

Bridge Plaza Rezoning Proposal - **Approved!** Introduction and Public Review Process

INTRODUCTION

The Department of City Planning proposes to change the zoning in an eight-block area, known as Bridge Plaza, near Downtown Brooklyn in Community District 2. The proposed rezoning, from a light manufacturing district (M1-1) to medium-density districts permitting residential and commercial uses, responds to the community's wish to preserve the neighborhood's residential character and to provide for limited commercial and residential development.

Bridge Plaza has been predominantly residential dating back to the 1800's when it housed workers from the Brooklyn Navy Yard. Most of the existing residential buildings were constructed in the late 1800's and early 1900's along Concord and Duffield Streets. When the Manhattan Bridge was constructed in 1903, the neighborhood was bisected by Flatbush Avenue Extension. Today, land uses in the area are a mixture of three- and four-story residential buildings, mixed use buildings, commercial and auto-related uses and community facilities. The proposed zoning change from M1-1 to R6B, C4-3 and C6-2 would more accurately reflect these uses.

Bridge Plaza is situated between access points to the Manhattan Bridge and the Brooklyn-Queens Expressway (BQE). The area to be rezoned is bounded by Jay Street to the west, Nassau Street to the north, Tillary Street to the south and Prince Street to the east. The rezoning area is adjacent to several medium-density residential developments, community facilities and open spaces. Residential uses include the NYCHA Farragut and Ingersoll Houses (zoned R6) to the north and southeast and Concord Village (zoned R7-1) to the west. A community center, Public School 287 and several strips of city-owned open space beneath the BQE are to the east. A fire house, police station, police training academy, two residential loft conversions and an automobile salesroom are on the south side of Tillary Street and east of Flatbush Avenue Extension. The area south of Bridge Plaza and west of Flatbush Avenue Extension contains McLaughlin Park, George Westinghouse High School, New York City Technical College and building 11 of Metrotech Center which contains the Emergency Response System offices. (See context map and photos)

PUBLIC REVIEW PROCESS

The Uniform Land Use Review Procedure (ULURP) application for the proposed zoning changes (C020263 ZMK) was certified as complete by the Department of City Planning on March 17, 2003. Brooklyn's Community Board 2 held a public hearing on the proposal on April 30, 2003 and the Brooklyn Borough President held a public hearing on May 21, 2003. Both Community Board 2 and the Brooklyn Borough President have issued recommendations for approval of the proposed zoning map changes. The City Planning Commission held a public hearing on the proposal on June 18, 2003 and on July 23, 2003, voted unanimously to approve the application ([read the CPC Report](#)). The zoning map changes were adopted by the City Council on August 19, 2003.

Contact the Brooklyn Office at (718) 780-8280 for more information.

Bridge Plaza Locator Map



[View a more detailed map](#) (2.6m)

