



City Planning will assign and stamp reference numbers here

Land Use Review Application

Department of City Planning22 Reade Street, New York, NY 10007-1216

1.

APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER

M860392AZSK

APPLICATION NUMBER

150399PPK

APPLICATION NUMBER

150400PQK

NYC Dept. of Citywide Administrative Services¹

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

1 Centre Street¹

STREET ADDRESS

NY¹NY¹10007¹

CITYSTATEZIP

212-669-7150¹212-669-3645¹

AREA CODETELEPHONE #FAX#

Robert Holbrook¹

APPLICANT'S PRIMARY REPRESENTATIVE

NYC Economic Development Corp.¹

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

110 William Street¹

STREET ADDRESS

NY¹NY¹10038¹

CITYSTATEZIP

212-312-3706¹212-312-3989¹

AREA CODETELEPHONE #FAX#

* List additional applicants below:

See Attached List of Additional Applicants¹

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

¹

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

¹

2.

SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

TELEPHONE #

FAX #

1 Clinton Street aka 280 Cadman Plaza West¹

STREET ADDRESS

1 Clinton Street¹

PROJECT NAME (IF ANY)

At the southern corner of the intersection of Clinton Street, Cadman Plaza West, and Tillary Street¹

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-4 and Special Downtown Brooklyn District¹

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

16c¹

ZONING SECTIONAL MAP NO(S).

Block 239, Lots 1, 3 and 16¹

TAX BLOCK AND LOT NUMBER

Brooklyn¹

BOROUGH

2¹

COMM. DIST.

N/A¹

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

¹

3.

DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See Attached LR Item 3: Description of Proposal.

4.

ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☐ CHANGE IN CITY MAP.....MM

☐ ZONING MAP AMENDMENT.....ZM

☐ ZONING TEXT AMENDMENT.....ZR

☐ ZONING SPECIAL PERMIT.....ZS

☐ ZONING AUTHORIZATION.....ZA

☐ ZONING CERTIFICATION.....ZC

☐ PUBLIC FACILITY, SEL./ACQ.....PF

☒ DISPOSITION OF REAL PROP.....PD

☐ URBAN DEVELOP= T ACTION.....HA

☐ URBAN RENEWAL PROJECT.....*

☐ HOUSING PLAN & PROJECT.....*

☐ FRANCHISE.....*

☐ REVOCABLE CONSENT.....*

☐ CONCESSION.....*

☐ LANDFILL.....*

☒ OTHER (Describe)

Acquisition of Real Property¹

\$¹

\$¹

\$¹

\$¹

\$¹

\$¹

\$¹

\$ 0¹

\$¹

\$¹

\$¹

\$¹

\$¹

\$¹

\$¹

\$¹

\$ 0¹

☒ MODIFICATION

☐ FOLLOW-UP

☐ RENEWAL

☐ OTHER

C 860392 ZSK¹

\$ 8,882.50¹

DEPT. OF CITY PLANNING

2015 JUN - 4 PM 3:33

APPLICATION NO.

APPLICATION NO.

SPECIFY

TOTAL FEE (For all actions)

\$ 8,882.50¹

Make Check or Money Order payable to Department of City Planning

If fee exemption is claimed check box below and explain

☐ ¹

Has pre-application meeting been held? ☐ NO ☒ YES

If yes Brooklyn/Alex Sommer¹

DCP Office/Representative

01.29.15¹

Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY Deputy Mayor for Housing and Econ. DevelopmentCEQR NUMBER 15DME005K¹

TYPE OF CEQR ACTION:

☐ TYPE II

Type II category: ⊥

Date determination was made: ⊥

☒ TYPE I

Has EAS been filed? Yes ☐ No ☒

☐ UNLISTED

If yes, Date EAS filed: ⊥

Has CEQR determination been made? Yes ☐ No ☒

If yes, what was determination?

Negative Declaration ☐

CND ☐

Positive Declaration ☐

Date determination made: ⊥ (Attach Copy)

If Positive Declaration, has PDEIS been filed? ⊥

Has Notice of Completion (NOC) for DEIS been issued? ⊥ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? ⊥ If yes, date issued: ⊥

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☒ Yes ☐

7. RELATED ACTIONS BY CITY PLANNING

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
<u> ⊥ </u>	<u>See Attached LR Item 7: Prior CPC Actions¹</u>	<u> ⊥ </u>	<u> ⊥ </u>
<u> ⊥ </u>	<u> ⊥ </u>	<u> ⊥ </u>	<u> ⊥ </u>

8. RELATED ACTIONS BY OTHER AGENCIES

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
<u> ⊥ </u>	<u> ⊥ </u>	<u> ⊥ </u>	<u> ⊥ </u>
<u> ⊥ </u>	<u> ⊥ </u>	<u> ⊥ </u>	<u> ⊥ </u>

9. FUTURE ACTIONS REQUIRED

	LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:
<u> ⊥ </u>	
<u> ⊥ </u>	

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Randal Fong, Assistant Commissioner¹

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVESIGNATURE OF APPLICANTDATE

NYC Department of Citywide Administrative Services¹

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

Brooklyn Public Library¹

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

10 Grand Army Plaza, Brooklyn, New York 11238 Tel. (718) 230-2027 ¹

STREET ADDRESSCITYSTATEZIPTEL.NO.FAX

DAVID KRAMER, MEMBER

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

Cadman Associates LLC¹

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

826 Broadway, 11th Floor, New York, New York 10003 Tel. (212) 710-6036 Fax: 212-777-9501

STREET ADDRESSCITYSTATEZIPTEL.NO.FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETED BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY Deputy Mayor for Housing and Econ. Development CEQR NUMBER 15DME005K^L

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: ± Date determination was made: ±

☒ TYPE I } Has EAS been filed? Yes ☐ No ☒

☐ UNLISTED } If yes, Date EAS filed: ±

Has CEQR determination been made? Yes ☐ No ☒

If yes, what was determination? Negative Declaration ☐ } Date determination made: ± (Attach Copy)

CND ☐

Positive Declaration ☐

If Positive Declaration, has PDEIS been filed? ±

Has Notice of Completion (NOC) for DEIS been issued? ± If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? ± If yes, date issued: ±

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☒ Yes ☐

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
<u> ± </u>	<u>See Attached LR Item 7: Prior CPC Actions^L</u>	<u> ± </u>	<u> ± </u>
<u> ± </u>	<u> ± </u>	<u> ± </u>	<u> ± </u>

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
<u> ± </u>	<u> ± </u>	<u> ± </u>	<u> ± </u>
<u> ± </u>	<u> ± </u>	<u> ± </u>	<u> ± </u>

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

<u> ± </u>
<u> ± </u>

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Randal Fong, Assistant Commisssioner^L Randal Fong JUN 04 2015

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE

NYC Department of Citywide Administrative Services^L

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

<u> ± </u>	NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE
	<u>Brooklyn Public Library^L</u>		
	CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION		
	<u>10 Grand Army Plaza, Brooklyn, New York 11238 Tel. (718) 230-2027 ^L</u>		
	STREET ADDRESS CITY STATE ZIP TEL.NO.		FAX
<u> ± </u>	NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE
	<u>Cadman Associates LLC^L</u>		
	CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION		
	<u>826 Broadway, 11th Floor, New York, New York 10003 Tel. (212) 710-6036 Fax: 212-777-9501</u>		
	STREET ADDRESS CITY STATE ZIP TEL.NO.		FAX

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M860392AZSK
150399PPK 150400PQK

Property Disposition

.....PD

150399PPK

APPLICATION NO.

1.
- Type of disposition
(Check appropriate box)
- a. ☐ DIRECT
- b. ☒ GENERAL
2.
- Restrictions and conditions
- a. ☒ PURSUANT TO ZONING
- b. ☐ RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

CITY PLANNING COMMISSION
2015 JUN -4 PM 3:34
DEPT OF CITY PLANNING

3.
- For direct disposition only
- Indicate intended recipient of direct disposition*
- a. FROM:

⊥
- City Agency
- b. TO*:

⊥
- Sponsor/ developer/ purchaser/ lessee or local public development corporation
- * If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

UDAA/UDAAP

.....HA

APPLICATION NO.

APPLICATION NO.

- Requested action
(Check applicable boxes and provide requested information)
- ☐ DESIGNATION*
(Also complete Site Data Sheet, Form H)
- ☐ PROJECT*†
(Also complete Form PD, above)
- ☐ DISPOSITION
(Also complete Form PD, above)
- * FOR DESIGNATIONS AND PROJECTS, THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.
- † For Projects, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:
- a) Proposed Land Use
- b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
- c) Proposed New Codes and Ordinances
- d) Proposed Time Schedule for Effectuation

Public Facility-Site Selection/AcquisitionPF

150400PQK

1.

Requested
action and
proposed
facility

(Check all of the
appropriate
boxes.)

a. ACTION REQUESTED:

- ☐ SITE SELECTION
☒ ACQUISITION

b. PROPOSED FACILITY IS:

- ☐ EXISTING FACILITY ☐ EXPANSION
☒ NEW FACILITY

If action involves selection and/or acquisition of an **existing facility**, how long has existing facility been at this location and what process was used to authorize use of site?

If action involves a **new facility**, will it replace another facility located elsewhere? Yes ☒ No ☐

If yes, where is the other facility located and why is it being replaced?

The proposed Brooklyn Public Library Brooklyn Heights branch library will replace the existing branch library at the same site, 280 Cadman Plaza West, Brooklyn.

2.

Existing
conditions of
proposed site

- a. SITE IS 1) ☒ IMPROVED ☐ UNIMPROVED ☐ PARTLY IMPROVED
2) ☒ CITY-OWNED* ☐ OWNED BY OTHER PUB. ENTITY ☐ PRIVATELY-OWNED

*Name of agency or other public entity having jurisdiction Department of Citywide Administrative Services

- b. DESCRIBE EXISTING IMPROVEMENTS AND CURRENT USES ON THE SITE (If site is substantially vacant but has had uses within the past two years, briefly describe such uses and proceed to item 3.)
280 Cadman Plaza is currently improved with a two-story building used as a BPL Branch Library.

- 1) RESIDENTIAL USES ONSITE (Number of dwelling units) 0[±]
2) COMMERCIAL USES ONSITE (Number of firms) 0[±] (Total commercial employees) 0[±]
3) MANUFACTURING USES (Number of firms) 0[±] (Total manufacturing employees) 0[±]
4) WILL DISPLACEMENT/RELOC. OF ABOVE USES BE REQ'D? NO ☒ YES ☐ If yes, describe below:

3.

Proposed
facility

- a. SITE AREA 26,620[±] FLOOR AREA 21,500[±] ZONING USE GROUP 3[±] CAPITAL BUDGET LINE N/A[±]
b. NUMBER OF EMPLOYEES (main shift): 10[±] 0[±] SHIFT: 10am - 6 pm or 10 am - 8 pm[±]
Working: On-site Off-site Hours/days
OTHER SHIFTS AND NUMBER OF EMPLOYEES: 14 full time staff and 3 part time staff total. 10 staff in library per day.[±]
c. NUMBER AND TYPE OF FACILITY VEHICLES: 0[±] 0[±] N/A[±]
On-site Off-site Location
d. No. OF ACCESSORY PARKING SPACES TO BE PROVIDED: 2[±] 0[±] Cellar[±]
On-site Off-site Location

4.

Fair Share

- a. IS PROJECT SUBJECT TO FAIR SHARE CRITERIA? NO ☐ YES ☒
IF NOT, PLEASE EXPLAIN: [±]
b. IS PROJECT LISTED IN STATEMENT OF NEEDS? NO ☒ YES ☐ FY [±]
c. DID BOROUGH PRESIDENT PROPOSE ALTERNATE SITE PURSUANT TO CHARTER SECTION 204(f) or (g)?
NO ☒ YES ☐
IF YES, WHAT SITE? [±]
d. INDICATE TYPE OF FACILITY: LOCAL/NEIGHBORHOOD ☒ REGIONAL/CITYWIDE ☐

One Clinton Street
Block 239, Lot 16
Borough of Brooklyn

LIST OF ADDITIONAL APPLICANTS

1. Co-Applicant: Brooklyn Public Library

Applicant Representative:

Kristine Maduro

10 Grand Army Plaza

Brooklyn, NY 11238

Tel: 718-230-2027

2. Co-Applicant: Cadman Associates LLC

Applicant Representative:

Stefanie Marazzi, Esq.

Slater & Beckerman PC

61 Broadway, Suite 1801

NY, NY 10006

Tel.: 212-391-8045

Fax: 212-391-8047

One Clinton Street
Block 239, Lot 16
Borough of Brooklyn

PRIOR CPC ACTIONS

ULURP No.	Action	Cal. No.	Approval Date
C 860032 ZSK	Application for Special Permit pursuant to ZR 74-52 to construct a 225 space public parking garage	1	10/15/1985
C 860033 ZSK	Application for Special Permit pursuant to ZR 74-721 to vary height and setback regulations	2	10/16/1985 (No Action)
C 860033(A) ZSK	Modified Application for Special Permit pursuant to ZR 74-721 to vary height and setback regulations	2	10/15/1985
C 860034 PNK	Application for disposition by a 99 year lease of Lot 1 to the Public Development Corporation, then assignment to Forest City Pierrepont Associates	3	10/15/1985
C 860392 ZSK	Application for modification of Special Permit granted under C 960033A ZSK addressing community concerns re light and air	5	11/25/1985
C 920254 ZSK	Special Permit pursuant to ZR 74-52 to allow 349 parking spaces in an attended public parking garage, 150 of which would be accessory to One Pierrepont.	20	09/23/1992
N 000244(B1) ZRY	Creation of Special Downtown Brooklyn District under Unified Bulk Program.	23	06/13/2001
C 010199 ZMY	Zoning map changes to establish Special Downtown Brooklyn District.	24	06/13/2001
C 040171 ZMK	Zoning map amendment to facilitate the Downtown Brooklyn Development Plan.	5	05/10/2004
N 040172 ZRK	Zoning Resolution amendment to facilitate the Downtown Brooklyn Development Plan.	6	05/10/2004
N 120384 (A)ZRK	Zoning Resolution amendment to modify off-street parking regulations of Special Downtown Brooklyn District.	6	10/17/2012

One Clinton Street
Block 239, Lot 16
Borough of Brooklyn
June 15, 2015

REVISED DESCRIPTION OF PROPOSAL

1. Introduction

This is an application by the New York City Department of Citywide Administrative Services (“DCAS”), Brooklyn Public Library (“BPL”), and Cadman Associates LLC (“Cadman Associates”) (collectively, DCAS, BPL, and Cadman Associates are the “Applicants”) to facilitate redevelopment of One Clinton Street aka 280 Cadman Plaza West (Tax Block 239, Tax Lot 16), Borough of Brooklyn (the “Premises” or the “Development Site”).

The Applicants propose to redevelop the Premises with an improved 14,550 zoning square foot (21,500 gross square foot) BPL branch library, approximately 139 dwelling units comprising approximately 277,981 zoning square feet of residential use, 1,746 zoning square feet (19,800 gross square feet) of community facility space, a below-grade parking facility, and 630.50 zoning square feet of retail (the “Proposed Development” or “Building C”). In furtherance thereof, the Applicants respectfully request the following actions:

1. Disposition of the Premises from DCAS to the New York City Land Development Corporation, for further disposition to Cadman Associates, or an affiliated entity, for development of the Proposed Development;
2. Acquisition of a condominium unit within the Proposed Development by the City of New York from Cadman Associates, or an affiliated entity, for the improved BPL branch library; and
3. Modification of previously-approved special permit under C 860392 ZSK, for Building A (as defined below), which is located on the same zoning lot as the Premises.

The use and bulk of the Proposed Development would be entirely as-of-right under the Zoning Resolution of the City of New York (“Zoning Resolution” or “ZR”). Modification of the special permit is required only insofar as the Proposed Development will be a new development on the zoning lot underlying Building A (defined below), which received a special permit for height and setback in 1985.

The Premises are located within Brooklyn Community District 2, in a C6-4 zoning district and within the Downtown Brooklyn Special District. The Premises is currently owned by the City of New York and operated by BPL under a long-term agreement and in accordance with the establishment of the Brooklyn Public Library system. The Premises consists of a 26,620 square foot tax lot at the corner of Clinton Street and Cadman Plaza, improved with a two-story building. The existing building is currently occupied as a BPL branch library and a BPL Business and Career Library, collectively comprising approximately 29,737 square feet.

Block 239 is triangular, bounded by Pierrepont Street to the south, Clinton Street to the west, Cadman Plaza West to the east, and Tillary Street to the north. Block 239 contains three tax lots: Tax Lots 1, 3, and 16. The Premises is part of a larger zoning lot comprised of Lots 1 and 16 within Block 239. Lot 1 is improved with a 21-story (19 story plus 2 stories of mechanical space) commercial office building known as One Pierrepont Plaza, with 601,079 square feet of floor area ("Building A"). Lot 3 contains a 6-story building owned and occupied by St. Ann's School with 23,232 square feet of floor area ("Building B"). The entirety of Block 239, comprised of Tax Lots 1, 3, and 16, is referred to herein as the "Project Area" and the "Enlarged Zoning Lot."

Approval of the requested actions would enable Cadman Associates, or an affiliated entity, to acquire the Premises and develop an improved 14,550 zoning square foot Brooklyn Branch Library, which would constitute a condominium unit within the Proposed Development. After construction, the City of New York would acquire the library condominium unit for \$1 from Cadman Associates, or an affiliated entity, and BPL would continue to operate the library in accordance with the existing long-term operating agreement between BPL and the City of New York. The Proposed Development will benefit library users throughout Brooklyn. BPL would receive \$52 million from the sale of the property to fit out the improved branch library and to invest in neighborhood branches with urgent capital needs. The sale of the property would significantly reduce the \$300 million of unfunded capital needs across BPL's 60 branch system. Branches receiving proceeds from the sale would be chosen based on their overall outstanding critical needs, the opportunity for comprehensive upgrades, and their equitable distribution throughout the borough. In addition, the proposed project would replace the aging two-story BPL building, which was constructed in 1962 and requires more than \$9 million in repairs, with a brand new facility. The proposed project also would create approximately 114 new units of affordable housing within Brooklyn Community District 2.

2. Background

A. Building A CPC Actions

On October 24, 1985, the New York City Planning Commission ("CPC" or the "City Planning Commission") approved a special permit pursuant to ZR §74-52 under ULURP No. C 860032 ZSK to allow construction of a 225-space public parking garage in Building A, with 100 spaces reserved for tenants. Access to the garage was through a single 24-foot-wide two-way ramp from Cadman Plaza West, between Tillary and Pierrepont Streets. The findings for the parking garage special permit relate only to Lot 1, not the larger zoning lot which was comprised of Lots 1 and 16, and therefore no modification of the parking garage special permit is required in connection with the Proposed Development.

