



Fort Greene / Clinton Hill Rezoning - **Approved!**

Introduction

Update July 25, 2007:

On July 25, 2007 the City Council adopted the Fort Greene / Clinton Hill zoning changes with modifications (see the [CPC reports](#)). The zoning changes are now in effect.

At the request of Community Board 2, local civic groups and elected officials, the Department of City Planning proposes contextual zoning map changes and a zoning text amendment for 99 blocks located within the Fort Greene and Clinton Hill neighborhoods including the Wallabout area of Brooklyn. Under the current R6 zoning, construction of tall apartment buildings without a height limitation is permitted and has resulted in buildings that are inconsistent with the typical brownstone character of the neighborhood and historic districts. As market demand for housing within Fort Greene and Clinton Hill has increased, a number of out-of-scale, 11- to 13-story tower developments are proposed or have been constructed that are inconsistent with the low-rise, row house neighborhood character.

The proposed *contextual zoning districts* -- R5B, R6B, R6A, R7A -- would protect and preserve the predominantly brownstone character of the neighborhood's residential core and provide opportunities for apartment house construction and incentives for affordable housing on Myrtle Avenue, Fulton Street and Atlantic Avenue within the rezoning area.



Fort Greene / Clinton Hill Rezoning Area

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Typical Residential Character



Residential Core: Carlton Avenue between Willoughby and DeKalb Avenues



Wallabout Area: Clermont Avenue between Park and Myrtle Avenues

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Existing Context and Zoning

Neighborhood Character

The neighborhoods of Fort Greene and Clinton Hill are located adjacent to and east of Downtown Brooklyn and are predominantly characterized by three- to five-story brownstone row houses. The rezoning area is generally bounded by Park Avenue to the north, Atlantic Avenue to the south, Fort Greene Park, Ashland Place and Carlton Avenue to the west and Classon Avenue to the east. Classon Avenue demarks both the boundary between community districts 2 and 3 where transition to the neighboring brownstone neighborhood of Bedford Stuyvesant begins.

In addition to the typical brownstone row houses, Fort Greene and Clinton Hill contain a variety of housing types ranging from one- and two-family homes to multi-family apartment buildings. The residential core is comprised of brownstone rowhouses ranging from three- to five-stories, mid-nineteenth century Romanesque revival mansions and mid-rise apartment buildings. Approximately half of the blocks at the core of the proposed rezoning area are within the Fort Greene and Clinton Hill Historic Districts designated by the Landmarks Preservation Commission in 1978 and 1981, respectively.

The Wallabout area, located at the northern section of the rezoning area between Park and Myrtle Avenues, is noted for having the largest concentration of pre-Civil War, wood frame houses in the city. The homes were originally built as housing for employees of the nearby Brooklyn Navy Yard.

Several mansions in Clinton Hill are associated with Charles Pratt, the original founder of Pratt Institute, located just outside the rezoning area to the east. Immediately north of the Pratt campus are three, sixteen-story residential towers; the Willoughby Walk Cooperative apartments and the third tower is a Pratt dormitory.

Myrtle Avenue and Fulton Street are the neighborhood's major commercial corridors and are generally characterized by three- to four-story apartment buildings with ground-floor retail uses. In 2005, the Myrtle Avenue Business Improvement District was established affirming the community's commitment to the revitalization and maintenance of this corridor. Atlantic Avenue, located at the southern boundary of the rezoning area and of Community District 2, is characterized by low-rise retail stores and automotive uses.

The Fort Greene and Clinton Hill neighborhoods are home to several well-known academic and cultural institutions including Pratt Institute, an internationally recognized art, design and architecture school established in 1887, St. Joseph's College, and Brooklyn Technical High School, established in 1916 and 1932, respectively. The Brooklyn Academy of Music, located at the southwestern boundary of the rezoning area and adjacent to Downtown Brooklyn, has served the surrounding community for over 100 years and has grown into a thriving urban arts center that brings international performing arts and film to Brooklyn.

The rezoning area is well served by mass transit, the A and C trains run beneath Fulton Street, and serve the rezoning area with stations at Lafayette and Clinton Avenue. The G train has stops along Lafayette Avenue at Fulton Street, Clinton Avenue and Classon Avenue. Nine bus lines serve the proposed rezoning area running along each of the neighborhood's major Avenues.



