

962-972 Franklin Avenue Rezoning

**New York City Council
Subcommittee on Zoning and Franchises
Public Hearing
October 16, 2024**

LU 0161-2024 - C 230356 ZMK
LU 0162-2024 - N 230357(A) ZRK
LU 0163-2024 - C 230358 ZSK

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Overview of the Development

- Approximately 284,947 SF mixed-use development.
- 355 dwelling units, of which 106 are permanently income restricted per MIH Workforce Option.
- Approximately 8500 SF retail.
- Parking for 20% of market-rate units per special permit.
- 10 stories with step down along a 15° plane, per text amendment.
- Union built, financed, and organized.

UNION BUILT, FINANCED, AND OPERATED

Construction financing for the development will come from the **AFL-CIO Housing Investment Trust**, a successful practitioner of socially responsible, economically targeted investing, focused on union-friendly investments.

Construction and building operation will be **fully union**.

When constructed, 970 Franklin will be the City's first Union BFO residential development.

Overview of Zoning Actions

- Rezoning from R6A to R7D/C2-4.
- Text amendment to designate MIH Workforce and Option 1.
 - This requires a modification of the current application by the Council.
- Special Permit to reduce parking requirements to facilitate affordable housing.
- Text amendment to modify height and setback regulations for developments on the block east of BBG that utilize MIH height allowances.

Overview of Project Benefits

With the rezoning

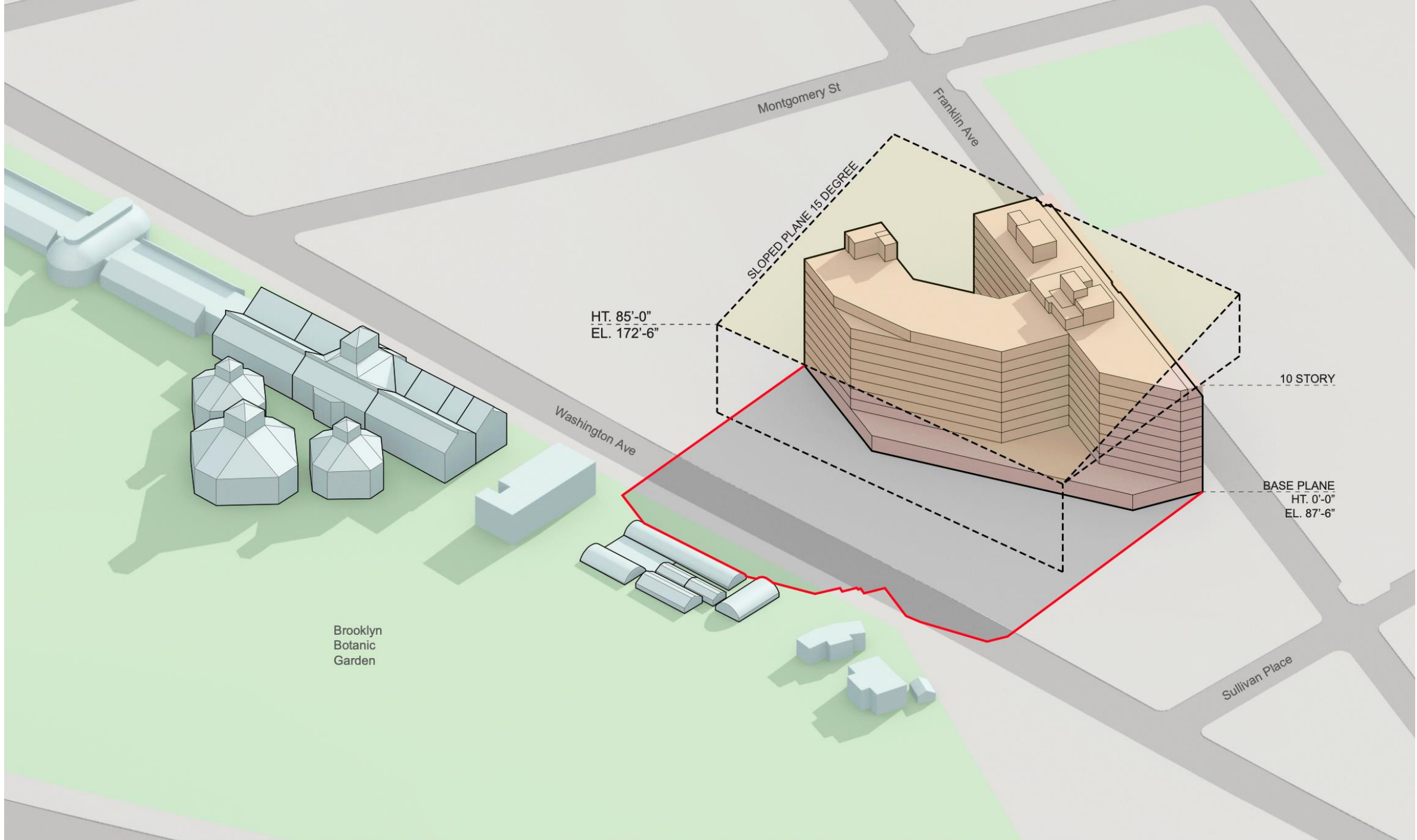
- 355 units of mixed-income rental housing.
- 106 units of workforce housing in perpetuity.
- Binding enforcement mechanism to protect the Brooklyn Botanic Garden from shadows.
- Developer-funded improvements to Jackie Robinson Playground and Brooklyn Botanic Garden.
- Fully union for construction & operation.

