

ATTACHMENT 1: Brooklyn College School of Business Site

Release Date: June 4, 2018
Deadline for Questions: July 2, 2018, 5:00 pm
Submission Date: September 10, 2018, 5:00 pm

Site Description and History

The Site is located at the southwest corner of the intersection of Nostrand Avenue and Avenue H in Brooklyn. The Site consists of 61,156 square feet, comprised of three parcels totaling 46,244 square feet as well as 14,912 square feet of Avenue H:

- **Parcel A:** Brooklyn Block 7575, Lot 54, which formerly operated as the Meat Barn and Northeastern Produce Market.
- **Parcel B:** Brooklyn Block 7575, Lot 53, currently serving as parking for Brooklyn College.
- **Parcel C:** Brooklyn Block 7575, Lot 33, currently serving as parking for Brooklyn College

The Dormitory Authority of the State of New York has jurisdiction over Parcels A, B, and C. The Site is located within City Council District 45, Brooklyn Community Board 14, and Police Precinct 70.

Parcel A previously served as the location of the Meat Barn and Northeastern Produce Market. In February of 2011, the Meat Barn and Northeastern Produce Market were purchased by Brooklyn College Foundation on behalf of the College. The Brooklyn College Foundation transferred title to DASNY to hold the property for the benefit of Brooklyn College in June 2012.

Parcels B and C serve as faculty and staff parking as well as a campus access road. Both parcels were transferred from the City to the State in 1983 and subsequently transferred from the State to DASNY in 2011.

In order to de-map and acquire a portion of Avenue H from The City of New York and to develop the proposed project, DASNY, on behalf of CUNY and Brooklyn College had to seek a de-mapping of the portion of Avenue H and a re-zoning of the Site through the Uniform Land Use Review Procedure (ULURP). As a requirement for the ULURP, DASNY commissioned a State Environmental Quality Review study (SEQR) to assess the impacts of the proposed development on the existing community, i.e. noise, increased traffic, MTA ridership, etc. The SEQR assessed the impacts of the development program listed below.

139,389 SF	School of Business
72,511 SF	242-bed dormitory
20,549 SF	Ground floor retail
17,100 SF	57-space indoor parking garage
6,300 SF	14-space outdoor parking lot at grade

The Site is adjacent to:

- Brooklyn College's beautiful campus, renowned for its architecture and landscaping;
- the Brooklyn Center for the Performing Arts at Brooklyn College, together with the Leonard and Claire Tow Center for the Performing Arts, which is under construction and anticipated to open this year;
- the Junction commercial district; and
- numerous public transportation options, including the 2 and 5 lines of the New York City Subway.

SITE LOCATION

Borough: Brooklyn

Neighborhood: Midwood

Parcel A: Block 7575, Lot 54

Parcel B: Block 7575, Lot 53

Parcel C: Block 7575, Lot 33

Community Board: 14



Site



Zoning Overview

The Site is zoned as R6 General Residential District with C2-4 Local Service District commercial overlay. Based on the applicable zoning, for R6 districts, community facility use is permitted at a maximum 4.8 FAR. Assuming the required approximately 140,000 GSF School of Businesses, the Project will have approximately 2.52 FAR available for other uses in the Project. Based on the applicable zoning, for R6 districts, residential use is permitted at a maximum of 3.0 FAR for a Quality Housing building within 100 feet of a wide street, or 2.2 FAR for a Quality Housing building beyond 100 feet of a wide street, or 2.43 FAR for a non-Quality Housing building.

The 2013 ULURP approved the following program:

139,389 SF	School of Business
72,511 SF	242-bed dormitory
20,549 SF	Ground floor retail
17,100 SF	57-space indoor parking garage
6,300 SF	14-space outdoor parking lot at grade

The SEQR that was commissioned in association with the 2013 ULURP did not contemplate residential use on the site. For the purposes of environmental review under SEQR/CEQR, college dormitories are not defined as residential use, per 6 N.Y.C.R.R. 617.2(ae), which states: “Residential means any facility used for permanent or seasonal habitation . . . It does not include such facilities as hotels, hospitals, nursing homes, dormitories or prisons.” Therefore, any proposal that includes residential use would also need to propose a methodology of addressing this change with the New York City Department of City Planning. Additionally, such proposals should include a description of the impacts of including residential use in the project, specifically impacts on parking requirements.