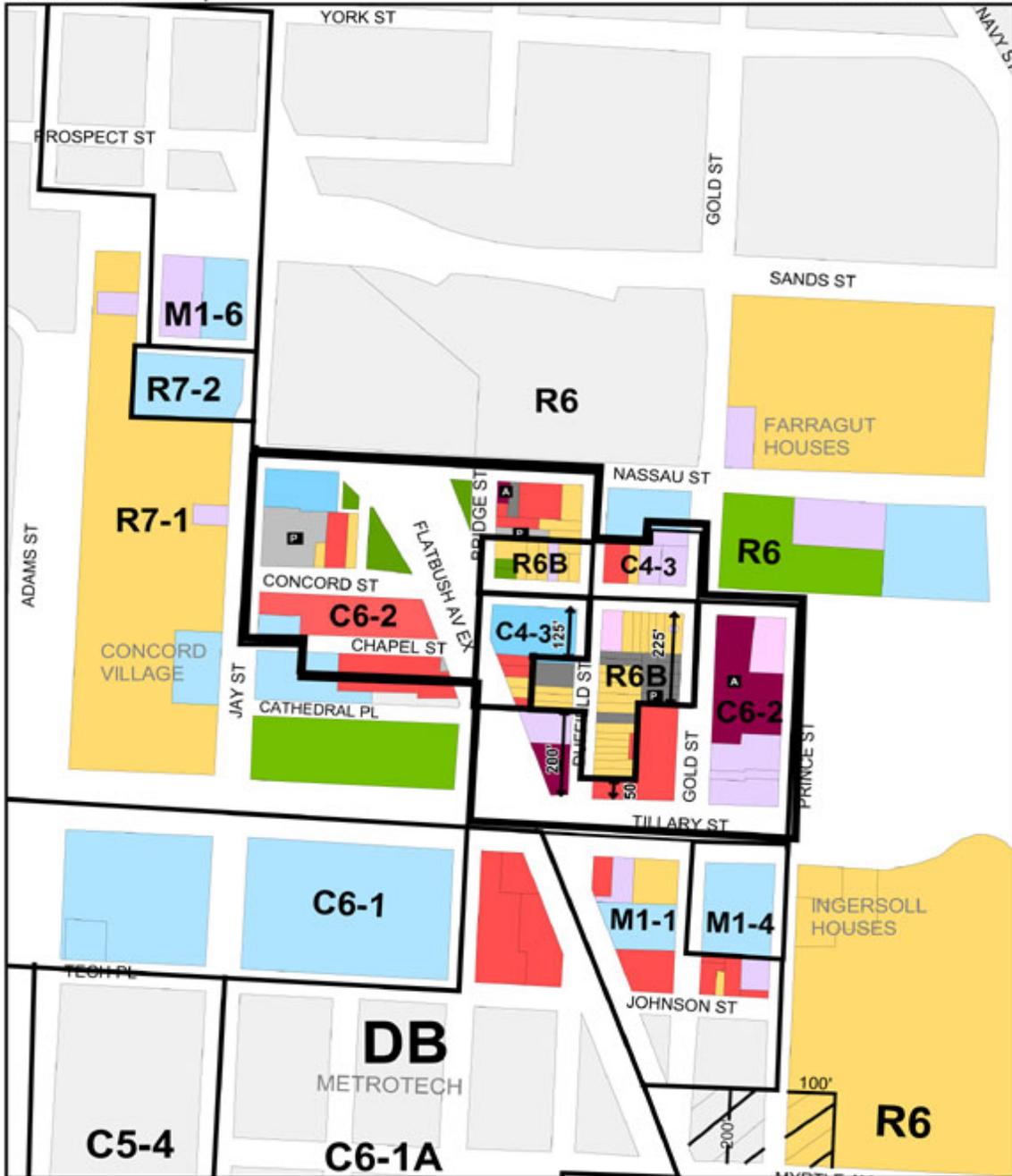
Bridge Plaza Land Use



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Bridge Plaza Rezoning
Land Use Map

020263 ZMK



Legend

Primary Land Use		Secondary Land Use	
 Residential	 Auto Related	 Manufacturing	 Rezoning Area Boundary
 Commercial	 Park	 Parking	 Proposed Zoning
 Manufacturing	 Vacant		
 Institutional			



Bridge Plaza Rezoning Proposal - **Approved!** Existing and Proposed Zoning

EXISTING AND PROPOSED ZONING

Eight blocks presently zoned M1-1 are proposed to be rezoned to C6-2, C4-3 and R6B. M1-1 is a light manufacturing district, with a maximum permitted floor area ratio (*FAR*) of 1.0, which allows manufacturing, commercial and some community facility uses, but prohibits residential uses.

M1-1 to R6B

Portions of three blocks east of Flatbush Avenue Extension between Bridge and Gold Streets would be rezoned from M1-1 to R6B. The proposed R6B district covers 40 lots containing the residential core of Bridge Plaza.

These lots include 26 two- to five-story residences located on Concord and Duffield Streets, one mixed-use building, two one-story warehouses, nine vacant lots used for vehicle storage or accessory parking and two lots recently sold by the Economic Development Corporation (EDC) to the New York Garden Trust for community garden use.

The proposed R6B district is a medium-density residential district with a maximum FAR of 2.0, permitting the development of residential and community facility uses. R6B districts have a height limit of 50 feet and new developments must have a minimum base height of 30 feet, and a maximum base height of 40 feet. Street walls of new developments would be required to line up with adjacent buildings up to 15 feet from the street line. The R6B district would render all existing residentially occupied lots conforming and prohibit new industrial and commercial development.

