
ATTACHMENT H

SECTION X: LAND USE FACTORS

Item 1 - Current Zoning

The site is located in a Manufacturing District (M2-1). The M2-1 district allows for industrial businesses. The Site is currently designated for factory/industrial use (F1) by the New York City Department of Finance.

On 30 January 2019, the Department of City Planning released the draft Gowanus zoning proposal for the greater Gowanus Canal neighborhood of Brooklyn. According to the information provided in this release, the site is located in an area that would receive a new zoning designation of M1(3) / R7-2 which is identified as being within the Canal Corridor Sub-District. This rezoning action would allow for the redevelopment of the site with a mixed-use commercial/residential building(s) within the framework of that designation.

Item 2 – Current Use

The site is currently occupied by an approximate 17,850-square foot single story movie studio and associated asphalt paved parking operated by Eastern Effects, Inc., a movie production company.

The current site use is consistent with the existing zoning and the surrounding land uses.

Item 3 – Intended Use Post-Remediation

The proposed redevelopment is anticipated to consist of mixed retail and residential end use which is consistent with the proposed re-zoning action as discussed in detail above.

Item 4 – Current/Historical Development Patterns

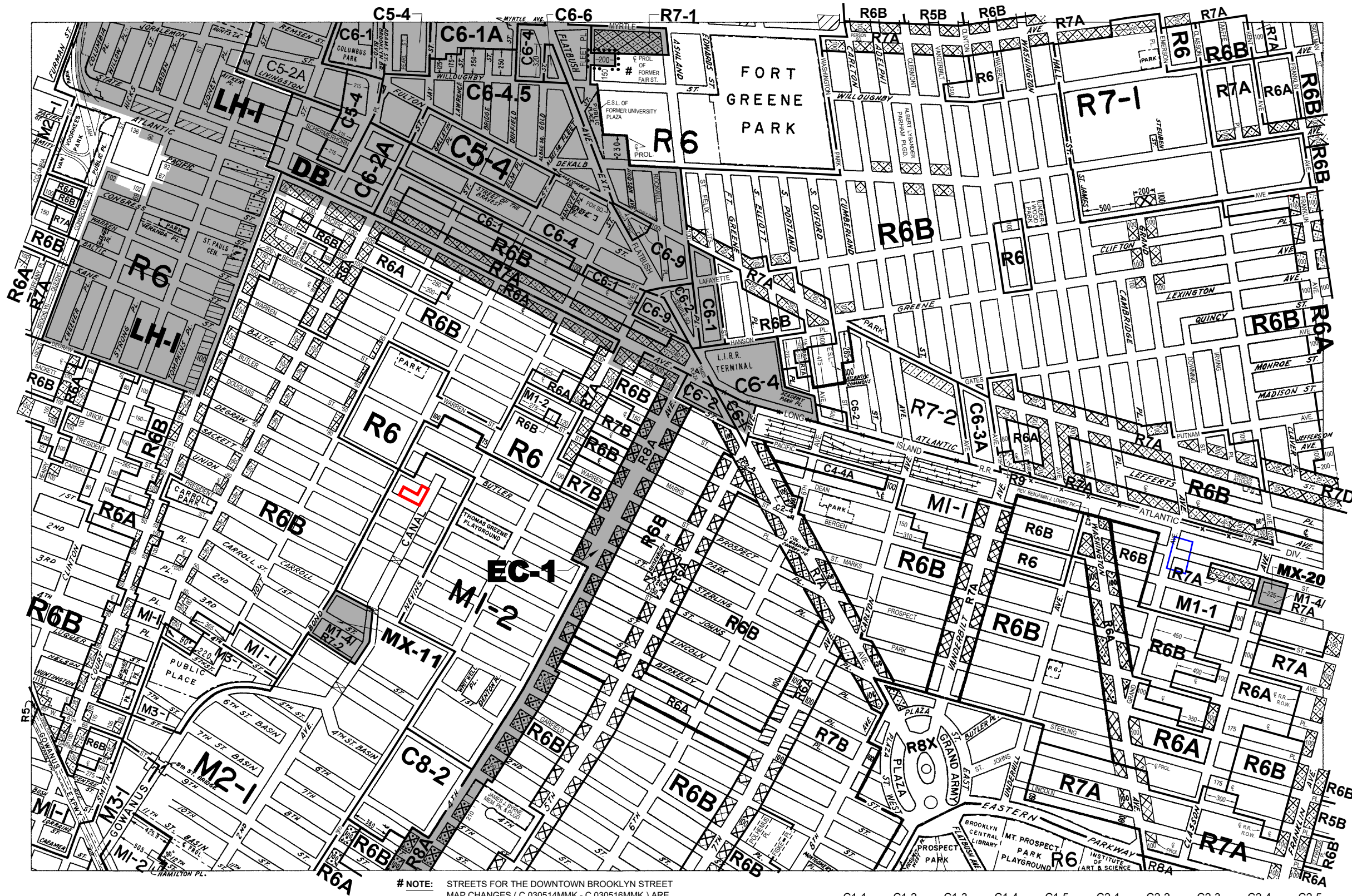
The site is currently within a special mixed use district and surrounding properties are within either a manufacturing district, residential district, or special mixed-use district. Surrounding properties include mixed use residential/commercial buildings, residential buildings, industrial/manufacturing buildings, the New York City Department of Environmental Protection (NYCDEP) Gowanus Pumping Station and Flushing Tunnel facility, and the Gowanus Canal, a USEPA Superfund Site. The site is located within the area of the proposed Gowanus rezoning action, as such the resultant new zoning designation will allow for the proposed redevelopment of the site to be consistent with the development goals for this area.

Item 5 – Consistency with Applicable Zoning Laws/Maps

The site is currently zoned as a Manufacturing District (M2-1); however, the proposed M1(3) / R7-2 zoning designation that is being reviewed by City Planning would make the proposed development consistent with applicable zoning laws. The current zoning map is included in this attachment.

\\langan.com\data\PAR\data2\100805201\Project Data_Discipline\Environmental\Reports\2021-01 - 210 Douglass BCP Application\Attachments\Attachment H - Section X Land Use Factors\Attachment H1 - Land Use Factors (FINAL).docx

Click blue outline on map to view diagram of **proposed** zoning change



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

12-10-2019 C 180524 ZMK

PROPERTY LINE

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

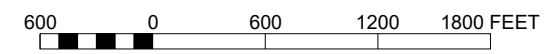
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

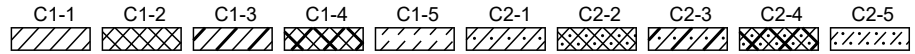
MAP KEY

12b	12d	13b
16a	16c	17a
16b	16d	17b

© Copyrighted by the City of New York



NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 030514MMK - C 030516MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP 16c

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.