Without the rezoning

- Market-rate, luxury housing (likely condos).
- Zero mandated affordable units.
- Zero developer-funded public improvements.
- Zero guaranteed union jobs.
- Zero protections for the Brooklyn Botanic Garden from new shadows.

Additional Developer Commitments

- \$500,000 for new infrastructure for Brooklyn Botanic Garden, including new artificial lighting.
- Capital improvements to Jackie Robinson Playground (estimated cost > \$1 million).
- Site controls to mitigate construction noise and air quality during excavation.
- Commitments are codified and recorded in a restrictive declaration.



Montgomery St

Franklin Ave

SLOPED PLANE 15 DEGREE

HT. 85'-0"
EL. 172'-6"

10 STORY

Washington Ave

BASE PLANE
HT. 0'-0"
EL. 87'-6"

Brooklyn
Botanic
Garden

Sullivan Place

962 Franklin Avenue, Brooklyn



NYC Digital Tax Map

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



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Project Area
- Existing Zoning District Line
- Proposed Zoning District Line
- R6A** Existing Zoning District
- Existing C2-4 Overlay
- R8A** Proposed Zoning District
- Proposed C2-4 Overlay



962-972 Franklin Avenue Rezoning



Overview of Alternatives

	<u>Originally Certified Project</u>	<u>Applicant's Alternative</u>	<u>CPC Modification</u>	<u>BBG Request</u>
Zoning District	R8A	R8A	R7D	R7A
Sloping Plane Angle	n/a	26.83	15	10
Max achievable density	7.2	7.2	5.35	4.81
# Stories (before step down)	14	14	10	9
Longest Shadow*	2:57	1:29	1:09	1:06
# Units	475	475	355	319
# Affordable	119	119	89 (Option 1) 106 (Workforce)	80
MIH Option	1	1	1 (CPC) 4 (Requested from Council)	1
Buildable	Yes	Yes	If Workforce	No

* Measured over the Hardy Plant Nursery Yard on the June 21 analysis day.

962 Franklin Avenue, Brooklyn Area Map






Block: 1192, Lots: 1, 6, 14, 18, 30, 40, 41, 46, 63, 66, 77, 85, 95 & 7501

Project Information

-  600' Radius from Proposed Rezoning
-  Development Site
-  Project Area

Existing Commercial Overlays & Zoning Districts

- | | | |
|--|--|---|
|  C1-1 |  C2-1 |  Zoning Districts |
|  C1-2 |  C2-2 |  Special Districts |
|  C1-3 |  C2-3 | |
|  C1-4 |  C2-4 | |
|  C1-5 |  C2-5 | |