On October 24, 1985, the CPC also granted a special permit pursuant to ZR §74-721 to allow height and setback modification for Building A under C960033(A) ZSK (the "Original Special Permit") on Tax Lot 16 in Block 239. The Original Special Permit was for a waiver of the Zoning Resolution to allow 26% of the volume of the new building to penetrate the sky exposure plane. The waiver was required to accommodate the unique needs of the proposed tenant of One Pierrepont, Morgan Stanley. Morgan Stanley proposed to use the space for its back office and computer operations, which would be relocated from Manhattan to One Pierrepont in Brooklyn. Its specialized computer equipment required

15 foot floor-to-floor ceiling heights, resulting in a greater building height. Therefore, the building was granted a waiver to allow the building to penetrate the sky exposure plane, with a height of 375 feet (19 stories), and with 591,784 square feet of floor area. However, in its report, CPC noted that the applicant might, in the future, to deepen the building's initial setback and increase light and air to the street, seek permission to increase the height of the building by an additional two floors.

Also on October 24, 1985, the CPC voted to approve an application for disposition of Lot 1 under a ninety-nine year lease to the New York City Public Development Corporation, under ULURP No. C 860034. The Public Development Corporation then assigned the ninety-nine year lease to Forest City Pierrepont Associates.

On December 5, 1985, the CPC voted to approve modification of the initial height and setback special permit under C860392 ZSK to allow: (i) an increase in the height of the building by 22 feet, from 375 feet to 397 feet; (ii) a reduction of building setback encroachments by establishing 15 foot setbacks at the base of the 7th floor; and (iii) an increase in building floor area to 601,079, from 591,784 square feet (the "Modified Special Permit"). In its approval of the Modified Special Permit, the CPC required, among other things, street tree planting, London Plane trees around the library, and seasonal plantings, at the sole cost and expense of the developer of Building A, in "triangular areas" next to Building A and the Premises. Though the planted "triangular areas" are not defined in the CPC Report for the Modified Special Permit, currently, open areas on the zoning lot with planting include: (i) the open area at the southeast corner of the zoning lot (at the corner of Cadman Plaza West and One Pierrepont Street); (ii) the open area between Building A and the existing library building (on Clinton Street); and (iii) an open area at the northern tip of the zoning lot (at the intersection of Clinton Street, Cadman Plaza West, and Tillary Street). Open areas (ii) and (iii), which are located on Lot 16, adjacent to the existing library building, are inaccessible to the public due to fences and locked gating. There are currently 45 existing street trees adjacent to the existing zoning lot.

On October 30, 1992, the CPC voted to approve a special permit under ULURP No. C 920254 ZSK, pursuant to ZR §74-52, to allow a 349 space attended public parking garage within Building A, 150 spaces of which would be accessory, which superseded the previously granted special permit under ULURP No. 860832 ZSK.

B. 1986 Zoning Lot Merger

To facilitate the development of Building A, Lots 1 and 16 were merged into a single zoning lot pursuant to a Merger of Zoning Lots and Declaration of Restrictions executed on May 13, 1986 by the City of New York and recorded in the Office of the City Register of Kings County on May 20, 1986 in Reel 1814, Page 1236 (the "Declaration"). The Declaration transferred approximately 140,919 square feet of floor area from the Premises to Lot 1 for development of Building A. The Declaration retained for the Premises 125,281 square feet of floor area, approximately 29,737 square feet of which is utilized by the existing branch library building.

C. 2015 Zoning Lot Merger

The entirety of Block 239 (comprised of Tax Lots 1, 3, and 16) will be merged into a single zoning lot (hereinafter, the “Enlarged Zoning Lot”) to facilitate the transfer of approximately 16,667.30 square feet of floor area from the St. Ann’s School tax lot (Lot 3) to the Premises, pursuant to an agreement between the City of New York, which is the current fee owner of Lots 1 and 16, and St. Ann’s School, which is the fee owner of Lot 3. The total lot area of the Enlarged Zoning Lot will be 76,626.59 square feet. Currently, Building A, on Lot 1, contains 601,079 square feet of floor area, Building B, on Lot 3, contains 23,232 square feet of floor area, and the existing BPL building, on Lot 16, contains 29,737 square feet of floor area.

D. Prior CPC Actions in Surrounding Area

Prior CPC actions in the surrounding area include the creation of the Special Downtown Brooklyn District in 2001, approval of the Plan for Downtown Brooklyn in 2004, and a zoning text amendment to modify parking controls in the Special Downtown Brooklyn District in 2012.

On June 25, 1997, the CPC approved the formation of the Montague Street Business Improvement District on Montague Street between Hicks Street and Court Street, under ULURP No. N 970635 BDK.

On June 13, 2001, the City Planning Commission approved an amendment to the Zoning Resolution to create the Special Downtown Brooklyn District under ULURP No. N 000244(B1) ZRY, and a related mapping action under C 010199 ZMY, as part of the City’s new Unified Bulk Program. The Special Downtown Brooklyn District provided special height and setback and use controls to allow flexibility in the design of modern commercial buildings essential to a successful, established central business districts. The Special Downtown Brooklyn District eliminated the sky exposure plane bulk controls in C6-4 districts and replaced them with the option of two different height and setback controls: maximum base and building heights, or tower regulations governed by lot coverage with no maximum building height.

On May 10, 2004, the CPC approved the Plan for Downtown Brooklyn, a comprehensive development plan to stimulate new commercial, residential, academic, and cultural development in Downtown Brooklyn, under ULURP Nos. C 040171 ZMK to C 040185 PSK, and C 030514 MMK to C 030517 MMK. To achieve these goals, the Plan called for enacting major zoning changes, creating high quality public spaces, providing adequate parking facilities, improving transit infrastructure, strengthening retail, expanding cultural resources and enhancing the pedestrian environment. The plan resulted in the 2004 rezoning of much of Downtown Brooklyn and called for increased allowable FAR for residential, commercial, and community facility uses.

On October 17, 2012, CPC approved a zoning text amendment to modify parking controls in the Special Downtown Brooklyn District pursuant to ULURP No. N 120384 (A) ZRK. The zoning text amendment reduced the minimum parking requirements for new residential developments from 40 percent of new market-rate housing units to 20 percent of new market-rate units, to better reflect actual parking demand in Downtown Brooklyn, which features some of the best transit access in the City. The text amendment also removed the parking requirement for Inclusionary Housing affordable dwelling units, to better reflect the parking demand and also encourage the production of affordable housing.

The CPC has approved several acquisitions of property by the City of New York in the area surrounding the Project Area, including (i) the acquisition of 122 Pierrepont Street (Block 243, Lot 1) for use as a Human Resources Administration-operated boarding home on February 2, 1993 under ULURP No. C 920503 PQQ; and (ii) the acquisition of office space at 16 Court Street (Block 250, Lot 44) for use by (a) the New York City Law Department to house the Kings County Family Law Division on October 6, 1992 under ULURP No. 930105 PXX; (b) the Brooklyn District Attorney on June 23, 1993 under ULURP No. 930493 PXX; and (c) the Department of Transportation and the Department of Design and Construction on December 8, 1999, under ULURP No. N 000184 PXX. The CPC also approved several unenclosed cafes along Montague Street in the 1980s and 1990s.

3. Description of the Surrounding Area

The Premises is located in Community District 2, within Downtown Brooklyn, on the eastern boundary of the residential neighborhood of Brooklyn Heights. Downtown Brooklyn constitutes Brooklyn's civic and commercial core, with active retail on Fulton Street and its side streets, and office uses on Court Street and at Metrotech Center.

Existing Land Uses

The Premises is located directly adjacent to the residential neighborhood of Brooklyn Heights, which contains a mix of residential, office, retail, and institutional uses. Local retail runs along Montague and Henry Streets within Brooklyn Heights. The Premises is also directly adjacent to several large public parks. To the north is Cadman Plaza Park and Walt Whitman Park, with a combined acreage of 13.29. The Korean War Veterans Plaza lies directly to the east, with an acreage of 1.2.

To the east and southeast of the Premises lies the civic core of Downtown Brooklyn, which includes the Kings County New York State courthouse and the Federal Eastern District of New York courthouses, the Brooklyn General Post Office, Brooklyn Borough Hall and the Brooklyn Municipal Building. Cadman Plaza West serves as a transitional area between the predominantly residential Brooklyn Heights neighborhood and the institutional, commercial, and office uses of Downtown Brooklyn. Office and commercial uses are located to the south along Cadman Plaza West, which turns into Court Street, and on the side streets of Montague Street and Remsen Street. Metrotech Center, a business and educational office complex, lies between Flatbush Avenue and Jay Street. The Fulton Mall shopping district, the retail core of Downtown Brooklyn, is southeast of the Project Area.

Prevailing Built Form

Brooklyn Heights is generally characterized by two to four story residential brownstone rowhouses, interspersed with a few taller apartment and institutional buildings ranging from 12 to 36 stories on streets such as Clinton Street, Clark Street, and Remsen Street. Commercial office buildings on Court Street range in height from 19 to 37 stories. East of the Premises, institutional and office buildings such as the Kings County New York State courthouse, the Brooklyn General Post Office, and Metrotech Center, range in height from 7 to 32 stories.

Transportation

Major thoroughfares include Cadman Plaza West, which runs north-south and is adjacent to the Premises. Tillary Street, which runs east-west and terminates immediately to the north of the Premises, connects Downtown Brooklyn to the Brooklyn and Manhattan Bridges and the Brooklyn-Queens Expressway. Adams Street runs north-south from the Brooklyn Bridge, parallel to Cadman Plaza West. Downtown Brooklyn is served by the Brooklyn-Queens Expressway, which provides highway access to New Jersey, Staten Island, New England, and Long Island. The Premises is well-served by public transit; specifically, the A, C, F, N and R trains stop at the Jay Street-Metro Tech station, which is approximately one-third of a mile away, the 2 and 3 trains stop at the Clark Street station, which is two blocks away, and the 2, 3, 4, 5, N, and R trains stop at the Court Street – Borough Hall station, which is two to four blocks away. Bus lines travel along the major roads in Downtown Brooklyn, with several lines (the B25, B41, B52 and B103) running along Cadman Plaza West.

Landmarks and Historic Districts

The Brooklyn Heights Historic District is mapped over the majority of the Brooklyn Heights neighborhood, located to the west of the Premises. Therefore, Brooklyn Heights is subject to the administrative regulations on development of the New York City Landmarks Preservation Commission. Nearby landmarks include the Main Brooklyn Post Office, across the Korean War Veterans Plaza at 291 Cadman Plaza East, the Brooklyn Trust Company (Chemical Bank) building at 177 Montague Street, the Brooklyn Union Gas Company Building at 176 Remsen Street, and Brooklyn Borough Hall at 225 Joralemon Street. The Borough Hall Skyscraper Historic District is located to the south of the Project Area, commencing on the south side of Montague Street and running generally along Court Street.

Project Area Zoning Regulations

The Project Area is located in a C6-4 zoning district, within the Special Downtown Brooklyn District. In a C6-4 district, a maximum 10 FAR for residential, commercial, and community facility uses is permitted, separately or in combination. The residential FAR may be increased to 12 pursuant to the Inclusionary Housing program in ZR 23-90. The Downtown Brooklyn Special District allows a choice of standard height and setback regulations or tower regulations in C6-4 districts.

Standard height and setback allows a maximum building height of 210 feet within 100 feet of a wide street and 185 feet beyond 100 feet of a wide street. Maximum base heights may not exceed 150 feet within 100 feet of a wide street and 125 feet beyond 100 feet of a wide street. Setbacks of 10 feet (on a wide street) and 15 feet (on a narrow street) must be provided for portions of buildings exceeding the maximum base height.

Tower regulations for C6-4 districts in the Special Downtown Brooklyn District require a setback of 10 feet (on a wide street) and 15 feet (on a narrow street) for portions of buildings exceeding 85 feet in height. Towers are also subject to lot coverage regulations, which allow a maximum lot coverage of 65% above 150 feet, up to 300 feet in height. Above 300 feet in height, all buildings shall have a maximum

lot coverage of 50% of the lot area of the zoning lot. However, for residential portions of buildings above 150 feet, the maximum lot coverage is 40% of the lot area of the zoning lot. Under tower regulations, there is no maximum building height.

Surrounding Area Zoning Regulations

The Project Area is located within the Special Downtown Brooklyn District, which is generally and roughly bounded by Tillary Street to the north, Clinton Street to the west, Atlantic Avenue to the South, and Flatbush Avenue to the east. The portion of the Special District within 600 feet of the Project Area includes a C5-2A district immediately to the south of the Project Area and a C6-1 District to the east. In C5-2A districts, the maximum commercial FAR is 10.0 (12 with bonuses). In C6-1 districts, the maximum commercial FAR is 6.0. C6 districts permit a wide range of high-bulk commercial uses such as large hotels, office buildings, department stores, and entertainment facilities. C5 districts are central commercial districts with continuous retail frontage intended for offices and retail establishments that serve the entire metropolitan region.

Brooklyn Heights is characterized by R7-1 and R6 districts, with a C1-3 commercial overlay (for neighborhood retail services) along Montague Street and Atlantic Avenue, and a C1-5 overlay (for neighborhood retail services) along a portion of Henry Street. C1-3 and C1-5 districts permit an FAR of 2.0 for commercial uses. R7-1 districts are medium-density apartment house districts which allow a residential FAR of 0.87 to 3.44, and R6 districts are suitable for medium density 6 to 12 story apartment complexes, and permit a residential FAR of 0.78 to 2.43. The community facility FAR for R7-1 and R6 districts is a 4.8. In addition to the standard zoning controls, the portion of the Brooklyn Heights Historic District which is 100 feet west of Clinton Street – and 150 feet west of the Project Area – is governed by a Special Height Limitation of 50 feet pursuant to the LH-1 limited height district regulations.

4. Description of the Proposed Project Area

The Project Area is comprised of three tax lots which will be merged into the Enlarged Zoning Lot: (i) the Premises (Lot 16); (ii) Building A (Lot 1); and Building B (Lot 3). It is bounded by Cadman Plaza West to the east, Tillary Street to the north, Clinton Street to the east, and Pierrepont Street to the south. Building A, located at 135 Pierrepont Street, is an existing 19 story (plus two mechanical floors), commercial office building, which is approximately 397 feet in height, with 601,079 square feet of floor area, built pursuant to a height and setback special permit granted in 1985, discussed above. Tenants include Morgan Stanley and the U.S. Attorney for the Eastern District of New York. Building B, a six-story building with a height of approximately 85 feet and 23,232 square feet of floor area, is the location of the Lower School of St. Ann's School, with an address of 153 Pierrepont Street.

The C6-4 zoning district permits a maximum residential, commercial and community facility floor area ratio ("FAR") of 10, separately or in combination. A C6-4 zoning district is an R10 equivalent, so the Inclusionary Housing Program is available pursuant to ZR §23-951, which allows a maximum bonus residential FAR of 12 for the Enlarged Zoning Lot through provision of affordable housing either on-site or off-site within the same community district or within one-half mile of the bonused development.

The existing zoning lot (comprised of Lots 1 and 16) has an area of 72,636.66 square feet. Lot 1 contains 46,016 square feet of area and Lot 16 contains 26,620.66 square feet of area. Lot 3, which contains 3,989.93 square feet of area, will be merged into the zoning lot, which will create the Enlarged Zoning Lot with a total lot area of 76,626.59 square feet. At a 12 bonus FAR achieved pursuant to the Inclusionary Housing Program, the Enlarged Zoning Lot will generate a total of 919,519.08 square feet of floor area.

After Lot 3 is merged into the existing zoning lot, but prior to any new development on the Enlarged Zoning Lot, the built floor area on the Enlarged Zoning Lot will be 654,048 square feet, which is equivalent to an 8.52 FAR. The existing library building at the Premises (on Lot 16) contains approximately 29,737 square feet of floor area, which is equivalent to a 0.38 built FAR. Building A (on Lot 1) contains 601,079 square feet of commercial floor area, approximately 140,919 square feet of which was transferred from the Premises in 1986, which is equivalent to a 7.84 built FAR. Building B (on Lot 3) utilizes approximately 23,232 square feet of floor area, which is equivalent to a 0.30 built FAR.

5. Description of Proposed Development Site

The Development Site consists of Lot 16 in Block 239, known by the street address 280 Cadman Plaza West, in the Borough of Brooklyn. The Development Site is located on a zoning lot comprised of Lot 1 and Lot 16. The zoning lot will be enlarged to include Lot 3, the location of St. Ann's School in Building B, to facilitate the transfer of 24,347 square feet of floor area from the land underlying Building B to the Premises for use in the Proposed Development. Lot 3 is occupied by a six-story, approximately 23,232 square foot community facility building, Building B, which is owned and occupied by St. Ann's School. Lot 1 is improved with Building A, a 19-story, approximately 601,079 square foot commercial office building.

The Development Site is currently improved with a two-story, approximately 29,737 square foot Brooklyn Heights branch of Brooklyn Public Library. The library contains both a Brooklyn Heights branch library and a Business and Career Library in approximately 32,431 square feet of usable space. The gross square footage of the library is approximately 59,146 square feet; the remaining approximately 26,715 square feet of unusable space, which was designed as a fallout shelter and is inaccessible to the public, is mechanical and utility space and storage for uncatalogued books, old office furniture, and supplies that would otherwise have been discarded. The 26,715 gsf of unusable space at the Premises is not, and has never been, used by BPL as part of the Branch Library or the Business and Career Library, and it is not zoning floor area. BPL plans to relocate the Business and Career Library to the Central Library at Grand Army Plaza regardless of whether the Proposed Development occurs or not; the move to a more central location will better serve job seekers and entrepreneurs, many of whom live and work outside of the Downtown Brooklyn area, as well as to provide a more central location for all Brooklyn residents.

Currently, the FAR on the existing zoning lot underlying the Premises is 8.68. The existing library building at the Premises contains approximately 29,737 square feet of floor area, which is equivalent to a 0.41 FAR. There is one curb cut at the Premises, on Clinton Street, which serve as a driveway for a loading and unloading zone for the existing library building, approximately 150 feet from Pierreport

Street. There is a gated open space with planters and benches at the corner of Clinton Street and Cadman Plaza West, and there is an open space along Clinton Street which serves as a loading and unloading space. There are no parking spaces at the Premises.

6. Description of the Proposed Development

The Applicants propose to develop the Proposed Development at the Premises in order to provide an improved Brooklyn Heights branch library for Brooklyn Public Library, to provide community facility space, and for the creation of approximately 139 market-rate and 114 off-site affordable dwelling units. The Proposed Development will be in full compliance with all use and bulk regulations in the Zoning Resolution. It will contain a total of approximately 407,989 gsf (approximately 294,907.50 square feet of zoning floor area) with the following uses:

- an approximately 14,550 zoning square foot (21,500 gross square foot) improved branch library for BPL;
- an approximately 1,746 zoning square foot community facility space, plus below-grade community facility space, totaling 19,800 gross square feet;
- approximately 277,981 square feet of residential floor area comprising approximately 139 dwelling units;
- approximately 630.50 square feet of commercial floor area for ground floor retail; and
- a below-grade parking facility with approximately 45 accessory parking spaces.