Respondents should note that relevant zoning information contained herein is intended for informational purposes only and should not be relied on or construed as official zoning data or analysis. In the planning and development of any Proposals for the Site, Respondents should consult the use regulation text set forth in the New York City Zoning Resolution. Additional information on zoning may be found on the NYC Department of City Planning website at:

<http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>.

ZONING

Borough: Brooklyn

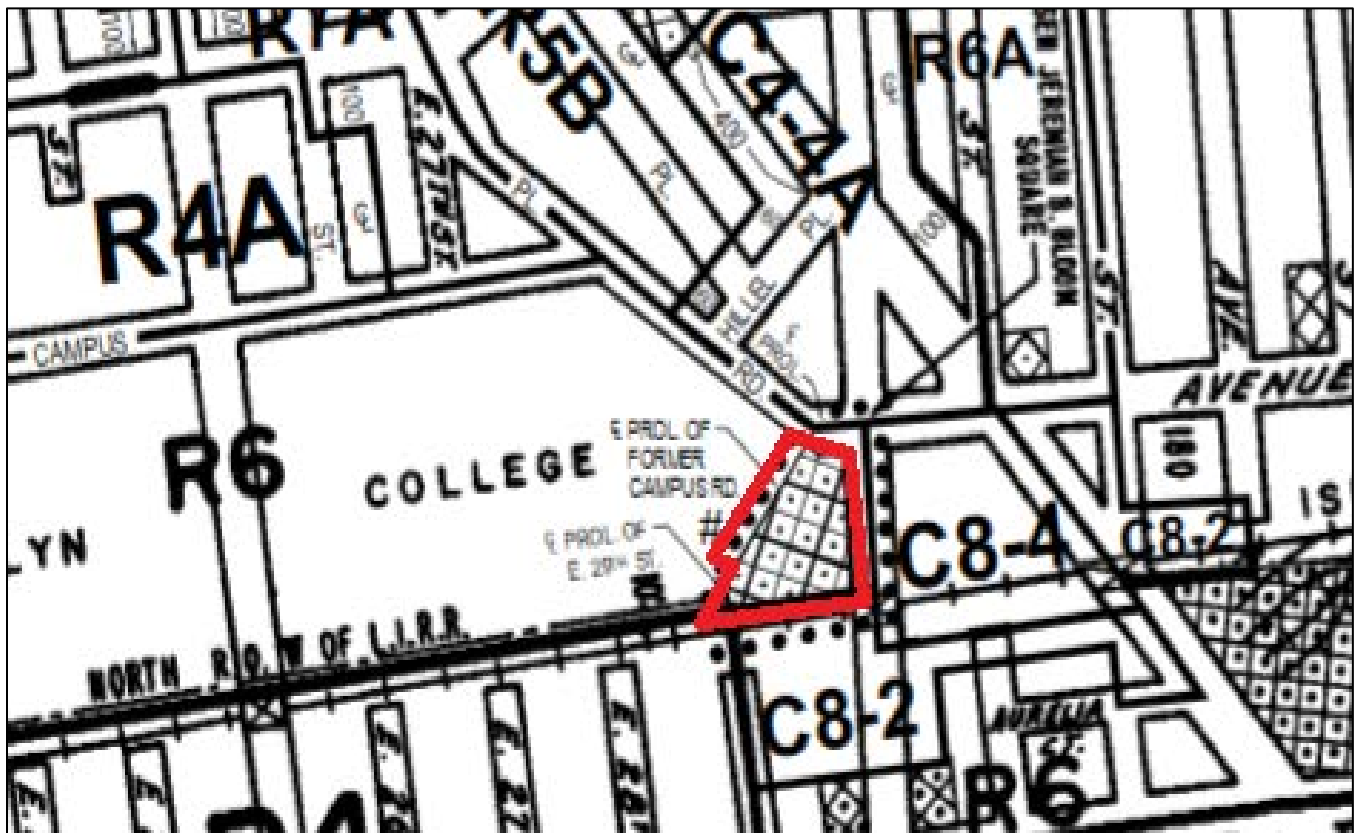
Neighborhood: Midwood

Parcel A: Block 7575, Lot 54




Parcel B: Block 7575, Lot 53

Parcel C: Block 7575, Lot 33

Community Board: 14



TRANSPORTATION

	City Bus Route	B6
	Subway 5 line	B8
	Subway 2 line	B11
		B41
		B103
		BM2
		Q35