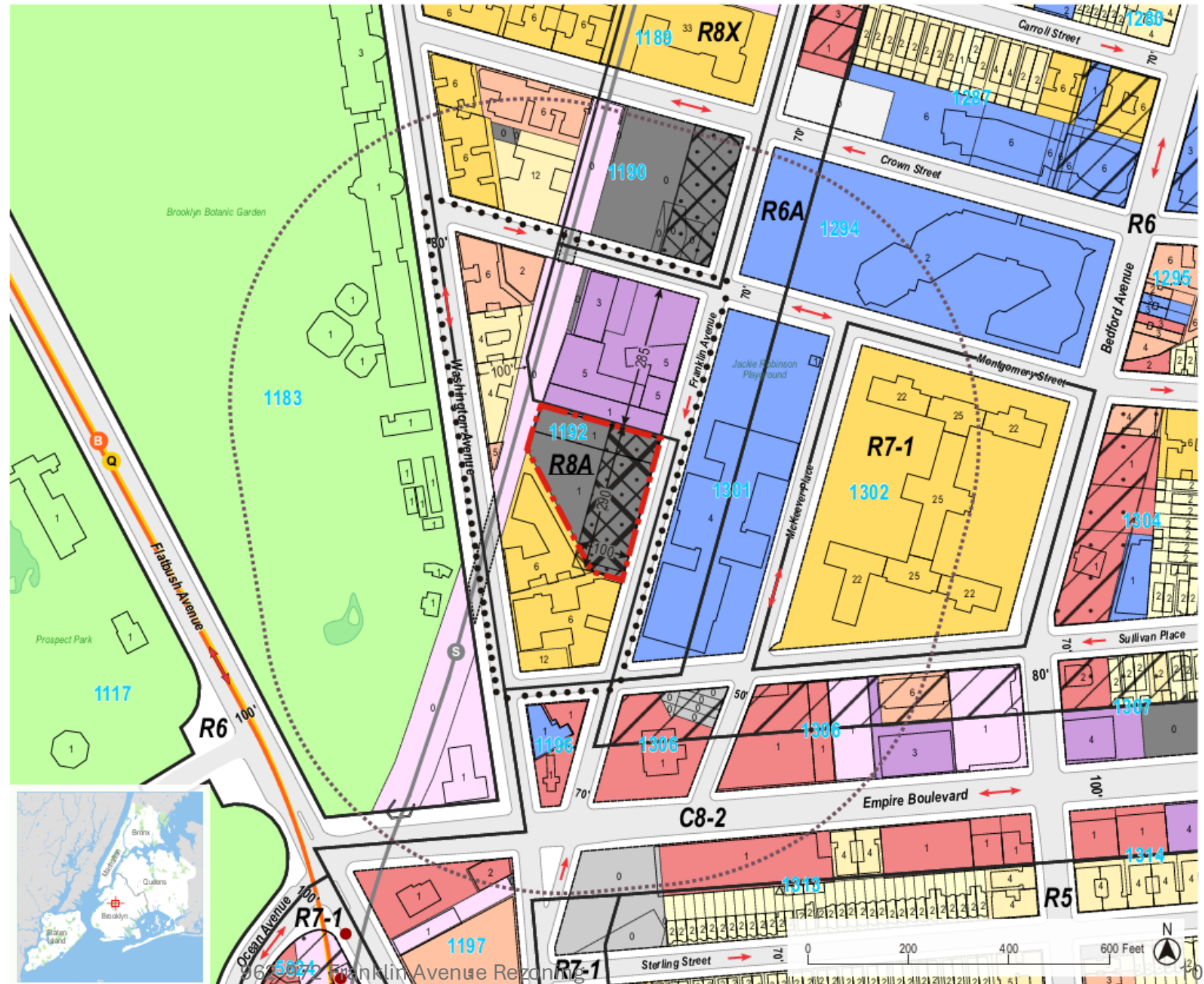
-  Elevated Rail Structure / Roadway Overpass
-  Subway Entries
-  5037 Block Numbers
-  Property Lines
-  5 Number of Floors