M1-1 to C4-3

Portions of two blocks on Concord Street and east of Flatbush Avenue Extension are proposed to be rezoned to C4-3. The 11 lots in the proposed C4-3 district contain five two- and three-story residential buildings with ground floor commercial uses on Flatbush Avenue Extension, an eight-story loft building containing two high schools, a building supply store with accessory parking, and a four-story office building.

Reflecting the existing uses and built character of the area, the proposed C4-3 district is a medium-density general commercial and residential district with a commercial FAR of 3.4 and a residential FAR of 2.43. C4-3 districts permit commercial, residential and community facility development.

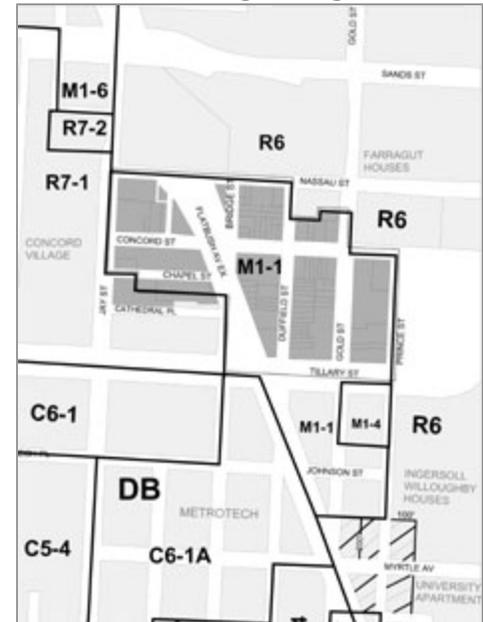
M1-1 to C6-2

Two portions of Bridge Plaza, one to the east and one largely to the west of Flatbush Avenue Extension, are proposed to be rezoned from M1-1 to C6-2. The western portion contains four blocks with a mix of commercial, residential and community facility uses. This area includes the 12-story Howard Clothes office building and several other commercial and office uses, a high school, two other community facility uses, five residential buildings, and several small, irregularly shaped, city-owned lots used for parking and open space.

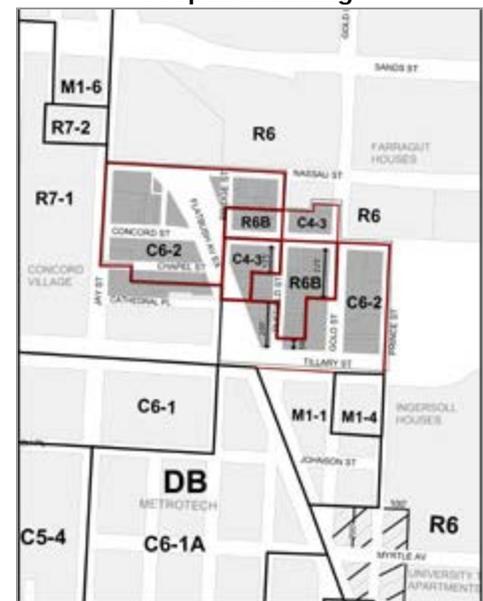
The proposed C6-2 district east of Flatbush Avenue Extension, on one full block and parts of two blocks, includes frontages along Flatbush Avenue Extension and Tillary Street with a gas station, and a McDonald's restaurant with a drive-thru and adjacent parking and a one-story warehouse. The entire block bounded by Gold, Concord, Prince and Tillary Streets, contains two self storage loft buildings, several auto repair shops and a one story warehouse.

The proposed C6-2 district, a medium-density general commercial and residential district, has a commercial FAR of 6.0 and a residential FAR of 6.02 (R8 equivalent).

