



BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

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|--------------------|---|
| ULURP NUMBERS | C260038ZMK, N260039ZRK, C260040PPK, C260041HUK, C260042PCK, N260043ZCK, 260044LDK |
| PROJECT NAME | 395 Flatbush Avenue Ext. Redevelopment |
| APPLICANT TEAM | HPD, DCAS, and DOHMH |
| PROJECT BRIEF | A zoning map amendment from a C6-4 to a C6-12 district, a zoning text amendment, Disposition of City-owned property, Combination Site Selection and Acquisition, an Amendment to the Brooklyn Center Urban Renewal Plan, and Zoning Certification (ZR 66-21), to facilitate a 1.1M SF mixed-use development (1,260 units, 325 to 380 MIH units) is being sought by NYC HPD, DCAS, and DOHMH, at 395 Flatbush Avenue Ext in Downtown Brooklyn, Community District 2, Brooklyn. |
| COMMUNITY DISTRICT | Brooklyn Community District 2 |
| COUNCIL MEMBER | Council Member Crystal Hudson |

BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

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|-------------------------------------|---|--------------------------|---|
| DATE | November 17, 2025 | | |
| <input type="checkbox"/> | FAVORABLE | <input type="checkbox"/> | UNFAVORABLE |
| <input checked="" type="checkbox"/> | FAVORABLE WITH MODIFICATIONS / CONDITIONS | <input type="checkbox"/> | UNFAVORABLE WITH MODIFICATIONS / CONDITIONS |

Brooklyn Borough President Antonio Reynoso

RECOMMENDATION FOR

395 Flatbush Avenue Ext. Redevelopment – ULURP #s: C260038ZMK, N260039ZRK, C260040PPK, C260041HUK, C260042PCK, N260043ZCK, 260044LDK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the following modifications and conditions:

1. Increase the level of affordability within the project to exceed MIH (to at least 40% of the project) and better reflect community preferences uplifted by CB2, in particular:
 - a. Increasing the number of family-sized units (units with 2+ bedrooms);
 - b. Prioritize affordable units for households making below 40% AMI and to skew the overall AMI percentage below 80% AMI, where possible;
 - c. Increase the number of units set aside for households with a disability to advance fair housing;
2. Adequately invest in Fort Greene Park's operations and maintenance given the anticipated increase in use resulting from additional new residents; and
3. Further improve site design to improve public realm and Station Area, including active investments in programming to activate and welcome diverse users into newly created public spaces, including:
 - a. Install countdown clocks and bus shelters for all bus stops within project vicinity;
 - b. Ensure opportunities to retain locally-serving small businesses through diversity of commercial spaces and consideration of discounted rents to encourage siting of existing and legacy businesses.

BE IT FURTHER RESOLVED that the Brooklyn Office of the Department of City Planning and the Department of Parks and Recreation:

- a. In anticipation of future development, proactively advance and update an urban design framework (i.e., [*The Downtown Brooklyn and Fort Greene "Eds and Meds" Framework*](#)) for the neighborhood that would result in more open space, daylighting, and public realm improvements in the nearby areas, including the areas around Fort Greene Park and significant educational and medical campuses; and
- b. Consider an acquisition strategy to address underserved areas as reflected by open space ratio to expand upon walk to a park analysis that has recently been considered in Brooklyn Community District 5.

PROJECT DESCRIPTION

The Project Area is bounded by DeKalb Avenue to the north with approximately 193 feet of frontage, Fulton Street to the south with approximately 130 feet of frontage, Hudson Avenue to the east with approximately 365 feet of frontage, and Flatbush Avenue Extension to the west with approximately 334 feet of frontage. The Development Site is within the Brooklyn Center Urban Renewal Area (URA), which was originally established in 1970 and remains in effect through July 2044. The Development Site (Brooklyn Block 2093, Lot 1) is owned by the City of New York, which is subject to a long-term lease with Fulton DeKalb Associates L.P., and is currently improved with a seven-story, 375,108 gsf (307,949 zsf) commercial building with 293,370 gsf (274,431 zsf) of commercial office space, 35,548 gsf (33,518 zsf) of ground

floor retail, and 46,190 gsf of below-grade parking (which accommodates 140 public parking spaces). Constructed in 1974, the existing building currently houses a Verizon call center in its office space. The ground floor retail space is primarily tenanted with local retail chains. All current leases, which are between Fulton DeKalb Associates, L. P. and sublessee, are expected to terminate before 2028, and all tenants will vacate the building by January 1, 2028.