Land Use Map

[View Larger Image](#)

Residential Core



Willoughby Avenue and Hall Street



St. James Place at Clifton Place

Wallabout Neighborhood



Carlton Avenue between Park and Myrtle Avenues



Vanderbilt Avenue between Park and Myrtle Avenues

Historic Buildings and Institutions



Catholic Bishops Residence, Clinton Avenue



St. Joseph's College, Clinton Avenue

Out of Character Development



Carlton Avenue and Greene Avenue



Between Park & Myrtle Avenue

Commercial Corridors



Myrtle Avenue



Fulton Street



Atlantic Avenue

Existing Zoning

The majority of the rezoning area is currently zoned R6, a residential district designation that has been in place since the adoption of the Zoning Resolution in 1961. Other medium-density districts include R7-1 and R7-2, which were mapped to facilitate large residential developments. Commercial overlays are mapped along Myrtle Avenue, Fulton Street, DeKalb Avenue and Grand Avenue which permit local retail and service uses. Portions of six blocks along Atlantic Avenue are currently zoned M1-1.

R6

97 full or partial blocks of the total 99 blocks within the rezoning area are currently zoned R6 which is a *height factor* district. Residential and community facility uses are permitted with no height limits with a maximum *floor area ratio (FAR)* of up to 2.43 for residential uses and up to 4.8 FAR for buildings containing community facility uses. Off-street parking is required for 70% of the dwelling units. Developers can utilize the optional Quality Housing program which permits 2.2 FAR on *narrow streets* with a 55 foot height limit and 3.0 FAR (R6A equivalent) on *wide streets* with a height limit of 70 feet. Under Quality Housing off-street parking is required for 50% of the dwelling units. In R6 districts, if fewer than five spaces are required off-street parking is waived. The current R6 zoning allows and has resulted in construction of 11-13 story tower buildings that are out of character with the predominant four-story row house context.



Existing Zoning Map

[View Larger Image](#)

R7-1

One block frontage along the south side of Myrtle Avenue between Hall Street and Emerson Place contains one-story retail uses and is currently zoned R7-1 with a C1-5 overlay. R7-1 zoning districts permit residential and community facility uses with no height limits and a maximum FAR of 3.44 for residential uses and 4.8 FAR for community facility uses. The *Quality Housing Program* permits 3.44 FAR on narrow streets with a maximum base height of 60 feet and a maximum building height of 75 feet and 4.0 FAR (R7A equivalent) on wide streets with a required maximum base height of 65 feet and a maximum building height of 80 feet. Off-street parking is required for 60% of the dwelling units. In R7-1 districts, parking is waived if five spaces or less are required.

R7-2

An R7-2 district is mapped over portions of three blocks along the north side of Fulton Street between Carlton Avenue and Vanderbilt Avenue. Residential and community facility uses are permitted, with no height limits and a maximum FAR of 3.44 for residential uses and 6.5 FAR for community facility uses. The Quality Housing Program permits 3.44 FAR on narrow streets with a maximum base height of 60 feet and a maximum building height of 75 feet and 4.0 FAR (R7A equivalent) on wide streets with a required maximum base height of 65 feet and a maximum building height of 80 feet. In R7-2, off-street parking is required for 50% of the dwelling units and parking is waived if 15 or fewer spaces are required.

Commercial Overlays

There are C1-3, C1-5, C2-3 and C2-4 commercial overlays mapped for local retail and service uses along Myrtle Avenue, Fulton Street, DeKalb Avenue and Grand Avenue. There is only one C2-4 overlay currently mapped within the rezoning area which is located on Fulton Street between Ashland Place and St. Felix Street.

C1 districts allow for typical local retail uses where C2 districts meet broader shopping and service needs. Commercial buildings within C1 and C2 districts are allowed a maximum FAR of 2.0. Most existing commercial overlays within the

rezoning area are mapped at a depth of 150 feet with the exception of nine block frontages. The proposed rezoning would adjust the depth of commercial overlays to 100 feet to reflect the depth of the lots containing commercial uses fronting on commercial corridors.

The parking requirements for most local retail commercial uses within the C1-3 and C2-3 districts is one parking space for every 400 square feet of commercial use. The parking requirement in C2-4 districts is one parking space for every 1,000 square feet of commercial use and parking is waived for commercial establishments less than 40,000 square feet. There are no parking requirements for C1-5 districts.

M1-1

Portions of six blocks located along the north side of Atlantic Avenue at the southern boundary of the rezoning area are zoned M1-1. These blocks contain predominantly one- and two-story auto- related businesses. M1-1 districts permit Use Groups 4-14, 16, 17 which include light-manufacturing, commercial and limited community facility uses. M1-1 districts have a maximum FAR of 1.0 for manufacturing and commercial uses and 2.4 FAR for community facility use. The parking requirements for most commercial and manufacturing uses is 1 space per every 1,000 sf of development.