Existing Zoning



Proposed Zoning

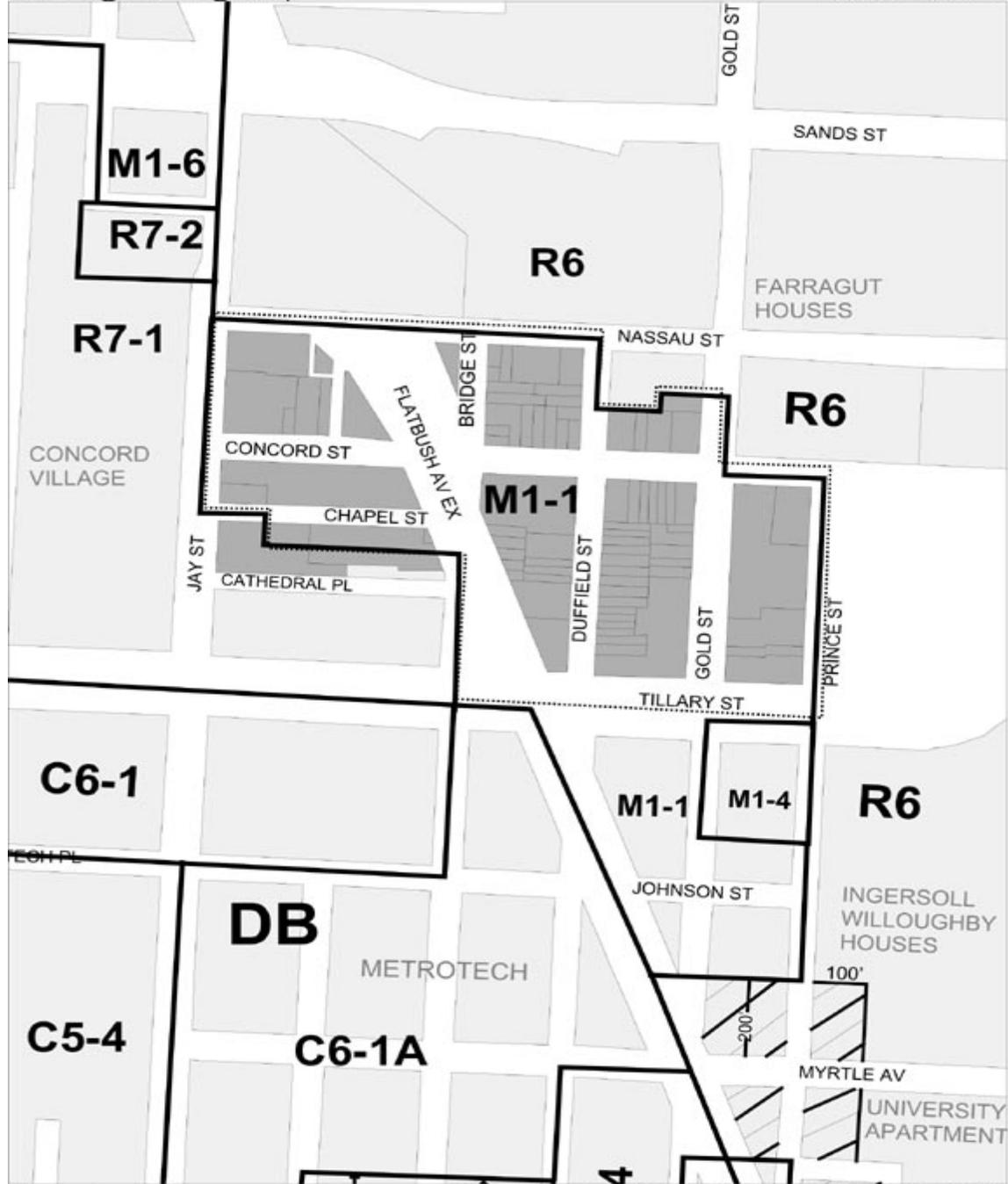


Each of the proposed zoning districts would better reflect existing uses and densities, and would allow for limited residential, commercial and community facility development in keeping with the diverse character of Bridge Plaza. In the rezoning area as a whole, the percentage of lots conforming to uses permitted by zoning would increase from 54% to 72% and the percentage of lots complying with bulk (FAR) requirements would increase from 33% to 82%.

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Bridge Plaza Rezoning
Existing Zoning Map