An entrance to the DeKalb Avenue subway station (B/Q/R lines) is located at the northwest corner of the Development Site. This entrance includes a street elevator and two staircases that lead out to the plaza entrance. The Development Site also includes an existing Real Estate of Utility Companies (REUC) easement granted by Metropolitan Transit Authority (MTA) (REUC No. B119-E271) which extends diagonally west to east in the Development Site. This easement restricts development that exceeds a depth of approximately six feet below grade where the MTA subway lines are situated and creates a project constraint on accommodating additional development and massing alternatives on the site.

The Project Area is currently within a C6-4 zoning district within the Special Downtown Brooklyn District (DB), which permits a maximum commercial FAR of 10 and a maximum residential FAR of 10.0 which can be increased to 12 FAR in MIH areas or other qualifying affordable or senior housing.

The Proposed Project would result in the redevelopment of the Development Site utilizing adaptive reuse to retain and build upon existing structures to create a 72-story (840-foot-tall, including an allowance for 40 feet of mechanical bulkhead), mixed-use building with 1,263 apartments, of which 325 to 379 units would be designated as income-restricted, rent stabilized, and permanently affordable for households with incomes at an average of 60 percent or 80 percent AMI pursuant to applicable requirements of the City's MIH Program Option 1 or 2, respectively. The proposed building would consist of approximately 1,544,875 gsf (1,075,100 zsf, 21.9 FAR) of which 1,233,950 gsf (933,820 zsf, 19.0 FAR) would be residential floor area and 209,770 gsf (141,280 zsf, 2.9 FAR) would be non-residential floor area designated for commercial (office and retail) and/or community facility uses (the Proposed Project). Additionally, the Proposed Project includes no less than 28,000 sf of active recreational space (including but not limited to gym and play areas) and 5,000 sf of passive recreational space (including but not limited to lounge areas, a roof deck, and dog run). Such amenities would be located throughout the building, including potential use of terrace and rooftop areas.

To facilitate this, the applicant is seeking a Zoning Map Amendment to rezone the Development Site (and extending to the centerline of the street) from a C6-4 district to a C6-12 district, amend the Zoning Resolution to maximize residential FAR, modify setback requirements, and modify the street wall. The application is subject to a disposition approval of City-owned property as well as a combined site selection and acquisition approval of property at Brooklyn Block 2093, Lot 1.

The building's podium would have a maximum base height of 80 feet with the tower expected to reach a height of 800 feet, with another 40 feet allowance for the building bulkhead, for a total height of 840 feet. The Proposed Project would also include the following public realm improvements: 1) an approximately 4,745 sf publicly accessible open space on the southern portion of the Development Site; 2) an expanded sidewalk along Flatbush Avenue Extension; and 3) improvements to the surface area around the DeKalb Avenue subway station on the Development Site.

COMMUNITY BOARD POSITION

Community Board 2 voted 27-5-2 to conditionally approve the application on September 3, 2025, with the following ten conditions:

1. Establish a community advisory group (CAG) inclusive of both NYCHA and other Legacy Residents to meaningfully engage in the further development and refinement of this proposal;
2. Increase the number of permanently affordable Family units (2- and 3-bedrooms), even if it results in fewer units overall.
3. Deepen affordability to provide units at 30% and 40% AMI, treating the MIH weighted average as a maximum, not a target.
4. Double the unit count for applicants with mobility and hearing or visual impairments to 10% and 5% respectively.
5. Include a percentage of retail space with lower lease costs for legacy and existing local businesses.
6. Include a community facility for youth recreation and enrichment.
7. Provide countdown clocks and bus shelters for all bus stops on the site and directly adjacent.
8. Include a 20% set aside for formerly homeless households in the next HPD development in Brooklyn Community District 2.
9. Include a 20% set aside for Brooklyn Community District 2 residents (15% if occupancy begins beyond 2029; as per the law)
10. Provide a meaningful financial contribution to the Fort Greene Park Conservancy for ongoing maintenance and operations.

BOROUGH PRESIDENT PUBLIC HEARING

The Borough President held a hearing on this item on Wednesday, October 15, 2025. Four members of the public provided testimony at the hearing, and the Borough President's Office received 22 written comments via email. The video from this hearing can be reviewed at the [Borough President's YouTube page](#).