The improved BPL library will have its primary entrance and exit on Cadman Plaza West, and will be located on the first floor, mezzanine, and cellar. It will include an adult reading room, teen lounge, and children's reading room. The community facility space will have an entrance on Clinton Street, which will lead to space in the cellar and sub-cellar of the building. Because the majority of the community facility space will be located underneath the building footprint, it will not count toward zoning floor area. Next to the community facility entrance on Clinton Street will be two small retail units, and the entrance lobby for the residential component.

The Proposed Development will contain 36 floors and rise to a height of approximately 415.71 feet (440.71 feet including mechanical bulkheads). The mechanical bulkhead, which does not count toward maximum permitted building height, would be 25 feet in height. The Proposed Development will provide approximately 139 dwelling units in compliance with density regulations, which permit a maximum of 1,163 dwelling units on the Enlarged Zoning Lot.

The Proposed Development will comply with the tower regulations of the Downtown Special Brooklyn District, by limiting the residential tower to a lot coverage of 8,207 square feet (11%), which is less than the maximum 40% lot coverage permitted. The total lot coverage of the Enlarged Zoning Lot above 150 feet and below 300 feet in height will be 39,785 square feet (52%), which is less than the maximum 65% lot coverage permitted. Above 300 feet in height, the total lot coverage will be 37,176 square feet (49%), which is less than the maximum 50% lot coverage permitted.

The Proposed Development will provide a setback of 10 feet on Cadman Plaza West (a wide street) and 15 feet on Clinton Street (a narrow street), above a base height of 58 feet 8.5 inches. On Tillary Street, the building will be set back 10 feet from the street line. There is no maximum building height for towers in a C6-4 district within the Special Downtown Brooklyn District. The Proposed Development will also comply with the minimum distance between buildings regulations. There will be 80 feet between the residential portion of the Proposed Development and Building A up to 125 feet in height along Cadman Plaza West (a 50 foot minimum distance is required if the buildings are not abutting). Above 125 feet in height, there will be 110 feet between the Proposed Development and Building A on Clinton Street (an 80 foot minimum distance is required).

The Proposed Development will have approximately 294,907.50 square feet of floor area, which is equivalent to an FAR of 3.85 on the Enlarged Zoning Lot. Lot 1 currently has 601,079 square feet of floor area, which is equivalent to a 7.84 FAR, and Lot 3 currently has 23,232 square feet of floor area, which is equivalent to an FAR of 0.31. After the development, the Enlarged Zoning Lot will have 919,218.50 square feet of built floor area, which is approximately 300 square feet less than a 12 FAR.

Ground floor open space on Premises, which totals 1,221 square feet, will be landscaped, which landscaping will include paving, benches, and a 240 square foot planted area with one or more trees. The Proposed Development will also provide nine additional new street trees, in addition to the 45 existing street trees adjacent to the existing zoning lot, for a total of 54 street trees for the Enlarged Zoning Lot.

Inclusionary Housing Bonus

As discussed above, approximately 16,667.30 square feet of floor area for the Proposed Development will be generated by the transfer of floor area from Lot 3 to Lot 16. The Proposed Development will also utilize approximately 153,253.18 square feet of floor area attributable to the Enlarged Zoning Lot will be generated by a 2.0 FAR bonus pursuant to the Inclusionary Housing program in ZR §23-90. To generate an Inclusionary Housing bonus, Cadman Associates, or an affiliated entity, intends to develop 114 units of affordable housing within two newly-constructed residential buildings at 911-917 Atlantic Avenue (Block 2018, Lots 62, 63, and 64) and 1041-1047 Fulton Street (Block 1992, Lots 5, 6, 7, 8 and 9).

The 911-917 Atlantic Avenue site is an approximately 12,354 square foot site to be developed with a nine story, 55,026 square foot development with 76 affordable dwelling units. The 1041-1047 Fulton Street site is an approximately 6,108.99 square foot site to be developed with an eight-story, 28,106 square foot building containing 39 affordable dwelling units and approximately 1,125 square feet of ground floor retail.

Of the proposed 115 off-site affordable housing units, 114 will be available to the following range of household incomes: 20 percent of the units (20 units) would be targeted for incomes that are 60% of Area Median Income ("AMI"); 65 percent (61 units) would be targeted for incomes that are 80% of AMI; 5 percent (6 units) would be targeted for incomes of 100% AMI; and 21 percent (24 units) would be targeted for incomes of 165% AMI or below. In addition, one unit would be made available to the building's superintendent free of rent.

Provision of affordable housing at these locations will achieve a 12 FAR for the Enlarged Zoning Lot, pursuant to the Inclusionary Housing Program set forth in ZR §23-90.

Temporary Relocation of Brooklyn Heights Branch of Brooklyn Public Library

The Brooklyn Heights branch of BPL is currently located in the existing two-story building at the Premises. To facilitate continuous library service during construction of the Proposed Development, the Applicants will relocate the branch library to a temporary facility at 95 Remsen Street (Block 249, Lot 16) (the "Interim Site"), approximately 2.5 blocks from the existing branch at the Premises. 95 Remsen Street is the location of a 4 story, approximately 17,950 square foot building utilized as both Our Lady of Lebanon Church and the church's social hall. The social hall would be converted to the temporary branch library. The Interim Site is approximately 177 by 100 feet, with ADA accessible restrooms and a full commercial kitchen. The Interim Site is on a block bounded by Henry Street to the west, Montague Street to the north, Clinton Street to the east, and Remsen Street to the south. The Interim Site is located near to the existing BPL Facility (2.5 blocks to the southwest), and would therefore be able to serve the same catchment area.

In order to minimize disruption to library services, the Interim Site would be ready for occupancy by the time the branch library is closed; there would be an estimated one-week period to facilitate the relocation of books, furniture, computers, staff and services, during which no branch library services would be available. Once the Proposed Development is in the last phase of construction (finishing), in late 2018 or early 2019, the branch library will return to the Premises and occupy the library condominium unit which will be acquired by the City of New York. Therefore, the branch library would be located at the Interim Site for up to 4 years. After the branch library vacates the Interim Site, it will return to its existing use as the social hall for Our Lady of Lebanon Church.

Acquisition of the BPL Condominium Unit

The BPL condominium unit, which will be acquired by the City of New York for use as the Brooklyn Public Library Brooklyn Heights Branch Library, will have approximately 14,550 square feet of zoning floor area and 6,950 square feet of cellar space which does not count toward zoning floor area, for a total of 21,500 square feet of gross square feet. It will be located on the first floor, mezzanine and cellar. The condominium unit will contain an adult reading room, teen lounge, and children's reading room. It is anticipated that the BPL Branch Library will have 10 staff and will serve a local population of approximately 28,850 patrons, which will generate an estimated 200,000 to 300,000 visits annually. The condominium unit will have two dedicated parking spaces in the parking garage within the Proposed Development. No loading berths are required or provided for the condominium unit. Hours for the Branch Library are anticipated to be 10 am to 6 pm Monday and Friday, 10 am to 8 pm Tuesday to Saturday, and 10 am to 5 pm on Sunday.

7. Fair Share Analysis

Introduction

This section presents a Fair Share analysis for the proposed redevelopment of the existing Brooklyn Heights Library (BPL) facility located at 280 Cadman Plaza West (the “BPL Facility”). A Fair Share analysis evaluates the fair distribution of the burdens and benefits associated with city facilities, the consistency of a proposed project with community needs, and the cost effectiveness of a proposed project. A Fair Share analysis requires the application of the *Criteria for the Location of City Facilities* (the Fair Share Criteria) as set forth in Appendix A to Title 62 of the Rules of the City of New York (RCNY). These criteria attempt to foster an equitable distribution of public facilities throughout the City.

The Fair Share Criteria are applied whenever the city sites a new facility; expands a facility “significantly,” i.e. a physical enlargement of 25 percent and 500 square feet or more; reduces the size of a facility “significantly,” i.e. by 25 percent or more; substantially changes the use of an existing facility; relocates a facility; or closes a facility that is not replaced at another location. There are multiple ways of analyzing the re-allocation of BPL resources under the Fair Share Criteria. This analysis evaluates the proposed redevelopment as both an increase in the amount of usable branch library space at the BPL Facility, and as a decrease in the gross size of the BPL Facility.

As described in detail below, irrespective of how the change in facility space is interpreted, the proposed project would be an improvement to the utility, usability, and modernization of the BPL Facility. Overall, the analysis finds that the proposed project would result in the equitable distribution of public facilities, would be consistent with community needs, and would be cost-effective.

Background

The BPL Facility currently occupies a two-story, approximately 59,146-gross-square-foot (gsf) building at 280 Cadman Plaza West in Brooklyn Community District 2 (see **Figure 1**). The building includes approximately 32,431 gsf of usable library space, including approximately 17,471 gsf of space dedicated to the Brooklyn Heights branch library (the “Branch Library”) and 14,960 gsf of Business and Career Library space. The remaining approximately 26,715 gsf of space was designed as a fallout shelter and was reserved for that use through the late 1980s; since that time, it has functioned as mechanical and utility space with storage containing uncatalogued books and older office supplies that would have otherwise been discarded, and has never been accessible to the public.

Irrespective of the proposed redevelopment, BPL will relocate the Business and Career Library to the BPL Central Library located at 10 Grand Army Plaza to better serve jobseekers and entrepreneurs, many of whom live and work outside the downtown Brooklyn area, as well as to provide a more central location for all Brooklyn residents. Users will be able to take advantage of the extended hours of service available at the Central Library, as well as the interdisciplinary resources and modern work and study spaces at this location. The relocation will also eliminate collection overlap through shared collection

areas and the creation of a unified depository of government documents, and would allow the BPL to concentrate specialized database acquisitions in one location.

With the relocation of the Business and Career Library, in the future without the proposed redevelopment, there would be approximately 14,960 gsf of space vacated from the existing library building at 280 Cadman Plaza West. According to BPL, even without the proposed development, BPL would be unable to provide programming for this additional space due to the prohibitive staffing cost.

During construction of the proposed project, the Branch Library would be relocated to the Interim Site at 95 Remsen Street (Block 249, Lot 16). The approximately 17,950-sf structure at this location currently is in use as Our Lady of Lebanon Church and as the church's social hall. The social hall would be converted to the Interim Site. The Interim Site is located on the block bounded by Henry Street to the west, Montague Street to the north, Clinton Street to the east, and Remsen Street to the south. The Interim Site is located near to the existing BPL Facility (2.5 blocks to the southwest), and would therefore be able to serve the same catchment area. In order to minimize disruption to library services, the Interim Site would be ready for occupancy by the time the Branch Library is closed; there would be an estimated one-week period to facilitate the relocation of books, furniture, computers, staff and services, during which no branch library services would be available. The Branch Library would be relocated to the Interim Site in 2016 and the Branch Library would return to the site during the last phase of construction (finishing), in late 2018 or early 2019. Therefore, the Branch Library would be located at the Interim Site for up to 4 years.

Analytic Approach

As noted above, this analysis evaluates the proposed project as both an increase in the amount of usable Branch Library space at the BPL Facility, and as a decrease in the gross size of the BPL Facility. The proposed project would increase the amount of usable Branch Library space, from its existing size of approximately 17,471 gsf to approximately 21,500 gsf in the future with the proposed project. The approximately 26,715 gsf of existing unusable space within the BPL Facility that was designed as fallout shelter is not considered relevant to this analysis because it cannot be used by BPL and its patrons without immense capital outlay. Similarly, BPL would not have the necessary funds to reprogram and staff the 14,960 gsf of space to be vacated by the Business and Career Library. Therefore, the proposed project would result in an approximately 4,029-gsf expansion of the existing Branch Library (from 17,471 gsf to 21,500 gsf) or a 23% percent increase in usable space for the Branch Library. As an increase, the project is analyzed under Articles 4 and 5 of the *Criteria for the Location of City Facilities*, which apply to the siting and expanding of a facility serving a local area.

In the event one would want to argue that the existing unusable space, and/or the space associated with the vacated Business and Career Library, should be accounted for as usable space, an analysis is presented that considers the potential effects of a reduction in a City facility by more than 25 percent. If the 26,715 gsf of unusable space is being considered a part of the BPL Facility, because it is used for mechanical equipment, utility space, and storage of uncatalogued books and older office supplies that would have otherwise been discarded, then the proposed redevelopment would reduce the total amount of space at the BPL Facility from 59,146 gsf to 21,500 gsf, or a decrease in size of approximately

64 percent. However, it could be argued that the 26,715 gsf of unusable space is not considered a part of the BPL Facility because the space was designed to be a fallout shelter and is not currently utilized or accessible to the public, was never utilized or accessible to the public in the past, and there is no feasible way for it to be utilized for the Branch Library function without significant capital improvements.

Another analysis that could result in classifying this action as a reduction in public space is if the space vacated by the Business and Career Library (14,960 gsf) is added to the Branch Library (total 32,431 gsf). In this analysis, the proposed project would result in a reduction of approximately 10,931 gsf (from 32,431 gsf to 21,500 gsf) as compared to the future without the proposed project. Under this rationale, the proposed project would cause a decrease in size of the facility by an amount greater than 25 percent, and therefore is analyzed under Article 8 of the *Criteria for the Location of City Facilities*, which applies to the reducing or closing of facilities.

ARTICLE 4: CRITERIA FOR SITING OR EXPANDING FACILITIES

4.1 The sponsoring agency and, for actions subject to the Uniform Land Use Review Procedure (ULURP) or review pursuant to Section 195 of the Charter, the City Planning Commission, shall consider the following criteria:

Criterion 4.1(a) Compatibility of the facility with existing facilities and programs, both city and non-city, in the immediate vicinity of the site.

A study area within a 400-foot radius of the project site was analyzed to determine the presence and location of existing city and non-city facilities and services (see **Figure 2**). The surrounding area is characterized by a mix of residential, office, retail, institutional, and open space uses. West of the project site, the Brooklyn Heights neighborhood is characterized by 19th century brick and brownstone residential row houses, as well as a number of larger apartment buildings that date from the first half of the 20th century. Montague Street is the major retail corridor in the area, containing ground floor retail and larger commercial buildings. Open spaces including Cadman Plaza Park are located east of the project site. In addition, as shown in **Figure 2** and described in **Table 1**, one city facility and nine non-city facilities were identified within 400 feet of the site. The city facility is the BPL Facility itself. The non-city facilities include court buildings, houses of worship, the Brooklyn Historical Society, and private school facilities.

In general, the facilities identified in close proximity to the project site are compatible with the setting of a library intended to serve a local area. The Branch Library already currently exists at this location. The institutions, houses of worship, and school facilities would be unaffected by the proposed expansion of the Branch Library, and the Branch Library would likewise not be adversely affected by its location near these uses.

Table 1
City and Non-City Facilities Within a
400-Foot Radius of the Project Site

Ref. no. ¹	Facility Name	Address
City Facilities		
A	Brooklyn Heights Library (BPL Facility)	280 Cadman Plaza West
Non-City Facilities		
1	U.S. District Bankruptcy Court	271 Cadman Plaza East
2	Kings County Supreme Court	360 Adams Street
3	Appellate Division Supreme Court of the State of New York	45 Monroe Place
4	Brooklyn Historical Society	128 Pierrepont Street
5	First Unitarian Congressional Society	48 Monroe Place
6	St. Ann's School	122-124 Pierrepont Street
7	St. Ann's School	129 Pierrepont Street
8	St. Ann's School	153 Pierrepont Street
9	St. Ann and the Holy Trinity Episcopal Church	157 Montague Street
Note: ¹ See Figure 2		

Criterion 4.1(b) Extent to which neighborhood character would be adversely affected by a concentration of city and/or non-city facilities.

Since the intent of this criterion is to avoid a concentration of non-neighborhood service facilities that may adversely affect neighborhood character, it is not applicable to the proposed project. Branch libraries serve customary neighborhood needs. Therefore, this type of facility is typically dispersed throughout the city and does not contribute to any adverse concentration of regional facilities.

Criterion 4.1(c) Suitability of the site to provide cost-effective delivery of the intended services.

The existing BPL Facility requires considerable capital improvements for which it does not have adequate funding. The BPL Facility was built in 1962 and has more than \$9 million in unmet capital needs. It requires the replacement of its non-functioning HVAC system, boiler, roof and roof bulkhead. It also requires new elevators and a machine room, lighting upgrades, a building automation system, safety and security enhancements, and site drainage and waterproofing. BPL currently lacks adequate capital funding to perform the necessary repairs, updates, and enhancements to the BPL Facility. More important, the existing library building has an inefficient floorplan, and lacks the technology infrastructure, flexibility and layout that modern and sophisticated libraries should be providing to every patron.

The proposed project would replace the aging existing library structure with an improved facility that would be 4,029 gsf larger than the Branch Library space provided in the existing BPL Facility; would achieve more operational efficiencies; and would provide funding for much needed improvements to other BPL libraries. The proposed project would result in a state-of-the-art building with energy efficient plumbing, electrical, and mechanical systems, resulting in savings for the BPL. In addition, \$52 million from the sale of the library site would be available for the fit-out of the improved library and would be invested in other neighborhood branches with urgent capital needs, resulting in a significant reduction in deferred maintenance across the BPL system. The improved library would be among the largest neighborhood libraries in Brooklyn, and is expected to better serve its catchment area by providing new collections, technology, and extensive programs. Therefore, it is the Applicants' position that the proposed redevelopment is the most suitable option for providing a new, larger branch library with much needed improvements, while providing additional monies for improving libraries throughout Brooklyn.

The consideration of alternatives is not applicable to this action. Alternative sites were not considered because the expansion is specific to this site through the disposition of the City-owned Brooklyn Heights branch of the BPL to a private developer and the acquisition of a condominium unit within the new development by the City for the use of the Branch Library. The existing facility is in a location shown to serve its catchment area. During its history of operation at 280 Cadman Plaza West, the Branch Library has been effective in providing access to its users in an ideal location. Cadman Plaza West is well-traveled, providing ease of access by foot, public transportation, and automobile to the project site. The Branch Library is located in the vicinity of multiple subway station options including the Court Street Station (R train), the Clark Street Station (No. 2 and 3 trains), the High Street Station (A and C trains), the Borough Hall Station (No. 2, 3, 4, and 5 trains), and the Jay Street/MetroTech Station (A, C, F, and R trains). Several buses are also in the vicinity of the Branch Library, including the B26, B41, and B52 that stop along Cadman Plaza West.

Criterion 4.1(d) Consistency with the locational and other specific criteria for the facility identified in the Statement of Needs or, if the facility is not listed in the Statement, in a subsequent submission to a Borough President.

The Citywide Statement of Needs for Fiscal Years 2015 and 2016 does not list the Branch Library. BPL has been in contact with Community District 2, the Borough President, and other elected officials. A Community Advisory Committee (CAC), comprised of local elected officials, community leaders and other community stakeholders, was formed in 2013. Routine public meetings were held with the CAC, in which the proposed project was discussed. A 30-day notice letter to the Borough President was delivered on or about May 11, 2015.

Criterion 4.1(e) Consistency with any plan adopted pursuant to Section 197-a of the Charter.

There is no adopted 197-a plan for this area.

