

# INFO ON LOTS AND DEVELOPMENT AROUND OHP

## INFORMATION ABOUT LOTS ON ST. FELIX BETWEEN LAFAYETTE AND HANSON

[Architect report on Lot 37, 40, 45](#) - This report is an excellent overview of the situation on St. Felix street with a summary of possible outcomes. Basically, there is concern about a developer building a tower that impacts the eastern side of OHP, but the situation is too uncertain to take specific action now other than monitoring developers and planning/zoning boards to be able to have the best influence when the time comes.

### Church Lot

- Owner: Hanson Place Central Methodist Episcopal Church
- Address: 144 St. Felix St.
- Block 2111 Lot 45
- Zoning: C6-1 (subject to Downtown Brooklyn Special Purpose District resolution)
- Notes: Scaffolding outside the church is due to safety issues with the facade. It cannot be removed until the facade is fixed.

### Parking Lot

- Owner: 130 St. Felix Street LLC (part of BAM Go Developers, a Gotham Organization subsidiary)
- Address: 130 St. Felix St.
- Block 2111 Lot 40
- Zoning: C6-1 (subject to Downtown Brooklyn Special Purpose District resolution)
- Notes: Sold on June 11, 2015 for \$5,500,000
- A committee member had a conversation with Gotham who was uncommittal about their plans for the lot. We plan to stay in touch with the developer.

### Music School Lot

- Owner: Brooklyn Music School
- Address: 122-126 St. Felix St.
- Block 2111 Lot 37
- Zoning: C6-1 (subject to Downtown Brooklyn Special Purpose District resolution)
- Notes: Designated as historic district per LPC document on ACRIS

### Storefronts along Hanson Place between St. Felix Street and Ft. Greene Place

- Andrew Kalish at the Downtown Brooklyn Partnership (DBP) told us that the DBP once had a façade improvement grant program but that it's been terminated and the city will not reinstate it. He said they can ask and prod business owners to replace solid roll-down security gates with more street-scape friendly open gate systems, but it usually doesn't help. It normally takes new ownership of the building to make the change.

## INFORMATION ABOUT LOT 5 (PC RICHARDS)

### Site 5 (PC Richards)

- Owner: A.J. Richard & Son, Inc. (NYC Finance); Atlantic Yards Venture (most recent ACRIS document dated 6/30/2014)
- Address: 590 Atlantic
- Block 927 Lot 1
- Zoning: C6-2
- Notes: Once the eminent domain process is complete, Forest City has to go through the ULURP process to transfer the air rights and adjust the FAR, which will take a full year to complete (they haven't officially begun the process currently). They also have not hired an architect for the building, but the rough design is to have a retail base on the entire area (maybe 10 stories) with high-end retail, then a shorter, wider tower over the current Modell's building and a skinny, high tower over a quarter of the size of the PC Richards building (again, all just in the discussion phase currently). The blog does a very good job of tracking developments.

## INFORMATION ABOUT OHP

### One Hanson Place

- Address: 1 Hanson Place
- Block 2111 Lot 1
- Zoning: C6-1 (subject to Downtown Brooklyn Special Purpose District resolution)

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## INFORMATION ABOUT OTHER LOTS AROUND NEIGHBORHOOD

**485 State Street Block** - The site across Flatbush from BAM South (300 Ashland) is, in Downtown Brooklyn Partnership's Andrew Kalish's words, "clearly an assemblage." Since it's the whole block Andrew said that we can probably assume it will be a site for potential development in the future.

**Alloy Development (378 Schermerhorn Street)** - There is a new tower going in where the pawnshops are on the Schermerhorn Street extension between 3rd Avenue and Flatbush. There haven't been official plans filed that I can find, but anecdotally we have heard it would be 25 floors. The cut through street will be combined with the triangle area to form a new plaza.

**Marriott Hotel (95 Rockwell Place)** - This project has apparently stalled out completely. The excavation and foundation company that already has the contract to do the concrete work is not moving forward anytime soon.

## LINKS TO ZONING MAPS

The zoning for your area is C6-1, the link to the map is here <http://www1.nyc.gov/assets/planning/download/pdf/zoning/zoning-maps/map16c.pdf> and here <http://maps.nyc.gov/doitt/nycitymap/>.

## SPECIAL DOWNTOWN BROOKLYN DISTRICT DEFINITION

Zoning Resolution Chapter:

[101-00](#)

Maps: [12d](#), [16c](#)

Effective Date: 7/26/01, (substantially modified 6/28/04)

The Special Downtown Brooklyn District (DB) establishes special height and setback regulations and urban design guidelines to promote and support the continued growth of Downtown Brooklyn as a unique mixed use area. The economic, civic and retail center of the borough, Downtown Brooklyn is the city's third largest central business district — a hub of office buildings, courthouses and government buildings, major academic and cultural institutions, and active retail corridors. It is surrounded by historic residential neighborhoods.

Flexible height and setback regulations for a range of moderate- to high-density residential and commercial zoning districts facilitate development on the small, irregularly-shaped lots typical of Downtown Brooklyn. The higher density zoning districts allow either [Quality Housing](#) buildings with height limits or [towers-on-a-base](#) without height limits. [The Inclusionary Housing R10 Program](#), which offers incentives for the provision of affordable housing, is applicable in the highest-density zoning districts. The moderate-density zoning districts allow for flexible building envelopes with height limits. A height limitation area is designated on Schermerhorn Street and Flatbush Avenue Extension as a transition between the high-rise core of the central business district and adjacent residential neighborhoods. Urban design guidelines promote ground floor retail and street wall continuity, storefront glazing, sidewalk widening, curb cut restrictions and off-street relocation of subway stairs.

There are two sub districts - Atlantic Avenue and Fulton Mall - each with its own [bulk](#) and use regulations intended to preserve the scale and character of Atlantic Avenue, including certain architectural features, and to create an attractive shopping environment within the Fulton Mall, respectively.