

## **ATTACHMENT H**

### **SECTION X: LAND USE FACTORS**

#### Item 1 - Current Zoning

The proposed Building 1 area is located within a C4-3 district and the Building 2 area is located within R6 and C2-3 districts. R6 districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. C4 districts are regional commercial centers located outside of the central business districts. C4-3 districts specifically are mapped in more densely build areas. C2 districts are commercial overlays mapped within residential districts.

#### Item 2 - Current Use

The proposed Building 1 area is located in the northern part of Block 3770 Lot 22 and occupied by one one-story supermarket with a cellar and an adjoining asphalt-paved parking lot. The proposed Building 2 area is located at the southern end of Block 3770 Lot 22 and is occupied by a vacant asphalt-paved lot.

#### Item 3 - Intended Use Post Remediation

Current development plans include demolishing the one-story supermarket building, and constructing two new eight-story mixed-use buildings. Building 1 will provide 89 affordable dwelling units, and 12,837 square feet of retail space on the ground floor. Building 2 will provide 47 affordable residential units and a community facility on the ground floor.

#### Item 4 – Historic/Current Development

The proposed uses are generally consistent with current uses of the surrounding neighborhood. Historical development of the area has been primarily light industrial, residential and commercial uses. The proposed mixed-use commercial and residential development is supported by the localized efforts and development of surrounding areas and will provide needed affordable housing to the community.

#### Item 5 - Consistency with Applicable Zoning Laws/Maps

The proposed development would require an amendment to the zoning laws. Both proposed buildings are currently covered by a General Large Scale Development (“GLSD”) special permit. The proposed project requires the removal of the existing GLSD and approval of a new GLSD with additional waivers needed for the development. The project also would require an amendment to the current zoning map. The new GLSD and required zoning map and text

amendments are subject to approval by the New York City Planning Commission (CPC) through the Uniform Land Use Review Procedure (ULURP) to realign the zoning laws with the proposed development. The project requires zoning special permits and is in the NYC Department of City Planning's pre-certification process. The project is anticipated to certify into the New York City ULURP in late 2021 or early 2022, and be approved by the summer of 2022.

*Item 6 - Comprehensive Plans*

The proposed commercial and residential use is consistent with the surrounding properties and addresses the need for additional affordable housing in the community.