4.2 Procedures for Consultation

Criterion 4.2(a) Consider the Mayor's and Borough President's strategic policy statements, the Community Board's Statement of District Needs and Budget Priorities, and any published Department of City Planning land use plan for the area.

The Citywide Statement of Needs for Fiscal Years 2015 and 2016 does not list the Branch Library. Similarly, the Brooklyn Community Board 2 Fiscal Year 2015 Statement of District Needs does not list the Branch Library and does not directly address the issue of public libraries. However, the Brooklyn Borough President's 2011 Strategic Policy Statement addresses the issue of public libraries, stressing the Borough President's commitment to ensure that the BPL remains accessible to all. The Department of City Planning's Downtown Brooklyn Development Plan of 2004 applies to this area and aimed to foster a multi-use urban environment to serve the residents, businesses, academic institutions and cultural institutions of Downtown Brooklyn and its surrounding communities. Although the proposed project was not listed in the Statement of Needs, it does not conflict with the Statement of Needs. The proposed project is consistent with the Borough President's Policy Statement and the Downtown Brooklyn Development Plan.

Criterion 4.2(b) Consider any comments received from the Community Boards or Borough Presidents and any alternative sites proposed by a Borough President pursuant to section 204(f) of the Charter, as well as any comments or recommendations received in any meetings, consultations or communications with the Community Boards or Borough Presidents.

In conformance with the requirements of ULURP, the proposed project will undergo an extensive public review process, including public hearings to be held by Community Board 2, the Borough President, the City Planning Commission, and the City Council. The ULURP process provides the opportunity for the Community Boards and Borough President to comment on the proposed project and to advance any recommendations, including proposed alternative sites.

ARTICLE 5: CRITERIA FOR SITING OR EXPANDING LOCAL/NEIGHBORHOOD FACILITIES

5.1 The sponsoring agency and, for actions subject to ULURP or review pursuant to Section 195 of the Charter, the City Planning Commission, shall consider the following criteria:

Criterion 5.1(a) Need for the facility or expansion in the community or local delivery district.

The catchment area for the Branch Library, which includes Census Tracts 1, 3.01, 5.01, 5.02, 7, 9, 11, 13, and 21, includes a total population of 28,850 according to the 2010 census (see **Figure 1**). The catchment area roughly extends past John Street to the north, State Street to the south, Furman Street to the west, and Bridge Street to the east. Based on BPL's data, for Fiscal Year 2014 (the most current data available), there were an estimated 276,668 visitors, of whom approximately 72 percent attended the Branch Library (rather than the Business and Career Library). The libraries nearest to the BPL Facility are the Walt Whitman Library branch in the Fort Greene neighborhood, and the Carroll Gardens Library branch in Carroll Gardens.

The proposed project would replace the aging structure on Cadman Plaza West with a brand new facility that would be 4,029 gsf larger than the usable space provided in existing conditions, making it among the largest neighborhood libraries in Brooklyn. Based on data provided by BPL, the system-wide average size of a branch library is 12,618 gsf. With the expansion, the Branch Library would be 21,500 gsf, well above the average size of a branch library. Such a large library branch is expected to better serve its catchment area by providing new collections, technology, and extensive programs. In addition, the proposed project would result in a more efficient facility and provide funding for much needed improvements to other BPL libraries.

Criterion 5.1(b) Accessibility of the site to those it is intended to serve.

The improved library, like the existing Branch Library, would be easily accessible by foot, public transportation, and automobile. Since the location of the library would remain the same as in existing conditions, the site would continue to be accessible by the Court Street Station (R train), the Clark Street Station (No. 2 and 3 trains), the High Street Station (A and C trains), the Borough Hall Station (No. 2, 3, 4, and 5 trains), and the Jay Street/MetroTech Station (A, C, F, and R trains). Several buses are also in the vicinity of the Branch Library, including the B26, B41, and B52 that stop along Cadman Plaza West.

ARTICLE 8: CRITERIA FOR CLOSING OR REDUCING FACILITIES

As noted above, in the event that it could be argued that the existing unusable space, and/or the space associated with the relocated Business and Career Library should be accounted for as usable space, the following analysis considers the potential effects of a reduction in a City facility by more than 25 percent.

8.1 The sponsoring agency shall consider the following criteria:

Criterion 8.1(a) The extent to which the closing or reduction would create or significantly increase any existing imbalance among communities of service levels relative to need.

The existing, approximately 26,715 gsf of unusable space—designed as a fallout shelter and consisting of mechanical and utility space with storage containing uncatalogued books and older office supplies that would have otherwise been discarded—cannot be effectively repurposed by BPL without considerable capital improvements that would be cost prohibitive. Therefore, the loss of this unusable space would not make a noticeable difference to the public, would not adversely affect BPL operations at the site or system-wide, and would not create any imbalance among communities.

Irrespective of the proposed redevelopment, BPL will relocate the Business and Career Library, which serves the entire borough, to the BPL Central Library located at 10 Grand Army Plaza to better serve jobseekers and entrepreneurs in a more central location. With respect to the vacated Business Career Library space, the space is unlikely to be converted because programming and staffing the additional square footage would result in funding shortfalls and suboptimal performance of Branch Library functions. Based on data provided by BPL, the system-wide average size of a branch library is

approximately 12,618 gsf. If the Branch Library were to utilize the 14,960 gsf of space vacated by the Brooklyn Career Library, the Branch Library would total 32,431 gsf, which would be unusually large and require three to four additional staff to oversee the space. In addition, expanding to the vacated Business and Career Library space would be cost prohibitive, where expansion and programming for that space would not be possible without the funding from the proposed project. Overall, the reduction in gross size of the BPL Facility would not create an imbalance among communities of service levels relative to need, and the proposed project would ensure continued adequate levels of service.

Criterion 8.1(b) Consistency with the specific criteria for selecting the facility for closure or reduction as identified in the Statement of Needs.

The Branch Library was not identified in the Citywide Statement of Needs for Fiscal Years 2015 and 2016.

8.2 In proposing facility closings or reductions, the sponsoring agency shall consult with the affected Community Board(s) and Borough President about the alternatives within the district or borough, if any, for achieving the planned reduction and the measures to be taken to ensure adequate levels of service.

BPL has sought community involvement throughout the project process. The proposed project has been discussed with the Community Advisory Committee (CAC), which is comprised of local elected officials, and community representatives, and other community stakeholders. In conformance with the requirements of ULURP, the proposed project will undergo an extensive public review process, including public hearings to be held by Community Board 2, the Borough President, the City Planning Commission, and the City Council.

8. Actions Necessary to Facilitate the Project

- a. Disposition of the Premises from DCAS to the New York City Land Development Corporation for development of the Proposed Development.

DCAS intends to dispose of the Premises to the New York City Land Development Corporation, which intends to transfer the site to the New York City Economic Development Corporation ("EDC"). EDC intends to transfer the site to Cadman Associates, or an affiliated entity, for development of the Proposed Development pursuant to a Contract of Sale between Cadman Associates and EDC. Because the Premises is owned by the City of New York, CPC approval for disposition of the Premises is required pursuant to Section 197-c(10) of the New York City Charter.

- b. Acquisition of a condominium unit within the Proposed Development by DCAS from Cadman Associates, or an affiliated entity, for the improved BPL branch library; and

After the Proposed Development is complete (the anticipated completion year is 2019), DCAS will acquire a condominium unit within the new building comprised of the improved branch library space.

Because the condominium unit will be owned by the City of New York, CPC approval for acquisition of the condominium unit is required pursuant to Section 197-c(11) of the New York City Charter.

- c. Modification of previously-approved special permit under C 860392 ZSK, for Building A, which is located on the same zoning lot as the Premises.

The Proposed Development requires modification of the previously-approved special permit for Building A under C 860392 ZSK, which allowed (i) an increase in the height of the proposed building by 22 feet, from 375 feet to 397 feet; (ii) a reduction of proposed building setback encroachments by establishing 15 foot setbacks at the base of the 7th floor; and (iii) an increase in proposed building floor area to 601,079, from 591,784 square feet. Because the Proposed Development will be located on a zoning lot which includes Lot 1, which received a special permit for height and setback, the special permit must be modified to reflect the new Proposed Development, which will alter the condition of the zoning lot. However, the Proposed Development would be entirely as-of-right under the Zoning Resolution. Additionally, because the zoning lot underlying Building A will be enlarged to include Lots 1, 3, and 16, the special permit must be modified to reflect the newly Enlarged Zoning Lot.

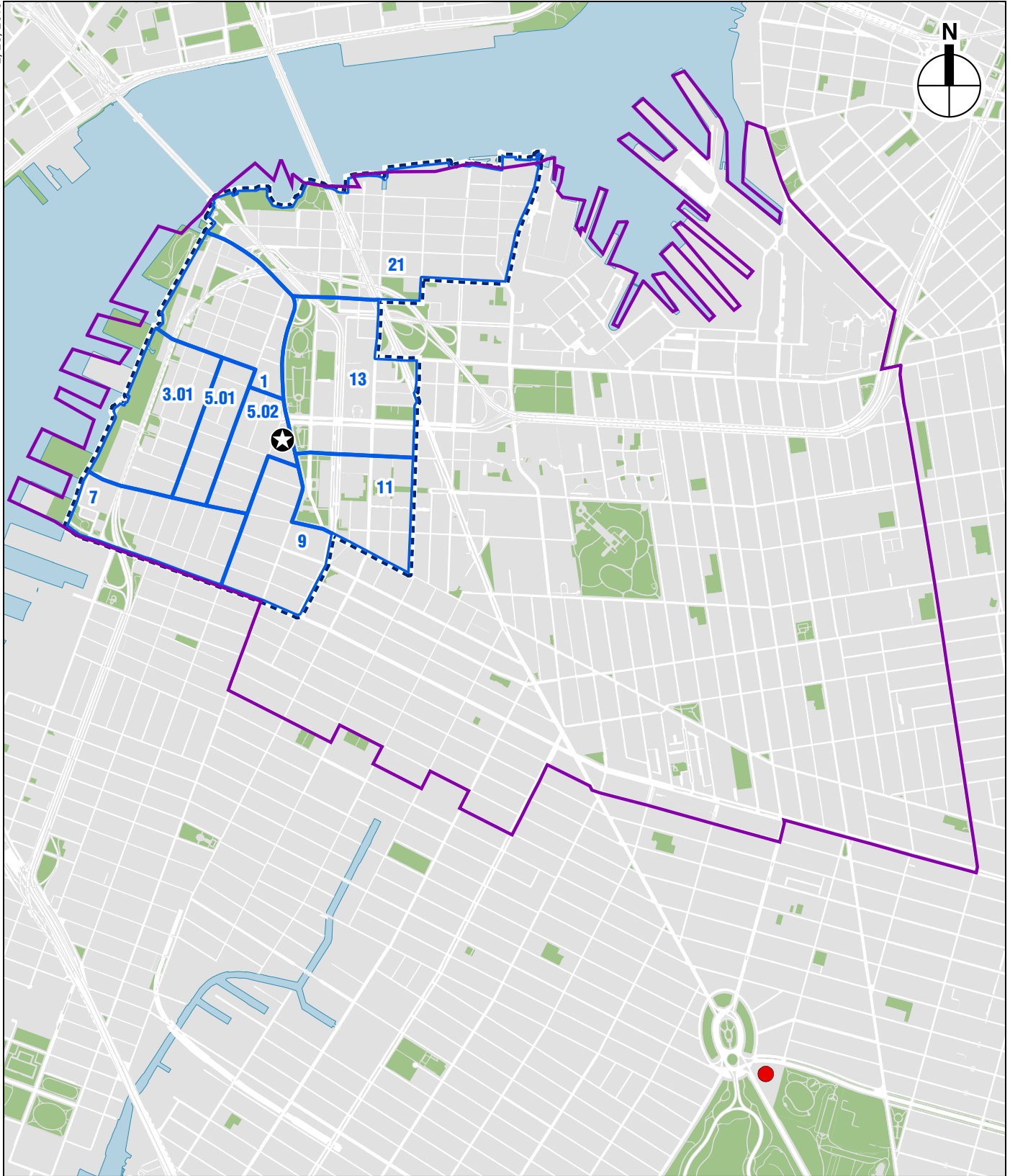
This application includes modification to the conditions of the Modified Special Permit regarding plantings, as described above. With the Proposed Development, the planted area at the southeast corner of the zoning lot (at the corner of Cadman Plaza West and One Pierrepont Street) would remain and be unaffected by the Proposed Development. It contains approximately 3,915 square foot in area, and approximately 978 square feet of planted area. The existing planted areas located between Building A and the library, and at the northern tip of the zoning lot next to the library, at the intersection of Clinton Street, Cadman Plaza West and Tillary Street, would be replaced with a landscaped area at the northern tip of the zoning lot approximately 1,221 square feet in area. The 1,221 square foot open space will be landscaped with 240 square feet of plantings, including one or more trees, and will include paving and benches. The reallocation of the planted open areas will serve to make the open space more accessible and inviting, by providing benches and plantings at a focal point of the Proposed Development, between the retail on Clinton Street and the library entrance on Cadman Plaza West. The open space will be adjacent to the transparent ground floor façade of the library, facilitating interaction and an enlivened street experience. The open space will also be unfenced, which is an improvement over the current open areas on Clinton Street and Tillary Street, which are fenced-in, gated, and inaccessible to the public. The Proposed Development will also provide nine additional new street trees, in addition to the 45 existing street trees adjacent to One Pierrepont Plaza, for a total of 54 street trees for the zoning lot.

Approval of the requested actions would enable Cadman Associates, or an affiliated entity, to acquire the Premises and develop an improved 14,550 zoning square foot Brooklyn Branch Library. After construction, the City of New York would acquire the library condominium unit for \$1 from Cadman Associates, or an affiliated entity, and BPL would continue to operate the library in accordance with the existing long-term operating agreement between BPL and the City of New York. The Proposed Development will benefit library users throughout Brooklyn. BPL would receive \$52 million from the sale of the property to fit out the improved branch library and to invest in neighborhood branches with urgent capital needs. The sale of the property would significantly reduce the \$300 million of unfunded

capital needs across BPL's 60 branch system. Branches receiving proceeds from the sale would be chosen based on their overall outstanding critical needs, the opportunity for comprehensive upgrades, and their equitable distribution throughout the borough. In addition, the proposed project would replace the aging two-story BPL building, which was constructed in 1962 and requires more than \$9 million in repairs, with a brand new facility. The proposed project also would create approximately 114 new units of affordable housing within Brooklyn Community District 2.

9. Conclusion

The Applicants respectfully request that the New York City Planning Commission approve (i) disposition of the Premises; (ii) acquisition of a condominium unit within the Proposed Development for the improved BPL Branch library; and (iii) modification of a previously-approved height and setback special permit for Building A to reflect the Proposed Development. The Proposed Development will facilitate construction of an improved 14,550 zoning square foot (21,500 gross square foot) library facility for BPL to replace the aging facility at the Premises. BPL will also receive \$52 million from the sale of the property to fit out the improved branch library and to invest in neighborhood BPL branches with urgent capital needs, significantly reducing the current \$300 million in unfunded capital needs across BPL's 60-branch system.




 Brooklyn Heights Public Library Catchment Area

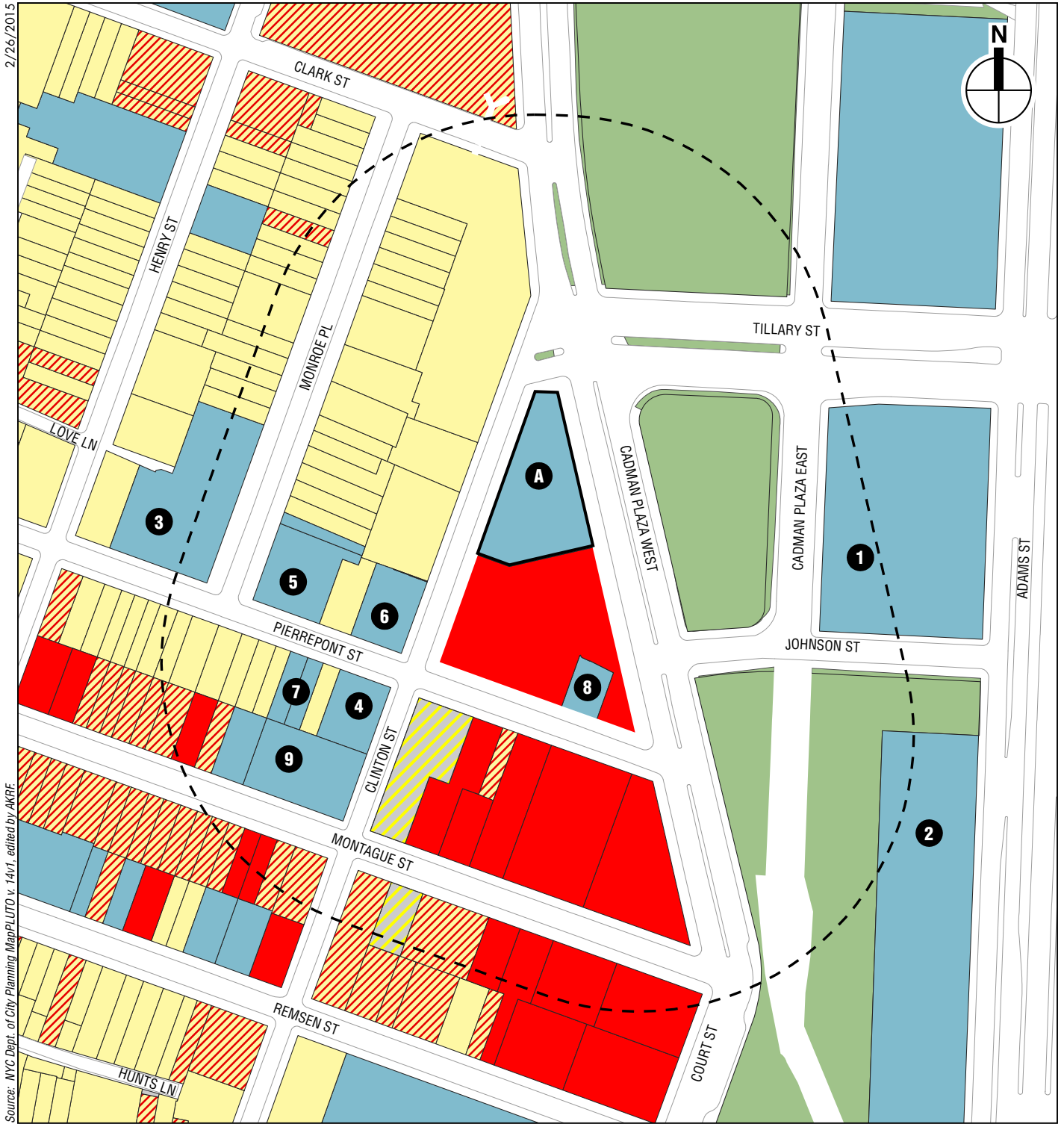
 Census Tracts

 Community District 2

 280 Cadman Plaza West

 10 Grand Army Plaza

0 800 FEET




- | | |
|-----------------------------------|------------------------------------|
| Development Site | Public Facilities and Institutions |
| Study Area (400-foot boundary) | Residential |
| Commercial and Office Buildings | Residential with Commercial Below |
| Open Space and Outdoor Recreation | Vacant Land |
| City Facilities | Under Construction |
| Non-City Facilities | |

0 200 FEET

Table 1 to Figure 2
City and Non-City Facilities Within a
400-Foot Radius of the Project Site

Ref. no. ¹	Facility Name	Address
City Facilities		
A	Brooklyn Heights Library (BPL Facility)	280 Cadman Plaza West
Non-City Facilities		
1	U.S. District Bankruptcy Court	271 Cadman Plaza East
2	Kings County Supreme Court	360 Adams Street
3	Appellate Division Supreme Court of the State of New York	45 Monroe Place
4	Brooklyn Historical Society	128 Pierrepont Street
5	First Unitarian Congressional Society	48 Monroe Place
6	St. Ann's School	122-124 Pierrepont Street
7	St. Ann's School	129 Pierrepont Street
8	St. Ann's School	153 Pierrepont Street
9	St. Ann and the Holy Trinity Episcopal Church	157 Montague Street
Note: ¹ See Figure 2		

Modification of Special Permit Pursuant to ZR §74-721
Granted to One Pierrepont Plaza (Block 239, Lot 1)
C 860392 ZSK

REVISED STATEMENT OF FINDINGS

74-72

Bulk Modification

74-721

Height and Setback and Yard Regulations

A. In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts the City Planning Commission may permit modification of the height and setback regulations including tower coverage controls for #developments# or #enlargements# located on a #zoning lot# having a minimum area of 40,000 square feet or occupying an entire #block#.