Land Uses

-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  No Data/Other

October 2022

Urban Cartographics



	CPC Modified Project (15° slope) - 355 units (R7D)				BBG Request (10° slope) - 319 units (R7A)			
Resource	March 21/Sept 21	May 6/August 6	June 21	December 21	March 21/Sept 21	May 6/August 6	June 21	December 21
	7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM	8:51 AM - 2:53 PM	7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM	8:51 AM - 2:53 PM
Brooklyn Botanic Garden (Full Garden)	7:36 - 8:30 AM	6:27 - 7:44 AM	5:57 AM - 7:34 AM	8:51 AM - 8:55 AM	7:36 - 8:21 AM	6:27 - 7:44 AM	5:57 AM - 7:30 AM	-
	54 minutes	1 hour and 17 minutes	1 hour and 37 minutes	4 minutes	45 minutes	1 hour and 17 minutes	1 hour and 33 minutes	-
Jackie Robinson Playground	2:31 PM - 4:29 PM	2:35 PM - 4:06 PM	-	2:01 - 2:53 PM	2:45 PM - 4:29 PM	3:14 PM - 3:58 PM	-	2:08 PM - 2:53 PM
	1 hour and 58 minutes	1 hour and 31 minutes	-	22 minutes	1 hour and 44 minutes	44 minutes	-	45 minutes
Brooklyn Botanic Garden (Resources A - V)	7:36 AM - 8:12 AM	6:27 AM - 7:22 AM	5:57 AM - 7:06 AM	8:51 AM - 8:55 AM	7:36 AM - 8:05 AM	6:27 AM - 7:18 AM	5:57 AM - 7:03 AM	-
	36 minutes	55 minutes	1 hour and 9 minutes	4 minutes	29 minutes	51 minutes	1 hour and 6 minutes	-

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	7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM	8:51 AM - 2:53 PM	7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM	8:51 AM - 2:53 PM
Aquatic House & Orchid Collection	7:36 AM - 7:43 AM	-	-	-	-	-	-	-
	7 minutes	-	-	-	-	-	-	-
Desert, Mediterranean, South African Bulb (Arid) Workhouse	-	-	-	8:51 AM - 8:55 AM	-	-	-	-
	-	-	-	4 minutes	-	-	-	-
Humid Tropics Workhouse	-	-	-	8:51 AM - 8:55 AM	-	-	-	-
	-	-	-	4 minutes	-	-	-	-
Lowland Moist Tropical Orchid Workhouse	-	-	-	8:51 AM - 8:55 AM	-	-	-	-
	-	-	-	4 minutes	-	-	-	-
Tropical Plant Propagation House	7:41 AM - 7:53 AM	-	-	-	-	-	-	-
	12 minutes	-	-	-	-	-	-	-
Tropical & Desert Plant Propagation House	7:36 AM - 7:53 AM	-	-	-	-	-	-	-
	17 minutes	-	-	-	-	-	-	-
Hardy Plant Nursery Yard	7:36 AM - 8:12 AM	6:27 AM - 7:22 AM	5:57 AM - 7:06 AM	-	7:36 AM - 8:05 AM	6:27 AM - 7:18 AM	5:57 AM - 7:03 AM	-
	36 minutes	55 minutes	1 hour and 9 minutes	-	29 minutes	51 minutes	1 hour and 6 minutes	-

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	7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM	8:51 AM - 2:53 PM	7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM	8:51 AM - 2:53 PM
Temperate Bonsai Tunnel	7:36 AM - 7:39 AM	6:27 AM - 6:42 AM	5:57 AM - 6:24 AM	-	-	6:27 AM - 6:37 AM	5:57 AM - 6:17 AM	-
	3 minutes	15 minutes	27 minutes	-	-	10 minutes	20 minutes	-
Production House	-	6:27 AM - 6:31 AM	5:57 AM - 6:14 AM	-	-	-	5:57 AM - 6:19 AM	-
	-	4 minutes	17 minutes	-	-	-	22 minutes	-
Tropical Bonsai House	-	6:27 AM - 6:42 AM	5:57 AM - 6:25 AM	-	-	6:27 AM - 6:33 AM	5:57 AM - 6:19 AM	-
	-	15 minutes	28 minutes	-	-	6 minutes	22 minutes	-
Auxiliary House	-	6:27 AM - 6:40 AM	5:57 AM - 6:26 AM	-	-	-	5:57 AM - 6:16 AM	-
	-	13 minutes	29 minutes	-	-	-	19 minutes	-
New York-Native Flora & Temperate Plant Propagation Tunnel	7:36 AM - 7:44 AM	6:27 AM - 6:59 AM	5:57 AM - 6:44 AM	-	-	6:27 AM - 6:56 AM	5:57 AM - 6:39 AM	-
	8 minutes	32 minutes	47 minutes	-	-	29 minutes	42 minutes	-
Mediterranean Display Plants Tunnel	-	-	6:05 AM - 6:26 AM	-	-	-	-	-
	-	-	21 minutes	-	-	-	-	-