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Uniform Land Use Review Procedure (ULURP) Application

236 GOLD STREET REZONING – C250030ZMK N250032ZRK

IN THE MATTER OF a private application for a zoning map amendment (an R6B to a C6-2A district) and a zoning text amendment (Appendix F) to facilitate a new 14-story mixed-use residential and commercial building, with approximately 79,000-sf residential, including approximately 114 dwelling units (29 MIH units) is being sought by a private applicant at 236 Gold Street in the Bridge Plaza neighborhood, Community District 2, Brooklyn.

BROOKLYN COMMUNITY DISTRICT 2

RECOMMENDATION

☒ APPROVE
☐ APPROVE WITH
MODIFICATIONS/CONDITIONS

☐ DISAPPROVE
☐ DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

RECOMMENDATION FOR: 236 GOLD STREET REZONING – C250030ZMK N250032ZRK

Be it resolved that the Brooklyn Borough President, pursuant to Sections 197-c and 201 of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.

April 11, 2025

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: 236 GOLD STREET REZONING – C250030ZMK N250032ZRK

Project Description

The Project Area consists of four Applicant-controlled lots within one block fronting Gold Street, and parts of five additional lots that are not controlled by the Applicant. The Development Site does not include these portions of five lots, which are currently improved with small multifamily buildings with rear yards. Approximately 11-12 feet of these properties' rear yards fall within the Project Area. The Development Site was previously used for parking and is currently vacant.

The Development Site is currently mapped with an R6B zoning district, which was mapped in 2003 through the Bridge Plaza Rezoning that rezoned eight blocks from M1-1 to residential and commercial zoning districts. R6B zoning districts permit residential uses, require Quality Housing regulations, and allow a Floor Area Ratio (FAR) of 2.0 (2.2 FAR with inclusionary housing) that produces traditional rowhouse construction. R6B is a contextual district that requires a base height of between 30-40 feet with a maximum height of 50 feet, but for buildings providing a qualifying ground floor, the permitted base height and overall height increase by five feet.

The Project Area is located in Downtown Brooklyn, and the Surrounding Area is characterized by a mix of uses. Residential uses in the area include multifamily apartment buildings, mixed-use residential buildings ranging in height from 12-18 stories, and three- and four-story rowhouses. The 10-building NYCHA Farragut development is located northeast of the project area and the 22-building NYCHA Ingersoll development is located southeast of the Project Area. Downtown Brooklyn carries a strong commercial presence, with multiple high-rise commercial office buildings, the Brooklyn Navy Yard, and multiple Business Improvement Districts (BIDs) that serve area businesses south of the Project Area both along Myrtle Avenue through the Myrtle Avenue Brooklyn Partnership and within the MetroTech BID. Other uses in the Surrounding Area include hotels, open spaces (Trinity Park, McLaughlin Park, Commodore Barry Park, and Golconda Playground), and community facilities including high schools, an elementary school, and the Madison Square Boys and Girls Club. The Development Site is accessible by transit. Within approximately a half-mile from the site, there are four subway stations that run the A, C, F, B, Q, R, 2, 3, 4, and 5 trains. The Site is also served by multiple bus routes that have stops within a four-minute walk of the site, including the B57, B69, B67, and B62, and is served by several Citi Bike stations.

To facilitate the proposed project, the applicant is proposing a zoning map amendment from R6B to C6-2A and a zoning text amendment to map the Project Area as a Mandatory Inclusionary Housing (MIH) Area with MIH Options 1 and 2. These actions would permit a 14-story mixed-use residential and commercial building containing 114 dwelling units, including approximately 29 MIH units, and approximately 1,943 square feet of commercial uses on the ground floor.

Community Board Position

Community Board 2 voted to disapprove the application on March 19, 2025.

Borough President ULURP Hearing and Public Comment

The Borough President held a hearing on this item on March 26, 2025. Eight members of the public provided testimony at the hearing opposing the project, and the Borough President's Office received nine written testimonies via email.

Approval Rationale

The Borough President believes the proposed actions are appropriate. The Development Site's existing residential zoning and context, access to transit, and proximity to local retail and services across Downtown Brooklyn indicate an appropriate location for increased residential density. This application is aligned with the Borough President's Comprehensive Plan for Brooklyn, particularly by providing affordable housing units, increasing residential density, and not providing parking in a transit zone.

While the Borough President recognizes that the site was rezoned in the 2003 Bridge Plaza Rezoning, he maintains that it is responsible to reevaluate zoning districts after a period of two decades to consider how the borough has changed, grown, and needs to adapt. And even though many of the smaller sites included in the 2003 rezoning were nonconforming residential uses constructed before the 1961 Zoning Resolution, moving away from M1-1 to fully prohibit manufacturing uses in the area was perhaps a missed opportunity for the City to engage in a meaningful discussion around the preservation of manufacturing and potential for vertical mixed-use buildings that both sustain jobs and provide housing. Nonetheless, as the site is currently vacant and has historically been used for parking, the Proposed Project would not result in any residential displacement and would be better utilized to address the housing crisis. As mapped, the Development Site does not require any affordable housing units, so the rezoning would facilitate required permanent affordability through 29 new MIH units.

Finally, the Borough President requests that the applicant carefully consider ground-floor nonresidential uses. The rise of e-commerce, increasing commercial rents, and post-COVID-19 economic recovery have continued to place a strain on Downtown Brooklyn's office market and retail corridors. It is critical that the asking rent for this space be one that small businesses can afford, both so Downtown can remain a vibrant job hub and that this project does not contribute to the count of vacant storefronts across the borough.

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