As a condition for the special permit, the Commission shall make the following findings:

(a) That such special permit will aid in achieving the general purposes and intent of the Special District(s) in which the #development# is located.

This finding is not applicable because the Special Downtown Brooklyn District did not exist when the CPC approved the Original Special Permit for height and setback under C 860033(A) for the building at One Pierrepont Plaza (Building A) and the Modified Special Permit under C 860392 ZSK.

(b) That the modification of height and setback will provide a better distribution of bulk on the #zoning lot#.

The Proposed Development's bulk, which is characterized by a tower on a base, and which is as-of-right under use and bulk zoning regulations, will contribute to a zoning lot with a better distribution of bulk. Additionally, the creation of the Special Downtown Brooklyn District in 2001 has eliminated the need for the majority of the height and setback waivers for Building A. The Enlarged Zoning Lot will, for the most part, with only minor encroachments by Building A, comply with as-of-right tower regulations.

The City Planning Commission determined in the CPC Report for the Original Special Permit, which was modified by the Modified Special Permit, that the One Pierrepont Plaza project "is a product of economic development and intelligent planning and that the building would enhance the eastern skyline of the Heights and add to the distinguished row of office buildings along Court Street and Cadman Plaza." The Original Special Permit allowed approximately 26% of the volume of the building to penetrate the sky exposure plane, which the Modified Special Permit reduced by providing new 15 foot

setbacks at the base of the 7th floor, and allowing a two story increase in height. The result of the Modified Special Permit was a more slender and taller building, and an increase in the amount of light and air reaching Clinton and Pierrepont Streets.

In 2001, the Downtown Brooklyn Special District was created, eliminating the sky exposure plane which formed the basis for the height and setback waiver required in 1986. The 2001 rezoning effectively eliminated, in large part, the need for the Original Special Permit and Modified Special Permit. Instead of a sky exposure plane requirement, the Downtown Brooklyn Special District allowed in C6-4 districts an option of two height and setback regulations: either maximum base height and maximum building height controls, or tower controls which imposed a required setback and maximum lot coverage, but no maximum building height or sky exposure plane. The Special Downtown Brooklyn District tower controls eliminate the need for most of the height and setback waiver issued to Building A. (The tower regulations available in 1986 for C6-4 districts only permitted 40% of the lot area of a zoning lot to encroach on a sky exposure plane, which Building A exceeded; the Downtown Special Brooklyn District regulations are more permissive and do not restrict lot coverage below 150 feet). The only portion of Building A which does not comply with the Downtown Brooklyn Special District tower regulations is a 10 foot deep encroachment into a setback area on Cadman Plaza West, commencing at 85 feet in height and extending to the roof, as well as portions of the building on Pierrepont and Clinton Streets which provide a 15 foot setback at 94.5 feet and 92 feet in height, respectively, instead of 85 feet in height.

The Proposed Development will contribute to a better distribution of bulk on the zoning lot by providing a visual complement to the existing contrasting building forms on the Enlarged Zoning Lot. The Enlarged Zoning Lot will contain both St. Ann's School (Building B), which is a low-scale, six-story building, and the nineteen story (21 plus mechanical levels) One Pierrepont Plaza (Building A). The Proposed Development's four-story base with a slender tower on top will complement the scale of both existing buildings.

The Enlarged Zoning Lot is triangularly shaped, reaching an acute angle at the intersection of Cadman Plaza West, Clinton Street, and Tillary Street. The majority of the floor area of the Proposed Development will be concentrated in a tower located within the northernmost tip of the acute angle of the zoning lot. The tower will reach a height of 415.71 feet (440.71 feet, with mechanical bulkhead). Mirroring the angular nature of the Enlarged Zoning Lot, the tower will be triangular in shape, ranging in width from 17 feet 11 inches nearest Tillary Street, to 97 feet 6 inches.

The Enlarged Zoning Lot, in addition to the Proposed Development, contains the 19-story One Pierrepont Plaza (Building A), the six-story St. Ann's School (Building B), and an approximately 3,915 square foot pedestrian open area at the corner of Pierrepont Street and Cadman Plaza West. The open area is adjacent to the St. Ann's School building but is located on Lot 1. The Proposed Development will almost mirror the height of Building A by rising to a height of 415.71 feet and 36 stories (440.71 feet, including the mechanical bulkhead). Building A has a building height of 397 feet and 21 stories (19 stories, plus two mechanical floors). In contrast, Building B is six stories, or approximately 85 feet, in height. There is an approximately 3,915 square foot pedestrian open area at the corner of Pierrepont

Street and Cadman Plaza West. The open area contains approximately 978 square feet of planted area with approximately 98 linear feet of planter edge seating. The bulk of the two towers comprising the Proposed Development and Building A will be balanced and offset by the shorter Building B, the open area between the buildings, and the open area for pedestrians on the corner.

Location of the tower on the northernmost tip of the zoning lot allows a narrower building profile than is otherwise permitted as-of-right under zoning. Conceivably, the bulk regulations could allow for a squatter building that extends from the northernmost tip of the zoning lot and provides no more than the minimum distance between buildings. However, the distance between One Pierrepont and the Proposed Development will be greater than required under zoning. The tower portion of the Proposed Development is separated from Building A by a 63 to 104 foot long, 80 foot wide, approximately 14,730 square foot open area commencing at the second story level. The distance between Building A and the Proposed Development is 80 feet along Cadman Plaza West and 110 feet along Clinton Street, which is greater than the minimum required 50 foot distance for portions of buildings under 125 feet in height, under ZR §23-711. The greater distance between buildings contributes to a sense of balance on the zoning lot between building mass and open areas, by providing a horizontal complement to the verticality of the two towers. The sizeable open areas also allow more light and air to reach Clinton Street and Cadman Plaza West, as the sun moves across the sky during the day.

Significantly, the bulk of the Proposed Development will comply in all respects with the underlying as-of-right bulk zoning regulations, including floor area, lot coverage, and height and setback. As-of-right zoning bulk requirements represent a legislative determination that the permitted bulk is appropriate. The C6-4 district within the Special Downtown Brooklyn District, which underlies the Enlarged Zoning Lot, allows a building with an FAR of 10 (12 with an Inclusionary Housing bonus) with height and setback governed by lot coverage restrictions. Setbacks of 15 feet on Cadman Plaza West and 10 feet on Clinton Street are required above 85 feet, but are provided at a lower height in order to contribute to a sense of openness and space on the zoning lot. Setbacks are provided at 25 feet 8 inches on Cadman Plaza West, 58 feet 8 inches on Clinton Street, and on Tillary Street a 10 foot setback is provided at ground level.

To achieve a slender tower profile and contribute to open areas on the Enlarged Zoning Lot, the lot coverage of the Proposed Development is notably less than the maximum permitted. The Proposed Development's lot coverage over 150 feet in height will be only 8,207 square feet (11% of the zoning lot area), thereby occupying only a portion of the underlying 26,620 square foot tax lot and 76,626 square foot zoning lot. Between 150 feet and 300 feet in height, the lot coverage for the entirety of the Enlarged Zoning Lot will be significantly less than the maximum permitted, which will help to contribute to a sense of openness on the zoning lot. The lot coverage for all portions of buildings on the Enlarged Zoning Lot exceeding 150 feet and up to 300 feet in height will be 39,785 square feet (52%) out of a total of 49,807.28 (65%) square feet permitted. Above 300 feet in height, the lot coverage of the Enlarged Zoning Lot will be 37,176 square feet (49%) out of 38,313.30 square feet (50%) permitted.

This application proposes to modify one of the conditions of the Modified Special Permit for Building A, which was approved in 1986. The condition required undefined "triangular areas" next to the new

building and the library to be planted seasonally by the developer of Building A at its sole cost and expense. It also provided that the “area around the library shall be filled in as necessary with London Plane Trees.” Currently, there are three landscaped areas on the existing zoning lot: (i) the open area at the southeast corner of the zoning lot, at the corner of Cadman Plaza West and One Pierrepont Street; (ii) the open area between Building A and the existing library building, on Clinton Street; and (iii) an open area at the northern tip of the zoning lot, at the intersection of Clinton Street, Cadman Plaza West, and Tillary Street. After the Proposed Development, open area (i) would remain and will be unaffected by the Proposed Development. It contains approximately 3,915 square foot in area, and approximately 978 square feet of planted area. The Proposed Development would replace open areas (ii) and (iii) with a landscaped area on the northern tip of the zoning lot with approximately 1,221 square feet in area. The 1,221 square foot open area will be landscaped with paving, benches, and an approximately 240 square foot planted area, including one or more trees. After the Proposed Development, the cost for maintaining the open area at the Premises will be borne by Cadman Associates, rather than the developer of Building A. The reallocation of the planted open area will serve to make the open space more accessible and inviting, by providing benches and plantings at a focal point of the Proposed Development, between the retail on Clinton Street and the library entrance on Cadman Plaza West. The open space will be adjacent to the transparent ground floor façade of the library, facilitating interaction and an enlivened street experience. It will also be ungated, which is an improvement over the current open areas on Clinton Street and Tillary Street, which are gated and fenced, thereby inaccessible to the public.

The bulk and placement of the Proposed Development, which is entirely as-of-right under zoning regulations, will contribute to a better distribution of bulk on the zoning lot. Moreover, the sky exposure plane regulations which originally formed the basis for the Original and Modified Special Permit, no longer apply. Therefore, the Applicant respectfully requests that the modification to the Modified Special Permit be granted.

(c) That the distribution of bulk and the #development# permits adequate access of light and air to surrounding #streets# and properties.

The Proposed Development will be consistent with the CPC’s finding, in the CPC Report for C 860392 ZSK, that the distribution of bulk and One Pierrepont Plaza permits adequate access of light and air to surrounding streets and properties.

The height and setback special permit granted by the New York City Planning Commission in October of 1985 was modified just over one month later specifically to address “community concerns about light and air on Clinton and Pierrepont Streets,” as stated in the November 25, 1985 CPC Report for C 860033(A) ZSK. The modification to the special permit, under C 860392 ZSK, increased the height of the building by 2 floors and 22 feet and established new 15 foot setbacks at the base of the 7th floor at the building’s Pierrepont and Clinton Street frontages. The modification reduced the intrusion of the building beyond the sky exposure planes on Pierrepont and Clinton Streets by about 25%, compared to

the previously approved special permit. The setbacks allowed additional light and air to reach the street.

With regard to the bulk permitted by the modified height and setback special permit, the CPC determined in the CPC Report dated November 25, 1985 C 860033(A) ZSK (which anticipated and discussed the proposed modification):

“These changes, including the setback starting at the base of the 7th floor, would reduce the impact of the bulk at the street level and would allow more light and air to reach the street.”

The Proposed Development will continue to ensure that adequate light and air reaches surrounding streets from the Enlarged Zoning Lot. The Proposed Development will provide a 63 to 104 foot long, 80 foot wide interior courtyard beginning at the second story of the building, through which light and air may reach both Clinton Street and Cadman Plaza West, and the properties adjacent to those streets. The distance between the Proposed Development and Building A will be larger than required by the minimum distance between building regulations. Eighty to 100 feet will be provided between the Proposed Development and Building A, whereas only 50 feet (below 125 feet in height) and 80 feet (above 125 feet in height) is required.

Additionally, the Proposed Development provides setbacks at a lower level than is required under zoning, further facilitating the flow of light and air to the streets. The tower regulations in the Downtown Brooklyn Special District require setbacks from the street line to be provided for portions of buildings that exceed a height of 85 feet. However, setbacks are provided commencing at 25 feet 8 inches in height on Cadman Plaza West (for which a 10 foot setback is provided) and 58 feet 8 inches on Clinton Street (for which a 15 foot setback is provided). On Tillary Street, commencing at the ground level, the Proposed Development is set back by 10 feet from the street line.

The portion of the Enlarged Zoning Lot containing St. Ann’s School and the pedestrian open area will also contribute to the flow of light and air to streets and surrounding properties. The St. Ann’s School building is only six stories tall and is located adjacent to an approximately 3,915 square foot pedestrian open area at the corner of Pierrepont Street and Cadman Plaza West.

For the reasons above, the Proposed Development will be consistent with, and contribute to, the CPC’s determination that both the distribution of bulk on the zoning lot, and Building A, permit adequate access of light and air to surrounding streets and properties.

OWNER'S AUTHORIZATION

Saint Ann's School
129 Pierrepont Street
Brooklyn, New York 11201

Chair and Commissioners
New York City Planning Commission
22 Reade Street
New York, NY 10007

Dear Members of the Commission:

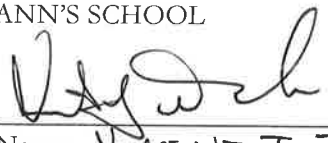
Saint Ann's School is the fee owner of 153 Pierrepont Street, Block 239, Lot 3, Borough of Brooklyn (the "Premises"), which is proposed to be merged into a single "zoning lot" with Tax Lots 16 and 1 in Block 239. I am an authorized signatory of Saint Ann's School and am fully authorized to act on its behalf.

New York City Department of Citywide Administrative Services ("DCAS") is authorized to file an application (the "Application"), dated June 4, 2015, on behalf of St. Ann's School for the following actions to facilitate the development of a new mixed use building with approximately 294,907.50 square feet of floor area, including an improved approximately 14,550 zoning square foot (21,500 gross square foot) Brooklyn Public Library ("BPL") branch library, approximately 139 dwelling units comprising approximately 277,981 zoning square feet of residential floor area, approximately 1,746 zoning square feet (19,800 gross square feet) of community facility space, a below-grade parking facility, and 630.50 zoning square feet of retail (the "Proposed Development"):

1. Disposition of the Premises from DCAS to the New York City Land Development Corporation, for further disposition to Cadman Associates, or an affiliated entity, for development of the Proposed Development;
2. Acquisition of a condominium unit within the Proposed Development by the City of New York from Cadman Associates, or an affiliated entity, for the improved BPL branch library; and
3. Modification of previously-approved special permit under C 860392 ZSK, for the building located at One Pierrepont Plaza, which is located on the same zoning lot as the Premises.

SAINT ANN'S SCHOOL

By:


Name: VINCENT J. TOMPKINS, JR.
Title: HEAD OF SCHOOL

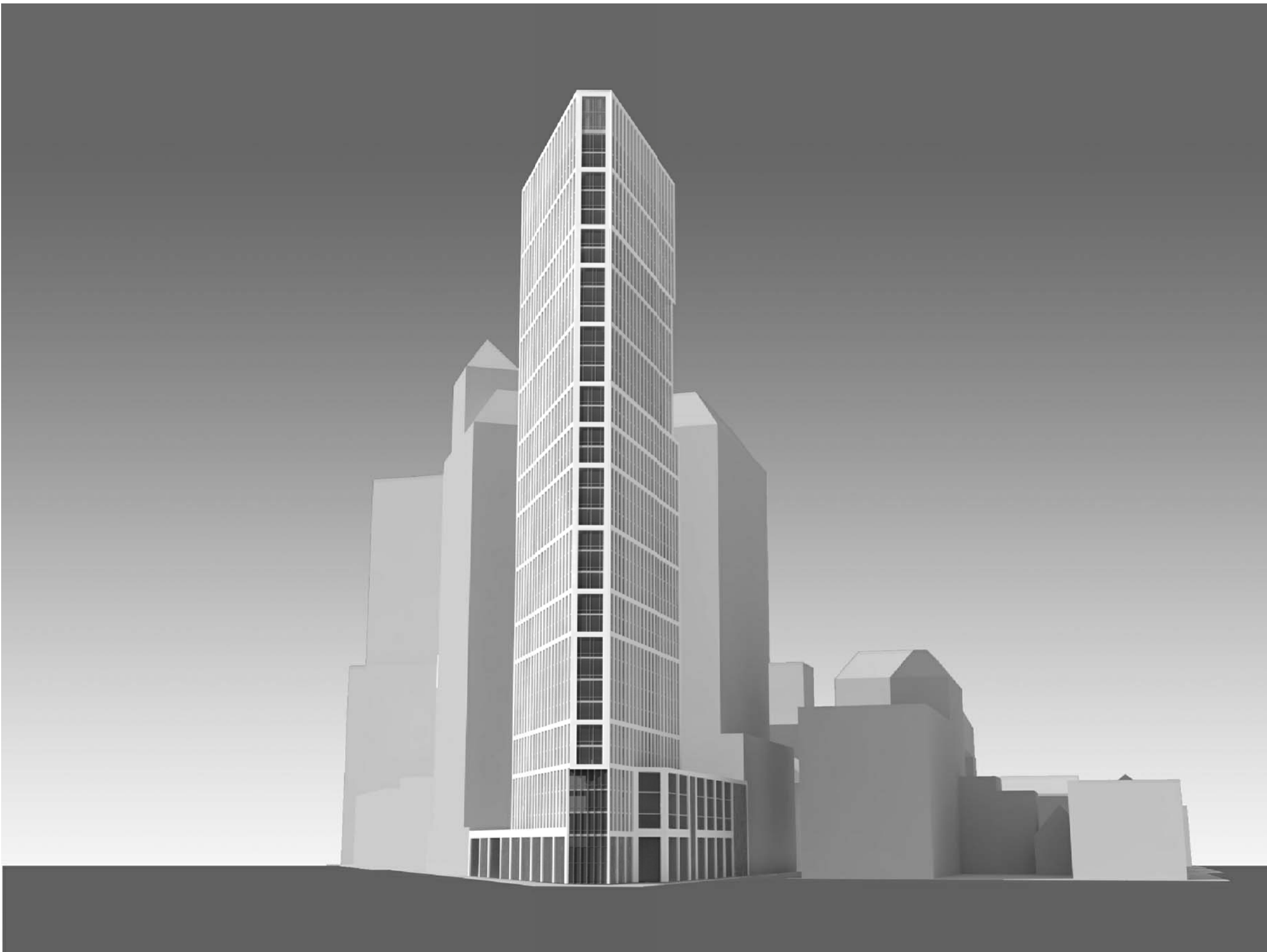
Sworn to before me this

16th day of June 2015


Notary Public

Polanco Giordano D
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01P06274703
Qualified in New York County
Commission Expires Jan. 14, 2017

