



October 5, 2023

Chair Dan Garodnick
City Planning Commission
120 Broadway
New York, NY 10271

Re: City of Yes for Economic Opportunity

Dear Chair Garodnick and members of the City Planning Commission:

On behalf of the Downtown Brooklyn Partnership (DBP), I would like to express strong support for the Department of City Planning's proposed City of Yes for Economic Opportunity zoning amendment to modernize the city's zoning rules to support small business, create thriving commercial corridors and bolster the City's economic recovery.

Current rules are sometimes confusing and outdated, particularly for small businesses and innovative entrepreneurs trying to open, grow, and evolve in New York City. The proposed Economic Opportunity zoning text amendment will update regulations and provide clear and sensible rules that allow businesses necessary flexibility. In this time of recovery, it is crucial to remove outdated limitations on businesses and ensure that our central business districts and commercial corridors remain dynamic and vibrant.

We would like to highlight the following proposals that are of particular importance to Downtown Brooklyn:

- **Allowing opportunities for a greater diversity of businesses to locate on ground and upper floors.** This change would enable establishments beyond traditional retail stores to activate space along our main shopping corridors. Additionally, allowing commercial uses above the ground floors of residential buildings would allow food and beverage establishments to locate in new and unique spaces.
- **Supporting nightlife and entertainment through more common-sense regulations.** Currently, some entertainment uses, such as arcades, virtual reality, or bowling alleys, are constrained or prohibited along Fulton Mall. These uses will support ground floor vitality in Downtown Brooklyn in addition to complementing the street's other retail businesses by encouraging much-needed foot traffic on evenings and weekends.
- **The establishment of consistent streetscape rules.** We encourage the Department to consider eliminating lobby width restrictions to respond to the desire for additional flexibility and to respond to market conditions on individual sites.
- **Removing use and bulk regulations for businesses in growing industries,** such as life sciences and film production. These uses are fully compatible with Downtown Brooklyn's existing complement of tenants and institutions, and we fully support this change to further stimulate the post-pandemic office market.

The proposed Economic Opportunity zoning text amendment will allow more businesses to locate near their customers, support business and industry growth, foster vibrant neighborhoods, and give businesses the certainty and predictability essential to planning. These proposals will help ensure New York City will continue to be competitive for investment and innovation in the years to come.

Sincerely,

A handwritten signature in purple ink that reads "Regina Myer".

Regina Myer

President
Downtown Brooklyn Partnership