020263 ZMK



Legend

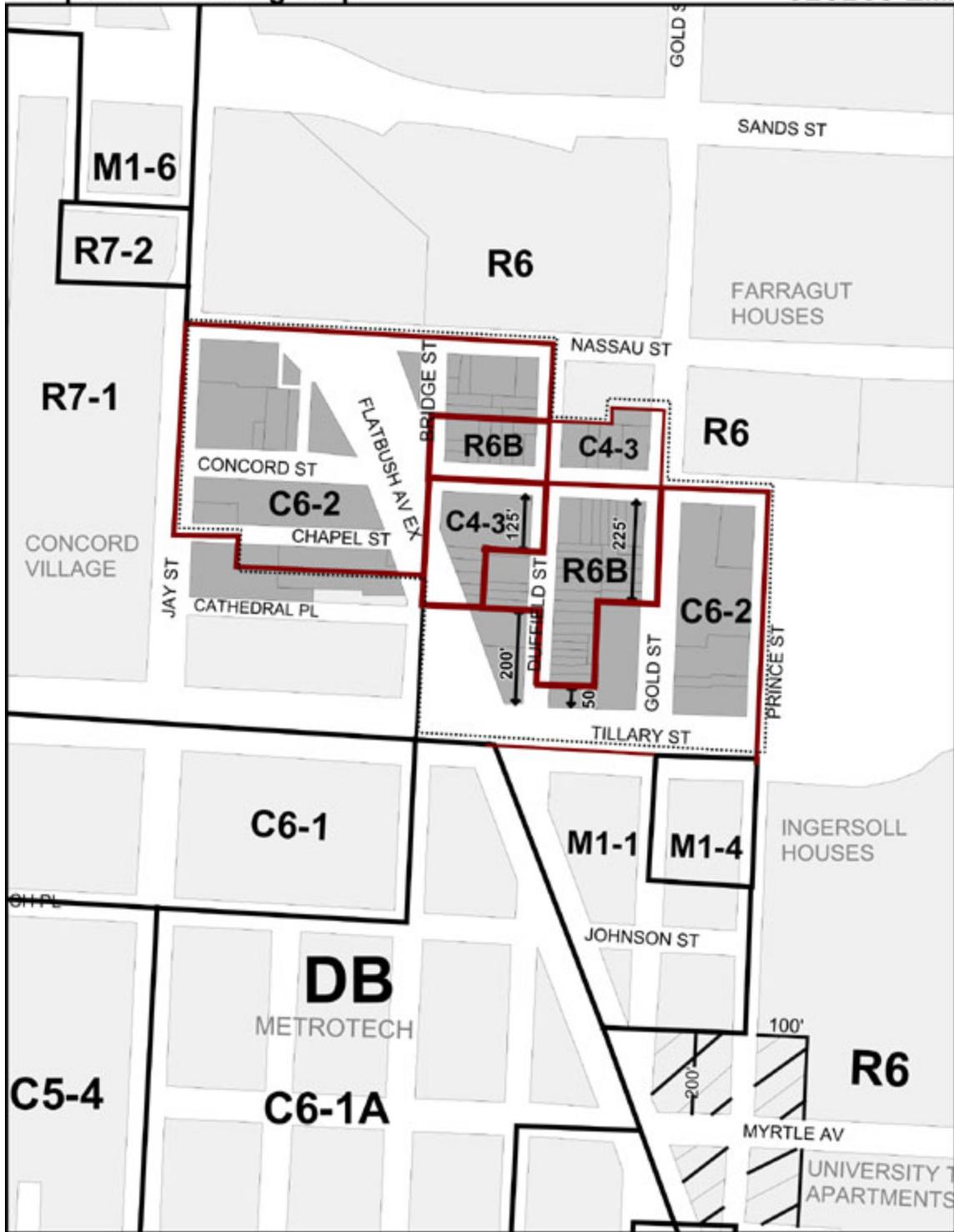
- Existing Zoning
- Rezoning Area Boundary

Department of City Planning / Brooklyn Office / March 2003

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Bridge Plaza Rezoning
Proposed Zoning Map

020263 ZMK



Legend

- Existing Zoning
- Proposed Zoning
- Rezoning Area Boundary

Department of City Planning / Brooklyn Office / March 2003

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Neighborhood Photos



Duffield Street Houses

Existing Zoning: M1-1 - Proposed Zoning: R6B



Duffield Street and Metrotech

Existing Zoning: M1-1 - Proposed Zoning: R6B



Mixed Use Character

Existing Zoning: M1-1 - Proposed Zoning: C6-2 and R6B



Former Howard Clothes Building

Existing Zoning: M1-1 - Proposed Zoning: C6-2



Concord Street Houses

Existing Zoning: M1-1 - Proposed Zoning: R6B

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).
- Brief explanations of terms in *green italics* can be viewed by [visiting glossary page](#). Words and phrases followed by an asterisk (*) are defined terms in the Zoning Resolution, primarily in Section 12-10. Consult the Zoning Resolution for the official and legally binding definitions of these words and phrases.