

North Brooklyn Plan Implementation

The *North Brooklyn Plan* establishes a Land Use Framework for the Study Area, outlining goals for future development and job growth across different subareas. It lays out policy recommendations to provide guidance for future land use actions. As outlined in *New York Works*, the City is seeking to update zoning to support economic growth and the creation of new workspace in appropriate areas throughout the city.

Based on the extensive outreach and analyses conducted to date in the Study Area, DCP is implementing a three-pronged approach: 1) take immediate steps towards limiting self-storage uses within IBZs (approved in 2017) and limitations on hotels in M1 districts

(currently under public review) in both the Study Area as well as citywide; 2) identify broad changes to use and bulk regulations, as well as parking and loading requirements, which have wider applicability to commercial and manufacturing districts throughout the city; and 3) advance zoning and land use actions specific to the Study Area, which would be subject to a full public review under both the City Environmental Quality Review (CEQR) process and the Uniform Land Use Review Procedure (ULURP). These reviews would include a site-specific analysis of existing land uses, building forms, and street widths. The CEQR and ULURP processes would present multiple opportunities for stakeholder input, including numerous public hearings.

A rezoning based on the recommendations of the *North Brooklyn Plan* will include conducting further analysis and outreach to stakeholders to develop consensus around the details of a rezoning proposal, including boundaries. A DCP-led rezoning will also include coordination with other City and State agencies such as DOT, EDC, SBS, DEC, and DEP on complementary measures that would advance the economic development goals of the *North Brooklyn Plan*. The City aims to certify a rezoning proposal for public review by the end of 2019.

Prior or parallel to a rezoning, individual property owners or other parties would be entitled to apply for zoning changes to facilitate new commercial and/or industrial development. These applications would also be subject to full CEQR and ULURP review. The City Planning Commission and City Council could look to the goals and vision in the *North Brooklyn Plan's* Land Use Framework to inform their consideration of any rezoning application that is advanced within the Study Area.