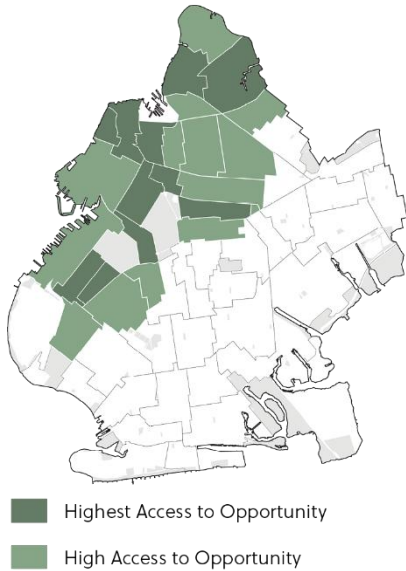
APPROVAL RATIONALE

Borough President Reynoso believes that the proposed actions are appropriate, provided some further modification to the application. The rezoning currently falls short of Strategy 9 within Housing Element *the 2025 Comprehensive Plan for Brooklyn*, which calls to maximize the potential for affordable housing development on vacant and underutilized property. As *the 2025 Plan* emphasizes, publicly owned land presents some of the best opportunities to build new housing at deeper levels of affordability than required by MIH. Given the project site's location within a high-amenity area as called out in *Where We Live*, HPD's fair housing strategy, as well as New Capacity and Amenity-Rich Areas as identified in *the 2025 Plan*, further efforts to increase affordability on this City-owned site must be exhausted to target deeper affordability and increase the total number of affordable units across the project to 40%.

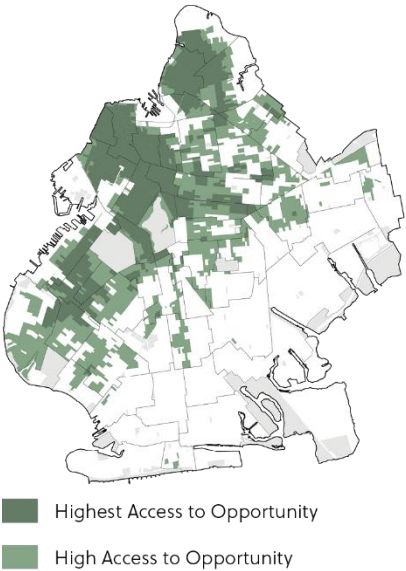
Further, *the 2025 Plan* anticipates locating new housing growth around transit and other key amenities. The project site is well-situated around transit and transportation options, signature open spaces, job centers, and other amenities within the Downtown Brooklyn Regional Center, as categorized within *the 2025 Plan's* Urban Design Typology. Regional

Centers, like Downtown Brooklyn, are higher-density, mixed-use areas that are destinations for people not only across Brooklyn, but the entire region. *The 2025 Plan* seeks to expand and improve healthcare access. As an anchor within the Urban Center, DOHMH has proposed expanding needed service offered through this location.

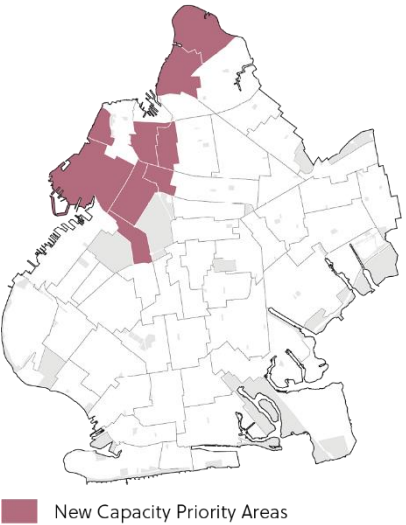
AMENITY-RICH AREAS BY NTA



AMENITY-RICH AREAS BY CENSUS BLOCK



NEW CAPACITY PRIORITY AREAS



The applicant has demonstrated a responsible development approach that leverages adaptive reuse on a complex site that has a considerable portion over the MTA station below. The development easement, scale, and cost of development at this site are all considerable factors that should influence the calculation of public cost and public benefit. Given the considerable private investment leveraged to deliver this proposal and the opportunity cost risked by not developing the site (which could result in ongoing leasing through 2072), the resulting affordable housing, projected to be built without any City subsidy, is substantive. While the development delivers important project goals and advances an approach to fair housing, more and deeper affordability is needed, particularly given the site is City-owned. **The applicant should work with HPD to meaningfully increase the amount of affordable housing units to be included on site.**

The Borough President encourages the applicant to invest further in wayfinding, public walkways, and increased bike parking. Objective 4 of the *2025 Plan's* Public Realm Element directs projects to foster healthy and active public spaces, including within the public right of way. The Borough President received testimony about the need for improved urban design and ongoing investment to maintain existing open spaces to promote feelings of added safety and security in and around the Dekalb Avenue subway entrance as well as further integration into open spaces at LIU and future opportunities at the Brooklyn Hospital Center. The tradeoff in softening the building's setback requirements to allow for the design of the building to take advantage of the existing podium is financially prudent; however, more must be done to encourage and activate the ground floor.

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