Z:\PROJECTS\1415-1 CLINTON BPL\09-CONTRACT DOCS\00-SHEETS\ULURP_24X30T-001_TITLE SHEET.DWG



PROJECT NO. 1415

280 CADMAN PLAZA WEST BROOKLYN PUBLIC LIBRARY AND RESIDENTIAL TOWER

BROOKLYN, NEW YORK 11201

DRAWING LIST

SHEET #	SHEET TITLE		FIRM	ULURP
	TITLE SHEETS			•
T-001.00	TITLE SHEET/ BUILDING IMAGE/ DRAWING LISTS		MARVEL	•
	ZONING			•
Z-003.00	SITE SURVEY		MARVEL	•
Z-010.00	ZONING ANALYSIS		MARVEL	•
Z-011.00	LOT COVERAGE		MARVEL	•
Z-020.00	SITE PLAN		MARVEL	•
Z-021.00	GROUND FLOOR PLAN		MARVEL	•
Z-030.00	ZONING SECTIONS		MARVEL	•
Z-031.00	ZONING SECTIONS		MARVEL	•
Z-050.00	NEIGHBORHOOD CHARACTER ELEVATIONS		MARVEL	•
Z-051.00	NEIGHBORHOOD CHARACTER ELEVATIONS		MARVEL	•

ULURP APPLICATION SUBMISSION
JUNE 04, 2015

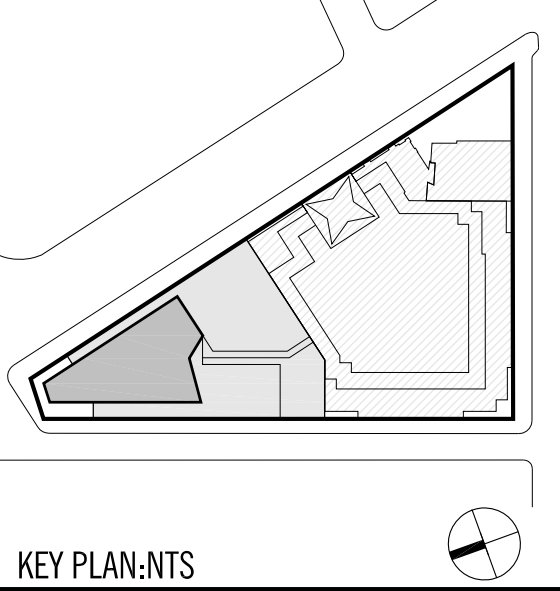


Marvel Architects
145 HUDSON ST, FL.3 NEW YORK, NY 10013 212.616.0420

- OWNER: CADMAN ASSOCIATES LLC
CLIENT: BROOKLYN PUBLIC LIBRARY
PROJECT MANAGER: TBD
INTERIOR DESIGN: STUDIO DB
LANDSCAPE: DLAND STUDIO
LIGHTING DESIGN: TBD
STRUCTURAL: DeNARDIS ENGINEERING LLC
BUILDING SYSTEMS: COSENTINI ASSOCIATES
ENVIRONMENTAL DESIGN: COSENTINI ASSOCIATES
BUILDING ENVELOPE: VIDARIS, INC.
CIVIL: PHILIP HABIB
GEO-TECH: TENEN ENVIRONMENTAL
SURVEYS: PERFECT POINT
CODE CONSULTING: DESIGN 2147
EXPEDITING: TBD
ACOUSTICS/AV/IT: TBD

REV.	DATE	DESCRIPTION
01	MAR.04.2015	ULURP DRAFT
02	MAY.15.2015	ULURP DRAFT
03	JUN.04.2015	ULURP SUBMISSION

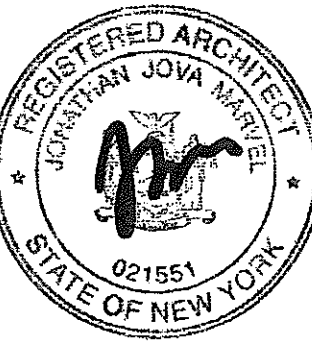
NOT FOR
CONSTRUCTION



MA PROJECT NO.1415
**ONE CLINTON
RESIDENTIAL TOWER**

1 CLINTON STREET
BROOKLYN, NY 11201

TITLE SHEET



T-001.00

DRAWING #:



OWNER CADMAN ASSOCIATES LLC

CLIENT BROOKLYN PUBLIC LIBRAR

PROJECT MANAGER TBI

INTERIOR DESIGN STUDIO DB

LANDSCAPE PLAND STUDI

LIGHTING DESIGN TBD

STRUCTURAL DeNARDIS ENGINEERING LLC

BUILDING SYSTEMS COSENTINI ASSOCIATES

ENVIRONMENTAL DESIGN COSENTINI ASSOCIATES

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CONSTRUCTION**



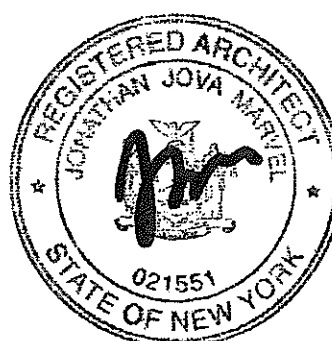
MA PROJECT NO.1415

ONE CLINTON RESIDENTIAL TOWER

CLINTON STREET

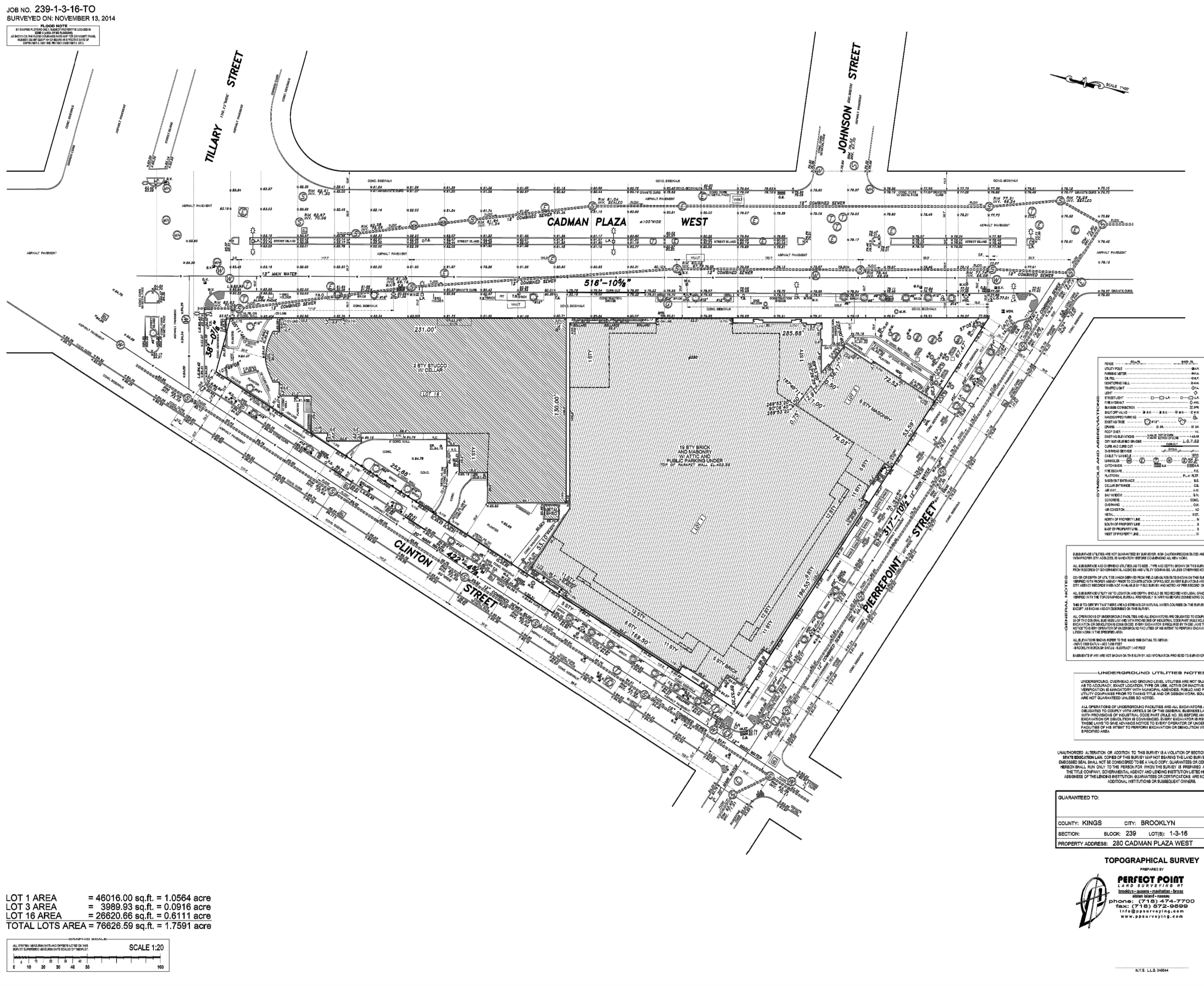
BROOKLYN, NY 11201

SITE SURVEY



Z-003.00

DRAWING #:



Z:\PROJECTS\1415-1 CLINTON BPL\09-CONTRACT\DOCS\00-SHEETS\ULURP 24K36Z-003 SITE SURVEY.DWG



Marvel Architects

145 HUDSON ST, FL.3 NEW YORK, NY 10013 212.616.0420

OWNER CADMAN ASSOCIATES LLC

CLIENT BROOKLYN PUBLIC LIBRARY

PROJECT MANAGER TBD

INTERIOR DESIGN STUDIO DB

LANDSCAPE DLAND STUDIO

LIGHTING DESIGN TBD

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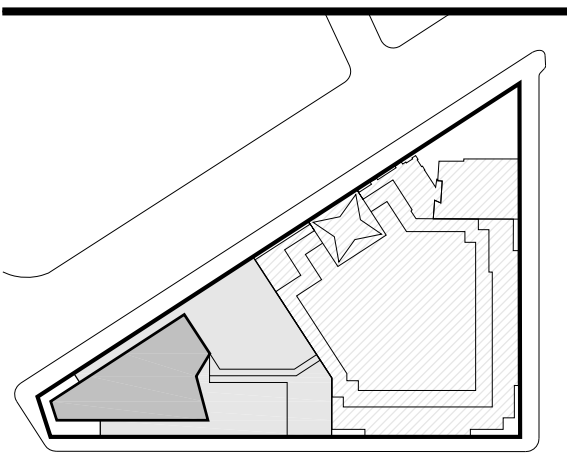
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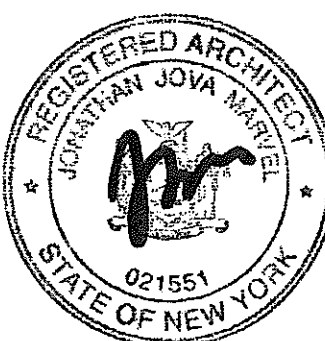
KEY PLAN:NTS

MA PROJECT NO.1415

ONE CLINTON RESIDENTIAL TOWER

1 CLINTON STREET
BROOKLYN, NY 11201

ZONING ANALYSIS



Z-010.00

DRAWING #:

LEGEND

- PROJECT AREA
- DEVELOPMENT SITE
- ZONING ENVELOPE
- PROPOSED BUILDING
- EXISTING BUILDING

APPLICABLE SECTION	REGULATIONS	PERMITTED/ REQUIRED	PROPOSED	COMPLIANCE	NOTES
MAP 12d 2R 35-24		C6-4 (SPECIAL DOWNTOWN BRKLYN DISTRICT) R10 SPECIAL DOWNTOWN BROOKLYN DISTRICT			
	LOT AREA	LOT AREA TAX LOT 1 46,016.00 SF TAX LOT 16 26,820.66 SF TAX LOT 3 3,989.93 SF TOTAL 76,626.59 SF			
33-10 22-10	USES	UG 1-12	UG 2, 3, 6	COMPLIES	
35-23 23-951	PERMITTED RESIDENTIAL FLOOR AREA (R10) BONUS FLOOR AREA (INCL. HOUSING) MAX F.A. PERMITTED	DISTRICT R10 10 76,626.59 766,265.90 2 76,626.59 153,253.18 12 76,626.59 919,519.08	EXISTING BLDG A (LOT 1) 0.00 EXISTING BLDG B (LOT 3) 0.00 PROPOSED BLDG C (LOT 16) 277,981.00 TOTAL 277,981.00	COMPLIES	
35-31 33-123	PERMITTED COMMUNITY FACILITY FLOOR AREA	C6-4 10 76,626.59 766,265.90	0.00 23,232.00 16,296.00 39,528.00	COMPLIES	
33-123	PERMITTED COMMERCIAL FLOOR AREA	C6-4 10 76,626.59 766,265.90	601,079.00 0.00 630.50 601,709.50 601,079.00 23,232.00 294,907.50 919,218.50	COMPLIES	
101-223	LOT COVERAGE	HEIGHT 150' - 300' ABOVE 300' ABOVE 150' * COVERAGE 65% 50% 40% MAX ALLOWED 49,807.28 38,313.30 30,650.64	31,918.00 29,658.00 0.00 0.00 0.00 7,867.00 7,518.00 8,207.00 39,785.00 37,176.00 8,207.00 52% 49% 11%	COMPLIES COMPLIES COMPLIES	
23-22	MAX DWELLING UNITS	* ANY PORTION CONTAINING RESIDENTIAL FLOOR AREA REFER TO COVERAGE DIAGRAMS AND CALC. ON Z-025 MAX RES. FL. AREA 919,519 D.U. FACTOR 790 MAX D.U. PERMITTED 1,163	EXISTING BLDG A (LOT 1) 0 EXISTING BLDG B (LOT 3) 0 PROPOSED BLDG C (LOT 16) 139 TOTAL 139	COMPLIES	
35-51 35-52 33-28 & 23-53	MOD OF FRONT YARD MOD OF SIDE YARD SPECIAL PROVISIONS FOR THROUGH LOT	NO FRONT YARD REQUIRED NO SIDE LOT LINES ON ZONING LOT. NO SIDE YARD REQUIRED ZONING LOT OCCUPIES ENTIRE BLOCK. NO REAR YARD OR REAR YARD EQUIVALENT REQUIRED	NO FRONT YARD NO SIDE YARD NO REAR YARD NO FRONT YARD NO SIDE YARD NO SIDE YARD NO FRONT YARD NO SIDE YARD NO SIDE YARD NO REAR YARD	COMPLIES COMPLIES COMPLIES	
101-223 101-223(a)	TOWER REGULATIONS SETBACK	HEIGHT ABOVE 85' WIDE STREET 10'-0" NARROW STREET 15'-0"	SETBACK (CADMAN/WIDE) TILLARY (WIDE) CLINTON (NAR) PIERREPONT (NAR) 0'-0" - 15'-0" (ABOVE 94'-4 1/2") 15'-0" (ABOVE 94'-4 1/2") UNDER 85' - - COMPLIES COMPLIES NOT COMPLY*	10' 10' 15' - - COMPLIES COMPLIES	* EXISTING LEGAL NON-COMPLIANCE (C 860392 ZSK)
101-223(d)	MAX BLDG HEIGHT	NONE	BUILDING HEIGHT 316'-7 1/2" 85'-0" 415'-8 1/2"	COMPLIES	
23-711	MIN. DIST. B/W BLDGS	WALL CONDITION OVER 50' IN MAX BLDG HGHT WALL TO WALL WALL TO WINDOW WINDOW TO WINDOW 40' 50' 60'	80' PROVIDED N/APPLIED 80' PROVIDED	COMPLIES	
23-711 (a)	MIN. DIST. B/W BLDGS	ABOVE 125' & A LOT COVERAGE OF 40%	80' PROVIDED N/APPLIED 80' PROVIDED	COMPLIES	
36-21 36-37	OFF-STREET PARKING	USES EXISTING COMMERCIAL (BLDG A) EXISTING COMMUNITY FACILITY (BLDG B) REQ'D NONE NONE (EXISTING UNDER SPECIAL PERMIT*) * C 860392 ZSK (DEVELOPED PRIOR TO 12/15/61)	EXISTING BLDG A (LOT 1) 349 EXISTING BLDG B (LOT 3) 0 PROPOSED BLDG C (LOT 16) 0 TOTAL 349	COMPLIES COMPLIES	
101-51	MIN PARKING REQ'D	LIBRARY, MUSEUM RETAIL SERVICE, UG 6 PRG-B/B1* RESIDENTIAL** NONE 20% OF NEW D.U. 28 SPACE * IF LESS THAN 2,000 SF ** SPECIAL DOWNTOWN BROOKLYN DISTRICT	NONE PROPOSED NONE PROPOSED 45 PROPOSED 45 TOTAL * 394 * ENTIRE ZONING LOT	COMPLIES COMPLIES COMPLIES	
36-62	OFF-STREET LOADING	USES EXISTING COMMERCIAL (BLDG A) EXISTING COMMUNITY FACILITY (BLDG B) COMMERCIAL LESS THAN 25,000SF REQ'D 3 NONE (EXISTING UNDER SPECIAL PERMIT*) * C 860392 ZSK (DEVELOPED PRIOR TO 12/15/61)	EXISTING BLDG A (LOT 1) 3 EXISTING BLDG B (LOT 3) 0 PROPOSED BLDG C (LOT 16) 0 TOTAL 3 * ENTIRE ZONING LOT	COMPLIES COMPLIES COMPLIES	
36-711	BICYCLE PARKING	USES EXISTING COMMERCIAL (BLDG A) EXISTING COMMUNITY FACILITY (BLDG B) REQ'D NONE NONE	EXISTING BLDG A (LOT 1) 0 EXISTING BLDG B (LOT 3) 0 PROPOSED BLDG C (LOT 16) 0 TOTAL 0	EXISTING EXISTING	
36-73		UG 2 COMMUNITY FACILITY COMMERCIAL 1/2 D.U. 1/20,000 SF 1/10,000 SF 15 SF/PKNG 70 SPACE* 1,050 SF 0 SPACE* 0 SPACE*	100 SPACE 1,500 SF 0 SPACE 0 SPACE TOTAL * 100 * ENTIRE ZONING LOT	COMPLIES COMPLIES COMPLIES COMPLIES	
26-41 33-03	STREET TREE PLANTING	REQ'D ONE PER 25 FEET OF STREET FRONTAGE OF ZONING LOT	TOTAL FRONTAGE OF ZONING LOT 1,295 FEET EXISTING TREE 52 REQ'D NEW TREE 9 TOTAL PROVIDED 54	COMPLIES	

