

**CITY HALL OFFICE**  
250 BROADWAY, SUITE 1833  
NEW YORK, NY 10007  
(212) 788-7081  
FAX: (212) 788-7712

**DISTRICT OFFICE**  
55 HANSON PLACE, SUITE 778  
BROOKLYN, NY 11217  
(718) 260-9191  
FAX: (718) 398-2808  
[lcumbo@council.nyc.gov](mailto:lcumbo@council.nyc.gov)



THE COUNCIL  
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**LAURIE A. CUMBO**  
MAJORITY LEADER  
COUNCIL MEMBER, 35<sup>TH</sup> DISTRICT, BROOKLYN

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**August 30, 2018**

**Marisa Lago**  
**Director, Department of City Planning**  
**Chair, City Planning Commission**  
**120 Broadway, 31<sup>st</sup> Floor**  
**New York, NY 10271**

**Winston Von Engel**  
**Director, Brooklyn Office Department of City Planning**  
**16 Court Street, 7<sup>th</sup> Floor**  
**Brooklyn, NY 11241**

Chair Lago and Director Von Engel,

We write this letter to express our shared goals for the future of the M1-1 zones of Prospect Heights and Crown Heights, located roughly between Grand Avenue, Atlantic Avenue, Bergen Street, and Franklin Avenue, extending along the southern side of Atlantic Avenue to Vanderbilt Avenue.

Unchanged since 1961, the M1-1 zoning allows only 1 FAR of commercial or industrial use, which coupled with high parking and loading requirements, makes new development nearly impossible. The existing condition of the area reflects this, with numerous surface parking lots and one-story warehouses surrounded by a neighborhood that is otherwise booming with investment and activity. New zoning holds the potential to unlock vibrant mixed-use development including commercial, industrial, and residential use, bringing diverse economic development and affordable housing to an area of Brooklyn deeply in need.

Since 2014, Community Board 8 has led a robust public discussion of how development should proceed, guided by the recognition that the M1-1 area offers a unique opportunity to shape the future of the neighborhood. This discussion has resulted in the Community Board's M-CROWN proposal, calling for a mixed-use rezoning of the area, where new residential development can offer the economic stimulus to support a range of non-residential uses that provide jobs accessible to a diverse pool of skills.

In response to CB8's M-CROWN proposal, the Department of City Planning has presented a framework for rezoning the M1-1 district in north Crown Heights. Although the DCP framework does not incorporate all aspects of the M-CROWN proposal, after extensive analysis and consultation with local stakeholders, we believe it can provide a starting point, and should be extended as follows to achieve a dynamic truly mixed-use area composed of the following three distinct subareas:

- A real mixed-use district (4-5 FAR) for the area south of Atlantic Avenue between Grand Avenue, Classon Avenue, and Bergen Street that allows significant new residential development but requires a minimum amount of non-residential use and incentivizes additional non-residential use through a significant density bonus, with retail uses not permitted mid-block on side streets.
- Updated M zoning (2-5 FAR) for the eastern portion of the area that will increase density, reduce parking and loading requirements, create contextual bulk rules, and create incentives for including non-office, non-retail space such as light manufacturing, studios for the full range of arts uses, or certain community facility uses as part of new commercial development.
- A medium-density (6-7 FAR) commercial district on Atlantic Avenue with Special Enhanced Commercial District for requiring a non-residential ground floor and preferential FAR for commercial uses with no restrictions.

*(A map outlining these areas prepared by DCP is attached to this letter.)*

We believe this enhanced framework represents a sincere effort to achieve the long-held goals of the local community to create a truly mixed-use area while also responding to the concerns of the Department of City Planning regarding perceived burdensome requirements for mixed-use buildings.

We urge the Department to seize this opportunity and join us in supporting this framework for dynamic mixed-use redevelopment of the current M1-1 zones. If adopted, it would spur significant housing production, including MIH affordable housing, as well as significant new commercial development including space for a wide variety of economic sectors such light industrial, arts, and community facilities. Although these uses are complementary with housing, office, and retail space and create significant synergy and value, they are typically unable to compete successfully for space if special provisions are not included.