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Proposed Zoning

The proposed action would map [contextual zoning](#) districts at densities reflective of the existing row house character of the area with height limits that would prevent future out-of-scale development.

The existing R6 district would be replaced by R5B, R6A, R6B, and R7A districts; the R7-2 by an R6B district; the R7-1 by an R7A/C2-4 district; and along Atlantic Avenue, M1-1 districts would be replaced by R6B, R6A and R7A/C2-4 districts. The proposed rezoning would change existing commercial overlays from C1-3 and C2-3 to C2-4, and reduce the overlay depth from 150 feet to 100 feet. Commercial overlays would be added in locations along Myrtle Avenue, Emerson Place, Lafayette Avenue and Fulton Street to reflect existing commercial uses where no overlays currently exist. Three C1-3 commercial overlays would be removed along Fulton Street and Adelphi Street to reflect wholly residential use on these blocks.

In conjunction with this rezoning, there is a related zoning text amendment to permit the use of the [Inclusionary Housing](#) bonus to create incentives for the development and preservation of affordable housing in the R7A districts along Myrtle Avenue, Fulton Street, and Atlantic Avenue.

[View the zoning comparison chart.](#)

R6B

Approximately 85% (84 blocks) of the rezoning area would be rezoned from R6 to R6B to reflect the prevailing brownstone character of these areas.

In addition, portions of three block frontages along Fulton Street currently zoned R7-2 and portions of one block frontage along Washington Avenue between Fulton Street and Atlantic Avenue currently zoned M1-1 would be rezoned to R6B.

The R6B district permits 2.0 FAR for residential and community facility uses and limits overall building height to 50 feet and [street wall](#) heights to 40 feet. New construction within the proposed R6B district would be required to line up with adjacent structures to maintain existing street wall characteristics R6B regulations prohibit curb cuts on lots less than 40 feet wide. New multifamily residences would be required to provide one off-street parking space for 50 percent of the dwelling units.

R5B

Approximately 10 blocks located in the Wallabout area between Park and Myrtle avenues would be rezoned from an R6 district to contextual R5B and R6B zoning districts. This area is noted for having the largest concentration of low-rise, pre-Civil War frame houses in New York City. The proposed zoning would acknowledge the existing built character of two- to three-story rowhouse, semi-attached and detached historic homes in this neighborhood and require that new development be consistent with the existing built context.

R5B districts permit a maximum FAR of 1.35 and preserve the traditional row house building type reflective of this area. The proposed R5B district would establish a maximum building height of 33 feet with a maximum [street wall](#) height of 30 feet. Curb cuts are prohibited on lots less than 40 feet in width and the rear yard provisions vary according to existing, adjacent structures.

Areas between Park and Myrtle Avenue with a predominant character of four-story rowhouses would be rezoned to R6B. The R6B district permits 2.0 FAR for residential and community facility uses and limits overall building height to 50 feet and street wall heights to 40 feet. The proposed R6B would allow for the expansion of some of the smaller buildings in the area, encouraging rehabilitation, instead of demolition which often now occurs under the existing zoning.



Fort Greene / Clinton Hill Proposed Zoning

[View Larger Image](#)

7/25/07

[View final adopted zoning map as modified by City Council](#)

R6A

An R6A zoning district is proposed along portions of two blocks frontages on Clinton Avenue between Fulton Street and Atlantic Avenue. Clinton Avenue is a wide street and the two block frontages contain a mixture of three- and four-story row houses and six- to thirteen-story apartment buildings.

The R6A district allows a maximum FAR of 3.0 for all buildings, a maximum building height of 70 feet and maximum base heights of 60 feet.

R7A

An R7A district is proposed for the Myrtle Avenue, Fulton Street and Atlantic Avenue corridors. The related zoning text amendment to permit an Inclusionary Housing bonus in the proposed R7A district creates incentives for the development and preservation of affordable housing. Developments in this district would have a maximum base FAR of 3.45, which could be increased up to 4.6 with the provision of affordable housing. The R7A contextual height limits, including a maximum base height before setback of 65 feet and a maximum total height of 80 feet would apply to all new development.