03 ZONING ANALYSIS/ CALCULATIONS

N/S

ELEVATION	FLOORS	COMMERCIAL	LIBRARY	SCHOOL	AREA RESIDENTIAL	MECHANICAL	PARKING	GSF	ZSF
	CELLAR 03	0	0	0	1,545	30	23,766	25,341	
	CELLAR 02	0	0	0	4,460	3,200	8,460	26,620	
	CELLAR 01	0	6,500	0	4,907	3,655	0	22,562	
0'	GROUND	650	10,619	1,800	6,421	0	0	25,362	17,886
	MEZZANINE	0	4,381	0	0	10,152	0	14,533	4,118
	2ND	0	0	0	16,856	0	0	16,856	15,645
	3RD	0	0	0	16,179	0	0	16,179	15,108
	4TH	0	0	0	13,557	0	0	13,557	12,644
	5TH	0	0	0	8,027	0	0	8,027	7,545
	6TH	0	0	0	8,027	0	0	8,027	7,545
	7TH	0	0	0	8,027	0	0	8,027	7,545
85'	8TH	0	0	0	8,027	0	0	8,027	7,545
	9TH	0	0	0	8,027	0	0	8,027	7,545
	10TH	0	0	0	8,027	0	0	8,027	7,545
125'	11TH	0	0	0	8,027	0	0	8,027	7,545
	12TH	0	0	0	7,867	0	0	7,867	7,395
	13TH	0	0	0	7,867	0	0	7,867	7,395
150'	14TH	0	0	0	7,867	0	0	7,867	7,395
	15TH	0	0	0	7,867	0	0	7,867	7,395
	16TH	0	0	0	7,867	0	0	7,867	7,395
	17TH	0	0	0	7,867	0	0	7,867	7,395
	18TH	0	0	0	7,867	0	0	7,867	7,395
	19TH	0	0	0	7,867	0	0	7,867	7,395
	20TH	0	0	0	7,867	0	0	7,867	7,395
	21ST	0	0	0	7,867	0	0	7,867	7,395
	22ND	0	0	0	7,867	0	0	7,867	7,395
	23RD	0	0	0	7,867	0	0	7,867	7,395
	24TH	0	0	0	7,288	0	0	7,288	6,851
	25TH	0	0	0	6,144	0	0	6,144	5,775
300'	26TH	0	0	0	7,238	0	0	7,238	6,804
	27TH	0	0	0	7,238	0	0	7,238	6,804
	28TH	0	0	0	7,238	0	0	7,238	6,804
	29TH	0	0	0	7,238	0	0	7,238	6,804
	30TH	0	0	0	7,238	0	0	7,238	6,804
	31ST	0	0	0	7,238	0	0	7,238	6,804
	32ND	0	0	0	7,518	0	0	7,518	7,067
	33RD	0	0	0	7,518	0	0	7,518	7,067
	34TH	0	0	0	7,075	0	0	7,075	6,651
	35TH	0	0	0	7,518	0	0	7,518	7,067
415'-8 1/2"	36TH	0	0	0	7,075	0	0	7,075	6,651
	MECH. SPACE	0	0	0	0	2,296	0	2,296	
	MECH. SPACE	0	0	0	0	526	0	526	
TOTAL FLOOR AREA (SF)		650.00	21,500.00	19,800.00	308,082.00	19,859.00	38,098.00	407,989.00	
ZONING FLOOR AREA (SF)		630.50	14,550.00	1,746.00	277,981.00	0.00	0.00		294,907.50

04 FLOOR AREA CALCULATIONS (LOT 16)

NTS

02 AREA CALCULATIONS (EXISTING BUILDINGS)

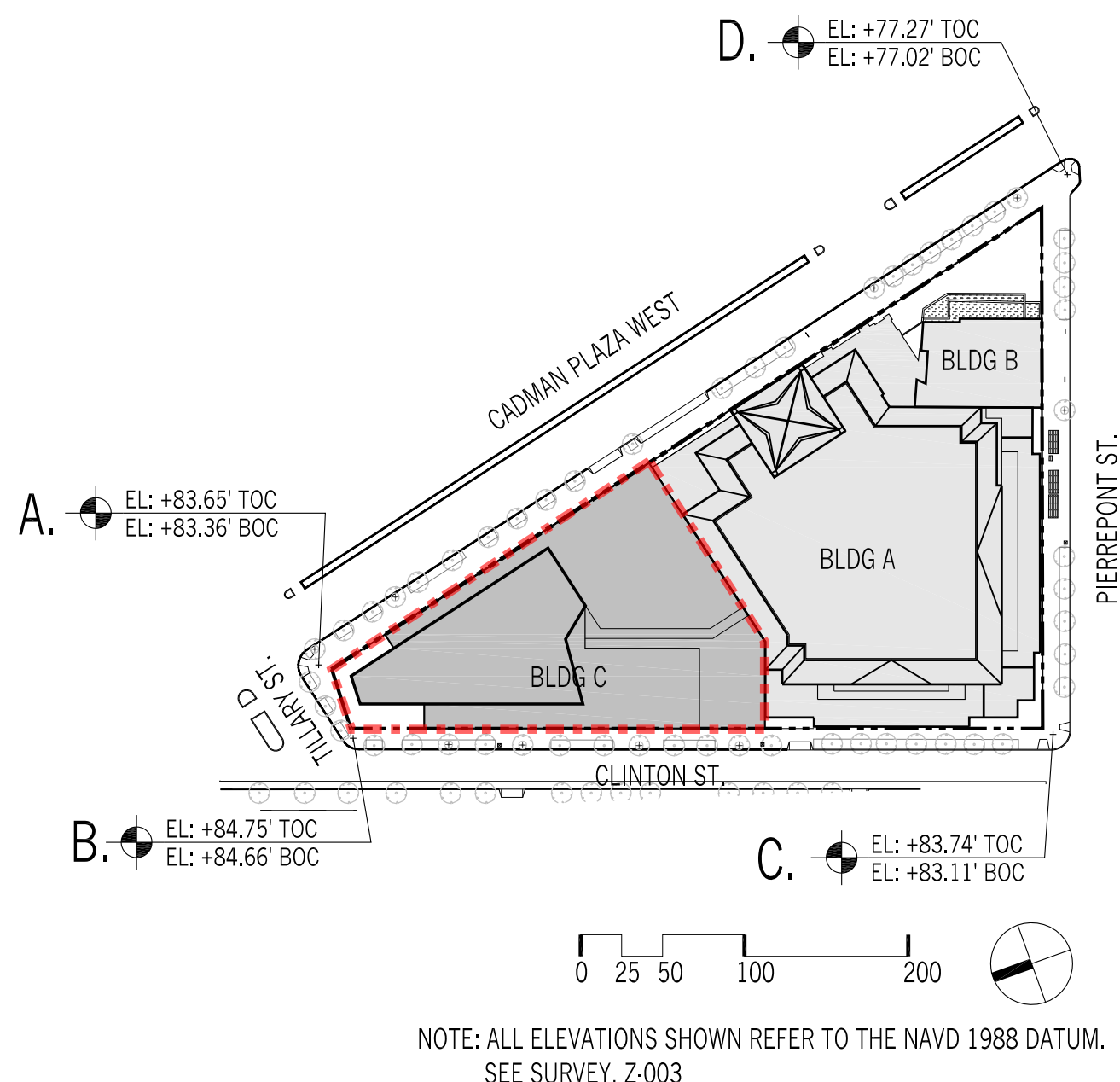
N/A

HEIGHT	FLOOR	GROSS AREA	DEDUCTION	ZFA
TOTAL		23,713	481	23,232

BUILDING B (TAX LOT 3)
NYC DOB ALT 1 APPL. No. 301275091

HEIGHT	FLOOR	GROSS AREA	DEDUCTION	ZFA
0'-0"	LOBBY	39,585	300	39,285
	MEZZ.	8,000	800	7,200
	2ND	37,836	2,098	35,738
	3RD	37,836	2,098	35,738
	4TH	37,836	2,098	35,738
	5TH	37,836	2,098	35,738
	6TH	36,133	2,098	34,035
	7TH	31,918	2,098	29,820
	8TH	31,918	2,098	29,820
	9TH	31,918	2,098	29,820
	10TH	31,918	2,098	29,820
150'-0"	11TH	31,918	3,031	28,887
	12TH	31,838	2,098	29,740
	13TH	30,638	2,098	28,540
	14TH	30,638	2,098	28,540
	15TH	30,638	2,098	28,540
	16TH	30,638	2,098	28,540
	17TH	30,638	2,098	28,540
	18TH	30,638	2,098	28,540
	19TH	30,558	2,098	28,460
	1ST MER	29,658	29,658	0
300'-0"	2ND MER	29,658	29,658	0
TOTAL		700,192	99,113	601,079

BUILDING A (TAX LOT 1)
ULURP No. C 860392 ZSK



STREET	LEVEL @ CORNER OF STREET WALL @ T.O.C (FEET)				AVERAGE LEVEL
CADMAN PLAZA	A. 83.65 '	B. 84.75 '	C. 83.74 '	D. 77.27 '	80.46 '
TILLARY	83.65 '	84.75 '			84.20 '
CLINTON		84.75 '	83.74 '		84.25 '
PIERREPONT			83.74	77.27 '	80.51 '
ADJUSTED BASE PLANE					82.35 '

01 BASE PLANE CALCULATIONS

1" = 100'-0"



OWNER: **CADMAN ASSOCIATES LLC**
CLIENT: **BROOKLYN PUBLIC LIBRARY**
PROJECT MANAGER: **TBD**
INTERIOR DESIGN: **STUDIO DB**
LANDSCAPE DESIGN: **DLAND STUDIO**
LIGHTING DESIGN: **TBD**
STRUCTURAL: **DeNARDIS ENGINEERING LLC**
BUILDING SYSTEMS: **COSENTINI ASSOCIATES**
ENVIRONMENTAL DESIGN: **COSENTINI ASSOCIATES**
BUILDING ENVELOPE: **VIDARIS, INC**
CIVIL: **PHILIP HABIB**
GEO-TECH: **TENEN ENVIRONMENTAL**
SURVEYS: **PERFECT POINT**
CODE CONSULTING: **DESIGN STUDIO 2147**
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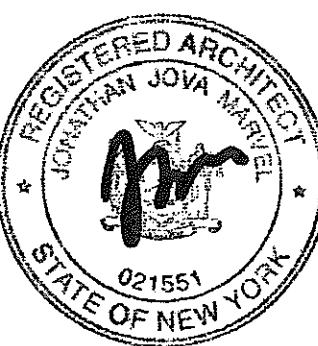
**NOT FOR
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MA PROJECT NO.1415
**ONE CLINTON
RESIDENTIAL TOWER**

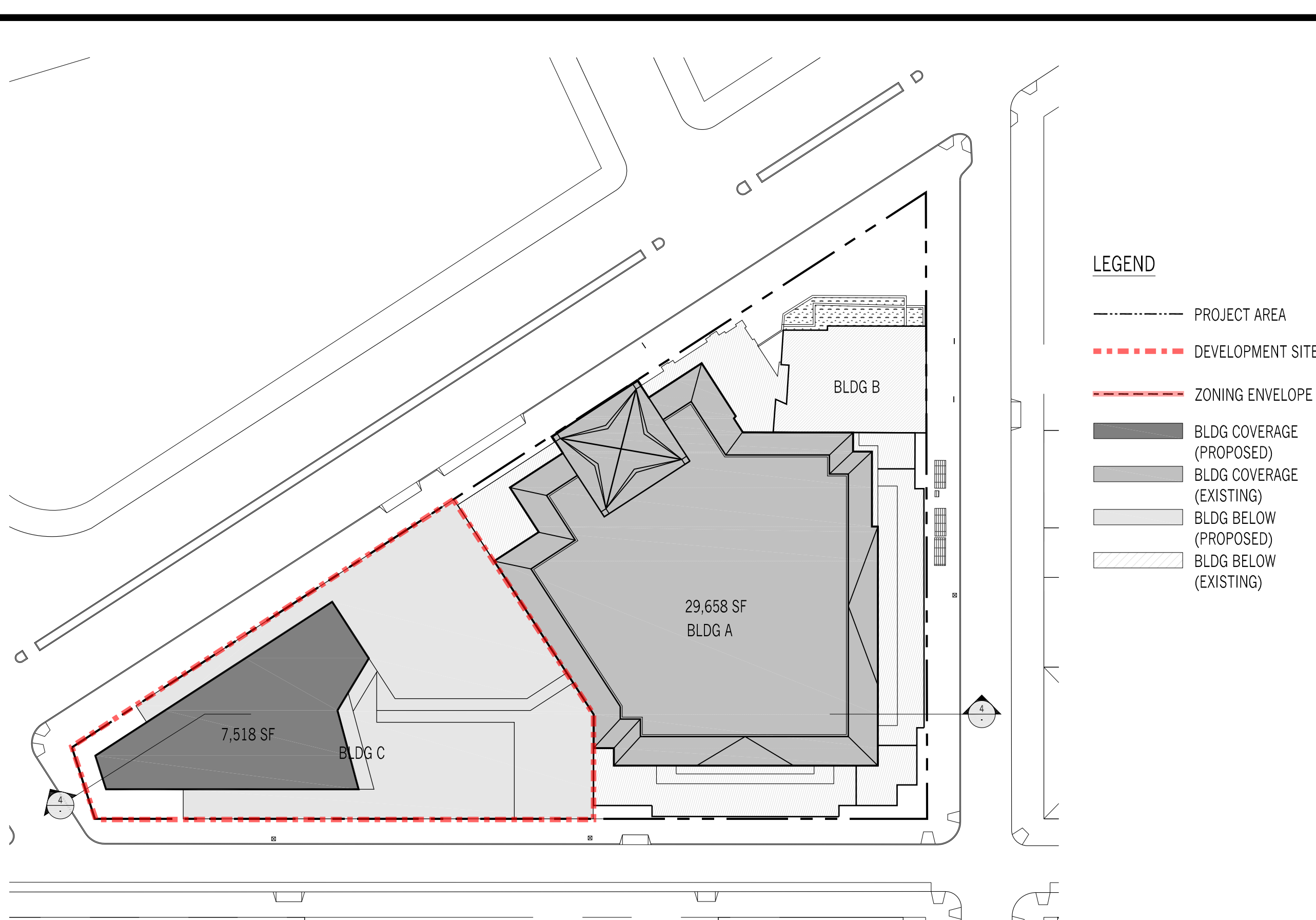
1 CLINTON STREET
BROOKLYN, NY 11201

LOT COVERAGE

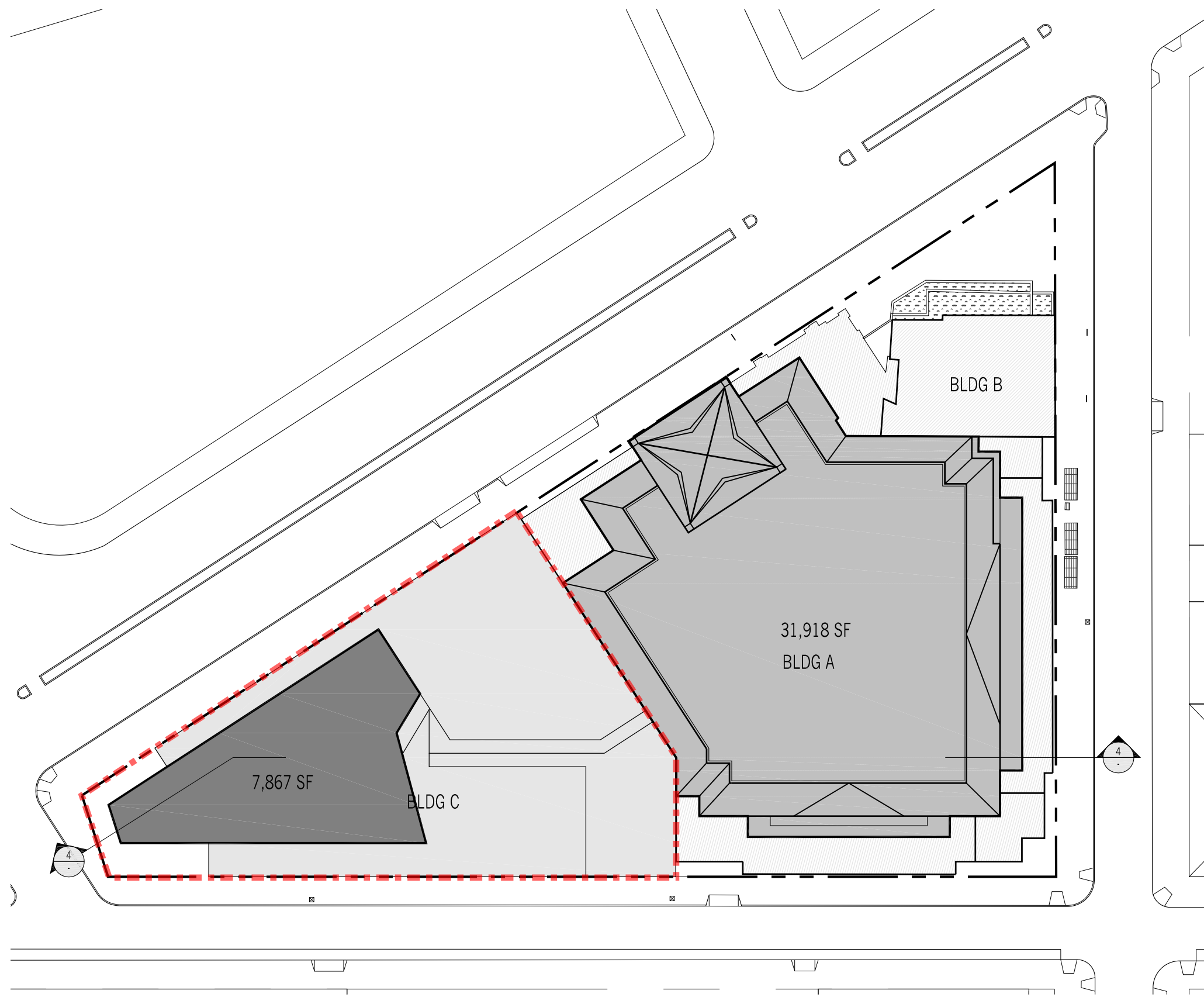


Z-011.00

DRAWING #:



