyn
CEQR Number: 25HPD058K	Validated Community Districts: K02

Docket Description:
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-12 District property bounded by Dekalb Avenue, Hudson Avenue, Fulton Street, and Flatbush Avenue Extension, as shown on a diagram (for illustrative purposes only) dated August 11, 2025.

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

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Please see attached memo for full comment.

Recommendation submitted by	BK BP	Date: 11/17/2025 1:06 PM
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