If any private applications are advanced ahead of comprehensive rezoning, we will advocate for the principles and goals expressed in this letter to the greatest extent possible.

However, a city-led neighborhood-wide solution is clearly the most effective strategy. With carefully crafted new mixed-use zoning and coordinated public and private investment, including targeted workforce development and small business services, we can unlock the potential of this underutilized area and better serve the needs of Community District 8, the borough of Brooklyn, and all of New York City.

Yours in partnership,



LAURIE A. CUMBO  
MAJORITY LEADER  
MEMBER OF THE NEW YORK CITY COUNCIL



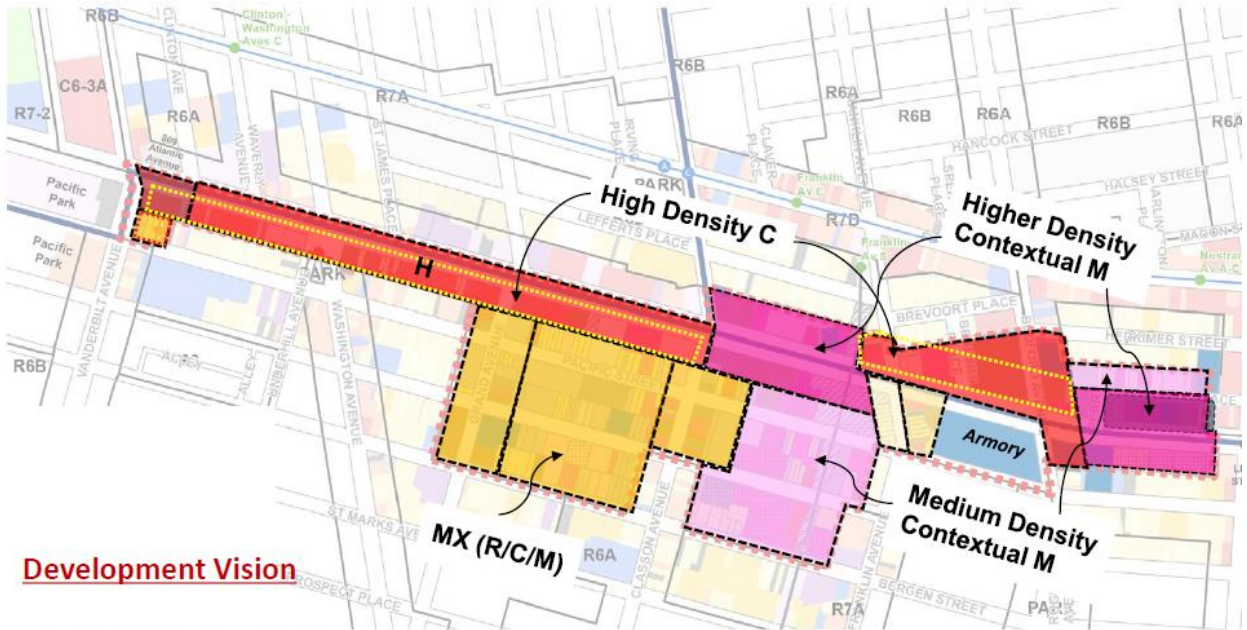
ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



NIZJONI GRANVILLE  
CHAIR, BROOKLYN COMMUNITY BOARD 8

Cc: Anita Laremont, Executive Director, DCP  
Danielle DeCerbo, Director of Intergovernmental Affairs, DCP  
Alex Sommer, Deputy Director, Brooklyn DCP

Department of City Planning -- Draft M CROWN Zoning Framework (May 2018)



**Development Vision**

- High-density C** : Significant new residential and Commercial
- Gr FL. Non-Residential requirement
- New Higher Density Contextual M** } Preserve existing job clusters and incentivize new commercial/industrial
- New Medium Density Contextual M** }
- MX**: Significant new residential and will allow commercial/industrial