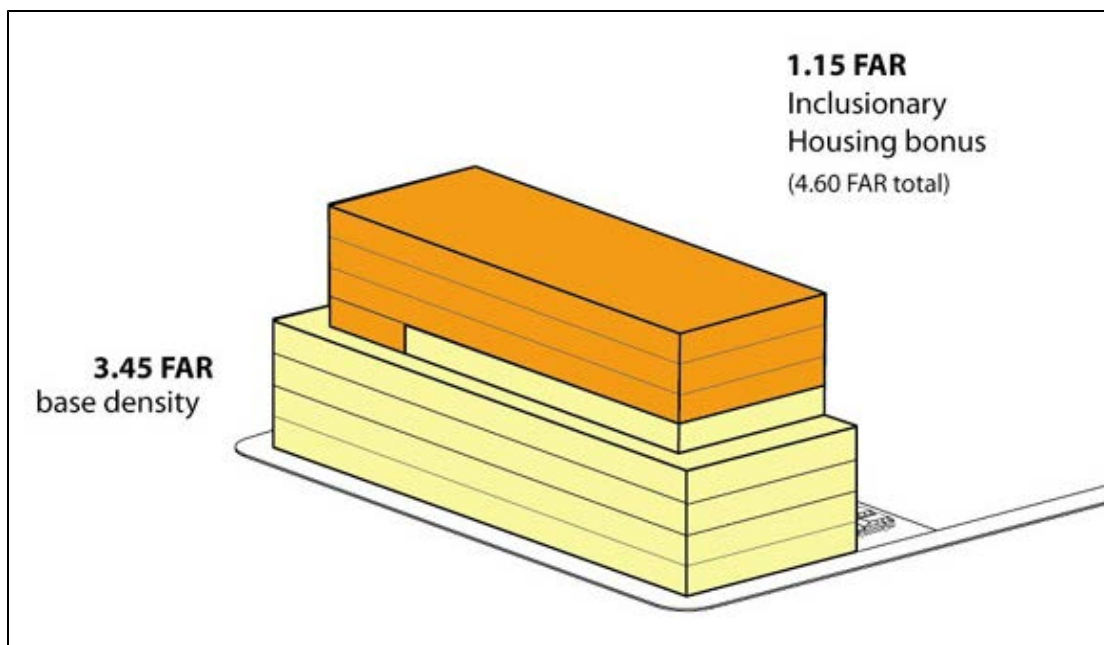
Commercial Overlays

C2-4 commercial overlays are proposed to be mapped within the R7A districts along the retail corridors replacing existing C1-3, C1-5 and C2-3 overlays. The rezoning proposal would also add C2-4 overlays in three locations along Lafayette Avenue, Fulton Street and Waverly Place to reflect existing land uses. C2 commercial overlay districts provide for slightly broader range of commercial retail and service uses than C1 districts. Commercial buildings within the proposed C2-4 districts mapped within residential districts have a maximum permitted floor area ratio of 2.0.

The proposed C2-4 overlays would reduce the parking requirements for most commercial uses from the C1-3 and C2-3 requirements of one parking space for every 400 square feet of commercial space to one space per 1,000 square feet in developments with more than 40,000 square feet of commercial floor area. Most commercial overlay districts that are currently mapped to a depth of 150 feet along Myrtle Avenue and Fulton Street would be reduced to a depth of 100 feet to protect against the location of commercial uses in the midblocks.

Inclusionary Housing Program

The Fort Greene/Clinton Hill rezoning proposal applies the Inclusionary Housing program to the proposed R7A districts within the study area, establishing incentives for the creation and preservation of affordable housing in conjunction with new development. The Inclusionary Housing bonus proposed is consistent with the bonus established for contextual developments under the recently adopted Greenpoint-Williamsburg rezoning and promotes affordable units to a range of income levels.



Inclusionary Housing

Under the Inclusionary Housing program, a development providing affordable housing are eligible for a floor area bonus, within contextual height limit and bulk regulations tailored to this area. Affordable units can be provided either on-site or off-site. Off-site affordable units must be located within the same community district or within a half-mile of the bonused development if in a different community district.

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Public Review

On April 23, 2007, the Department of City Planning certified the [Uniform Land Use Review \(ULURP\)](#) application (C070430 ZMK) for the Fort Greene/Clinton Hill rezoning and referred the related non-ULURP text amendment (N 070431 ZRY) to begin the formal public review process.


Milestone	Date
Department of City Planning Certification	April 23, 2007
Community Board 2 Approval (with conditions)	June 13, 2007
Brooklyn Borough President Approval (with conditions)	June 15, 2007
City Planning Commission Public Hearing	June 20, 2007
City Planning Commission Approval (Read the CPC Reports.)	July 11, 2007
City Council Approval (adopted the proposal with modifications* - View map of City Council modifications)	July 25, 2007

*In response to concerns raised during public review, the City Council approved the proposed zoning map and text changes with the following modification:

- Retaining an existing R7-1 District bounded by Myrtle Avenue, Emerson Place, a line 100 feet southerly of Myrtle Avenue, and a line 480 feet westerly of Emerson Place;

For more information, contact the Brooklyn Office of the Department of City Planning at (718) 780-8280.

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.