03 LOT COVERAGE CALCULATIONS (ABOVE 300')



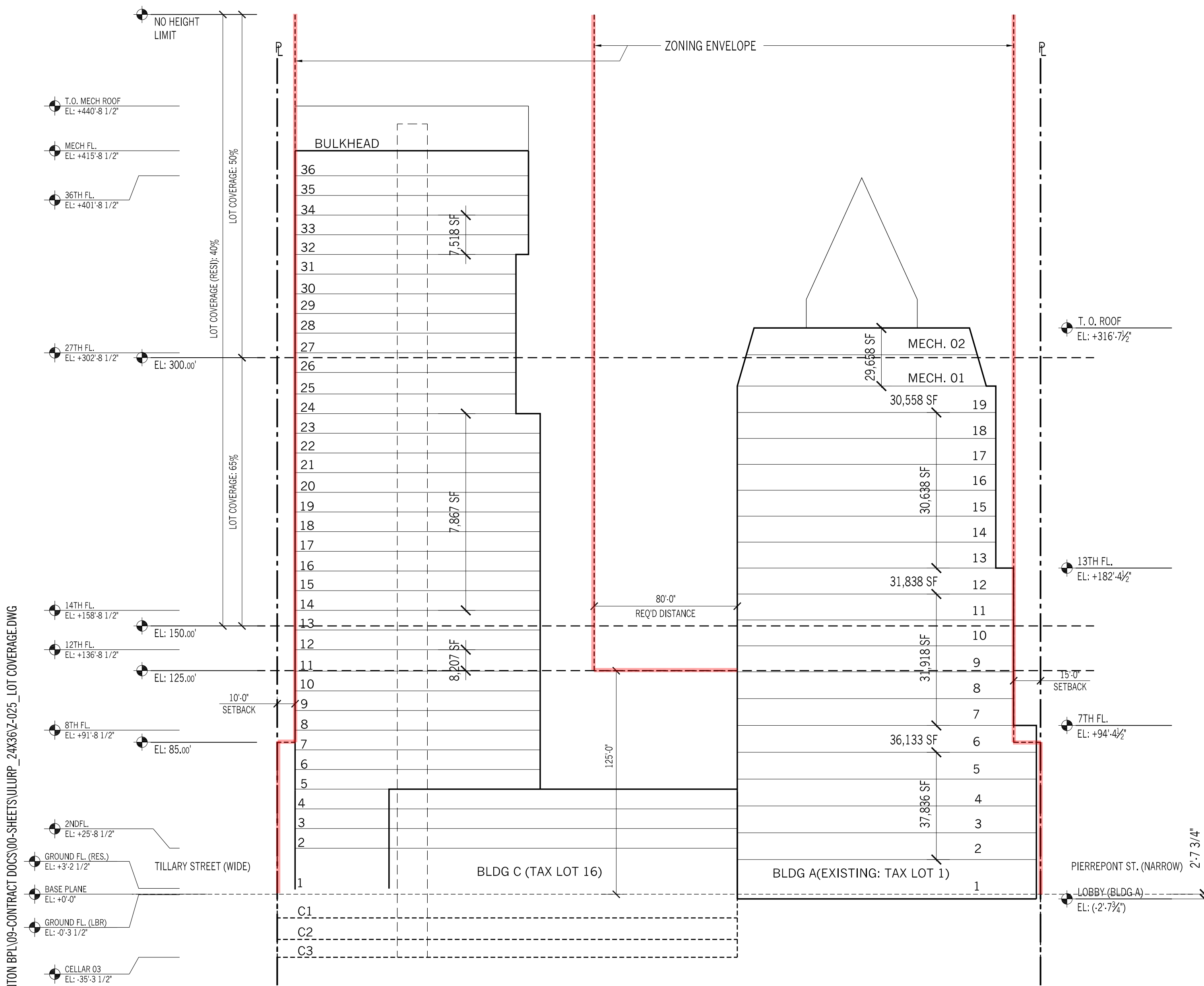
02 LOT COVERAGE CALCULATIONS (BETWEEN 150' & 300')

	BLDG C		BLDG A					
HEIGHT	LARGEST FLOOR	RESIDENTIAL F. A. (PROPOSED)	LARGEST FLOOR	COMMERCIAL F. A. * (EXISTING)	TOTAL FLOOR AREA	TOTAL LOT AREA	TOTAL LOT COVERAGE	TOTAL RESI. LOT COVERAGE
150' < 300'	14-23	7,867 SF	11TH	31,918 SF	39,785 SF	76,627 SF	52 %	10 %
300' <	32-33	7,518 SF	MECH02	29,658 SF	37,176 SF	76,627 SF	49 %	10 %
150' < **	11	8,207 SF	11TH	31,918 SF	40,125 SF	76,627 SF	52 %	11 %

* ULURP No. C 860392 ZSH

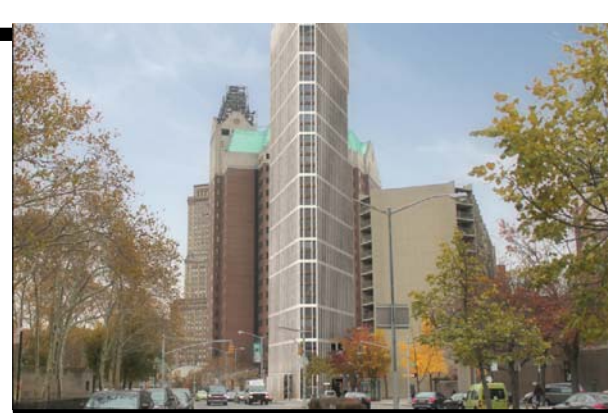
** ANY PORTION CONTAINING RESIDENTIAL FLOOR AREA

01 LOT COVERAGE CALCULATIONS



04 LOT COVERAGE_SECTION DIAGRAM
3/128" = 1' - 0"

Z:\PROJECTS\1415-1 CLINTON BPL\09-CONTRACT DOCS\00-SHEETS\ULURP_24X36\Z-025 LOT COVERAGE.DWG



Marvel Architects
145 HUDSON ST, FL.3 NEW YORK, NY 10013 212.616.0420

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02	MAY.15.2015	ULURP DRAFT
03	JUN.04.2015	ULURP SUBMISSION

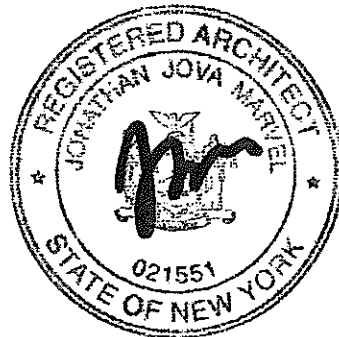
NOT FOR CONSTRUCTION

KEY PLAN:NTS

MA PROJECT NO.1415
**ONE CLINTON
RESIDENTIAL TOWER**

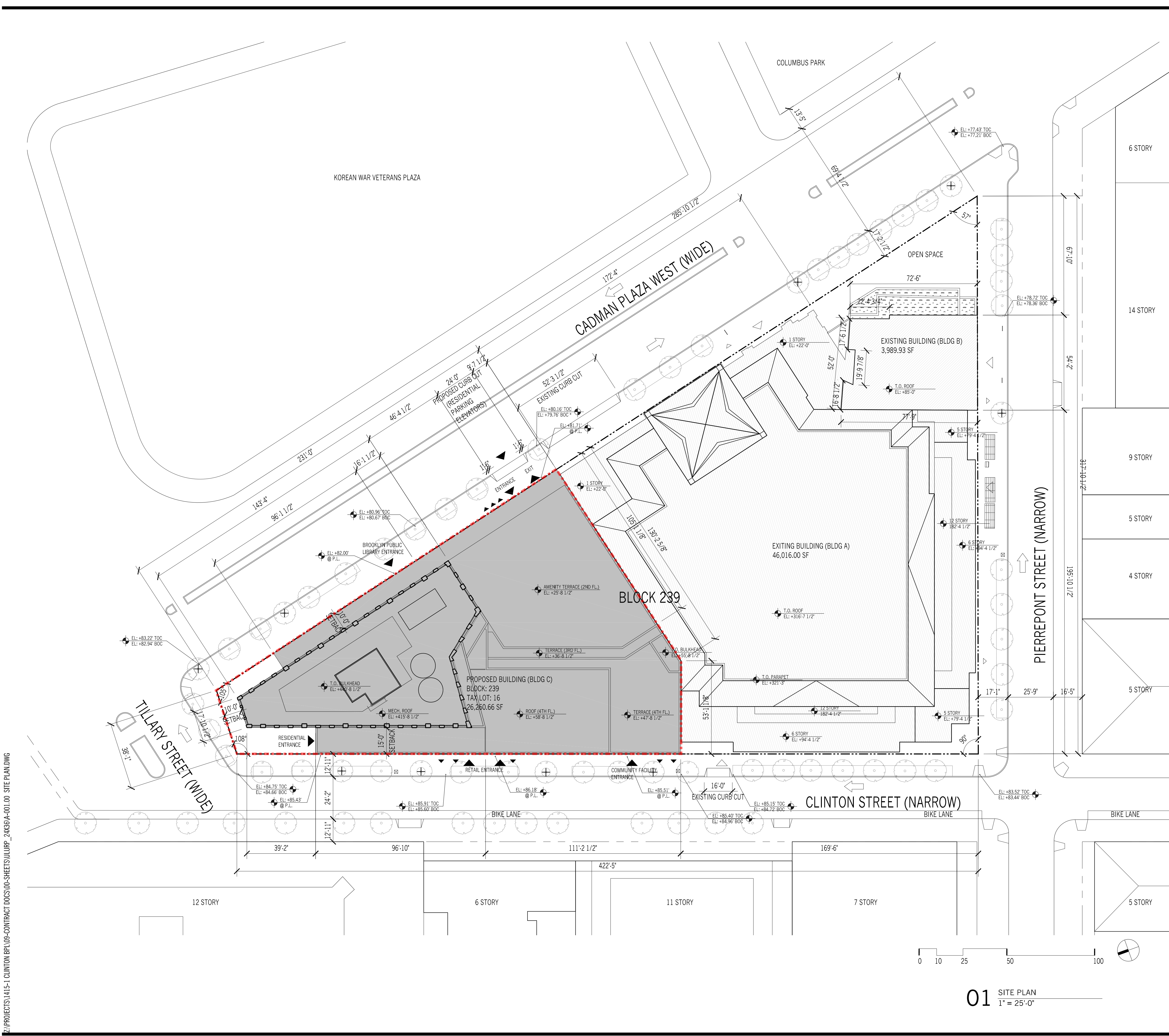
1 CLINTON STREET
BROOKLYN, NY 11201

SITE PLAN

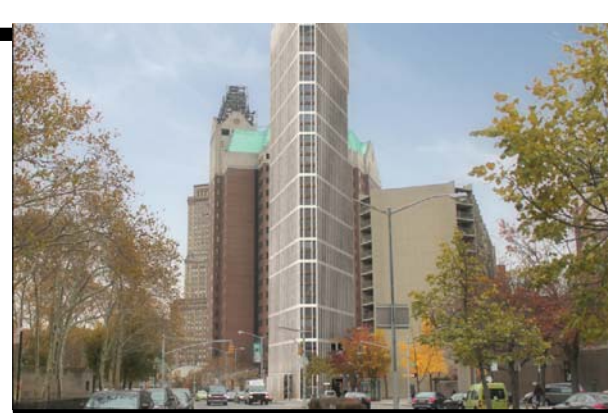


Z-020.00

DRAWING #:



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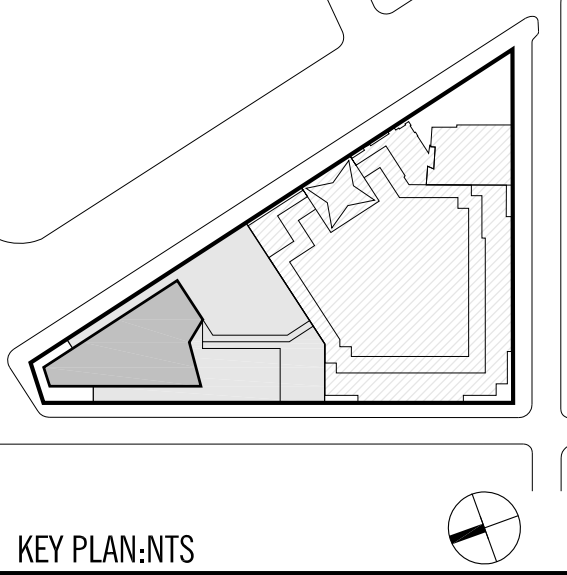


Marvel Architects
145 HUDSON ST, FL.3 NEW YORK, NY 10013 212.616.0420

- OWNER **CADMAN ASSOCIATES LLC**
CLIENT **BROOKLYN PUBLIC LIBRARY**
PROJECT MANAGER **TBD**
INTERIOR DESIGN **STUDIO DB**
LANDSCAPE **DLAND STUDIO**
LIGHTING DESIGN **TBD**
STRUCTURAL **DeNARDIS ENGINEERING LLC**
BUILDING SYSTEMS **COSENTINI ASSOCIATES**
ENVIRONMENTAL DESIGN **COSENTINI ASSOCIATES**
BUILDING ENVELOPE **VIDARIS, INC**
CIVIL **PHILIP HABIB**
GEO-TECH **TENEN ENVIRONMENTAL**
SURVEYS **PERFECT POINT**
CODE CONSULTING **DESIGN 2147**
EXPEDITING **TBD**
ACOUSTICS/AVIT **TBD**

REV.	DATE	DESCRIPTION
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02	MAY.15.2015	ULURP DRAFT
03	JUN.04.2015	ULURP SUBMISSION

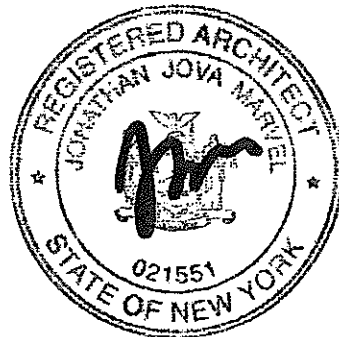
**NOT FOR
CONSTRUCTION**



MA PROJECT NO.1415
**ONE CLINTON
RESIDENTIAL TOWER**

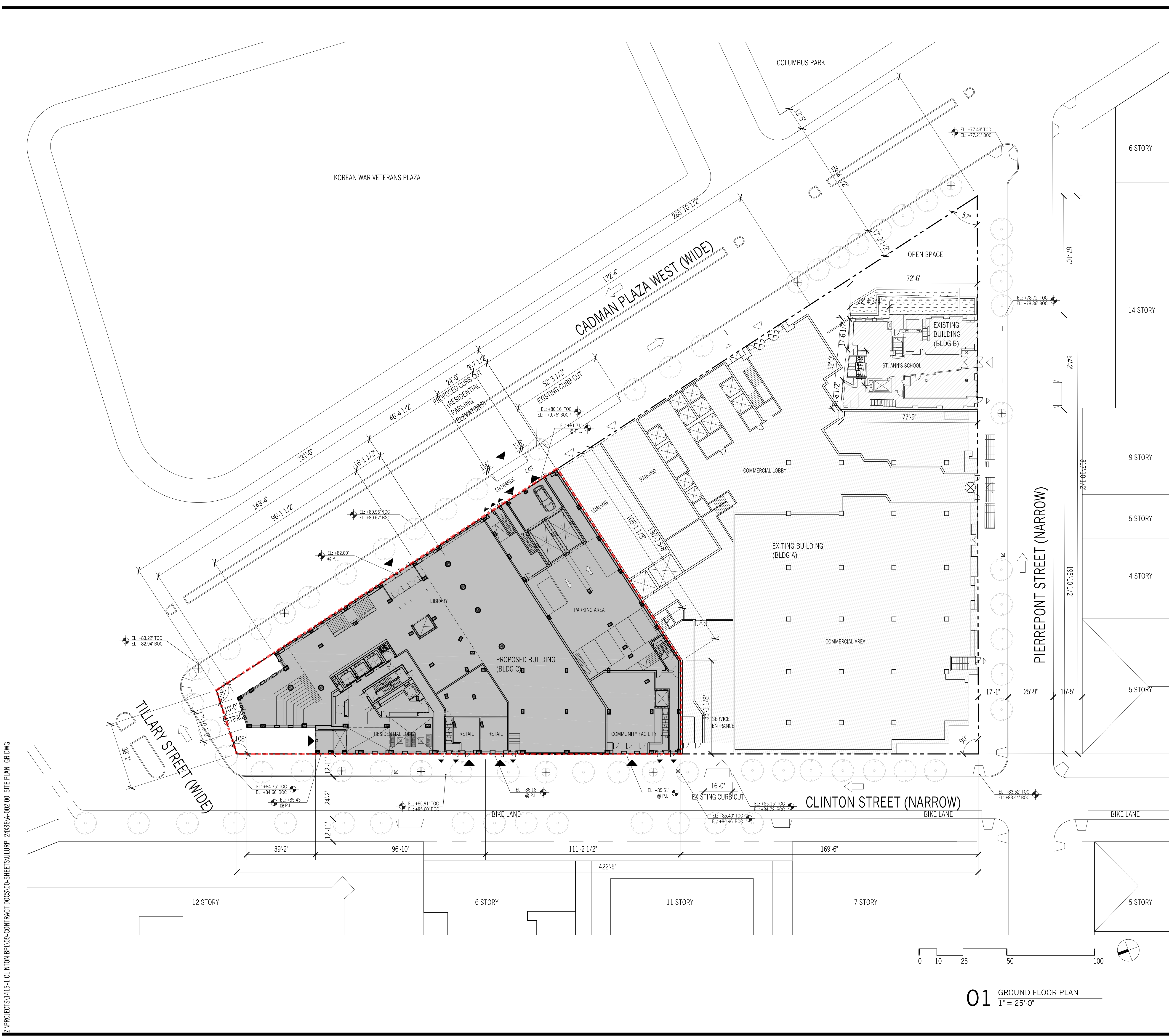
1 CLINTON STREET
BROOKLYN, NY 11201

GROUND FLOOR PLAN



Z-021.00

DRAWING #:





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LANDSCAPE **DLAND STUDIO**
LIGHTING DESIGN **TBD**
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ENVIRONMENTAL DESIGN **COSENTINI ASSOCIATES**
BUILDING ENVELOPE **VIDARIS, INC**
CIVIL **PHILIP HABIB**
GEO-TECH **TENEN ENVIRONMENTAL**
SURVEYS **PERFECT POINT**
CODE CONSULTING **DESIGN 2147**
EXPEDITING **TBD**
ACOUSTICS/AV/IT **TBD**

REV.	DATE	DESCRIPTION
01	MAR.04.2015	ULURP DRAFT
02	MAY.15.2015	ULURP DRAFT
03	JUN.04.2015	ULURP SUBMISSION

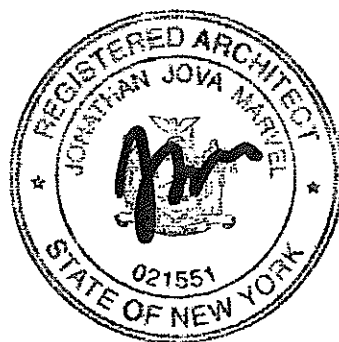
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KEY PLAN:NTS

MA PROJECT NO.1415
**ONE CLINTON
RESIDENTIAL TOWER**

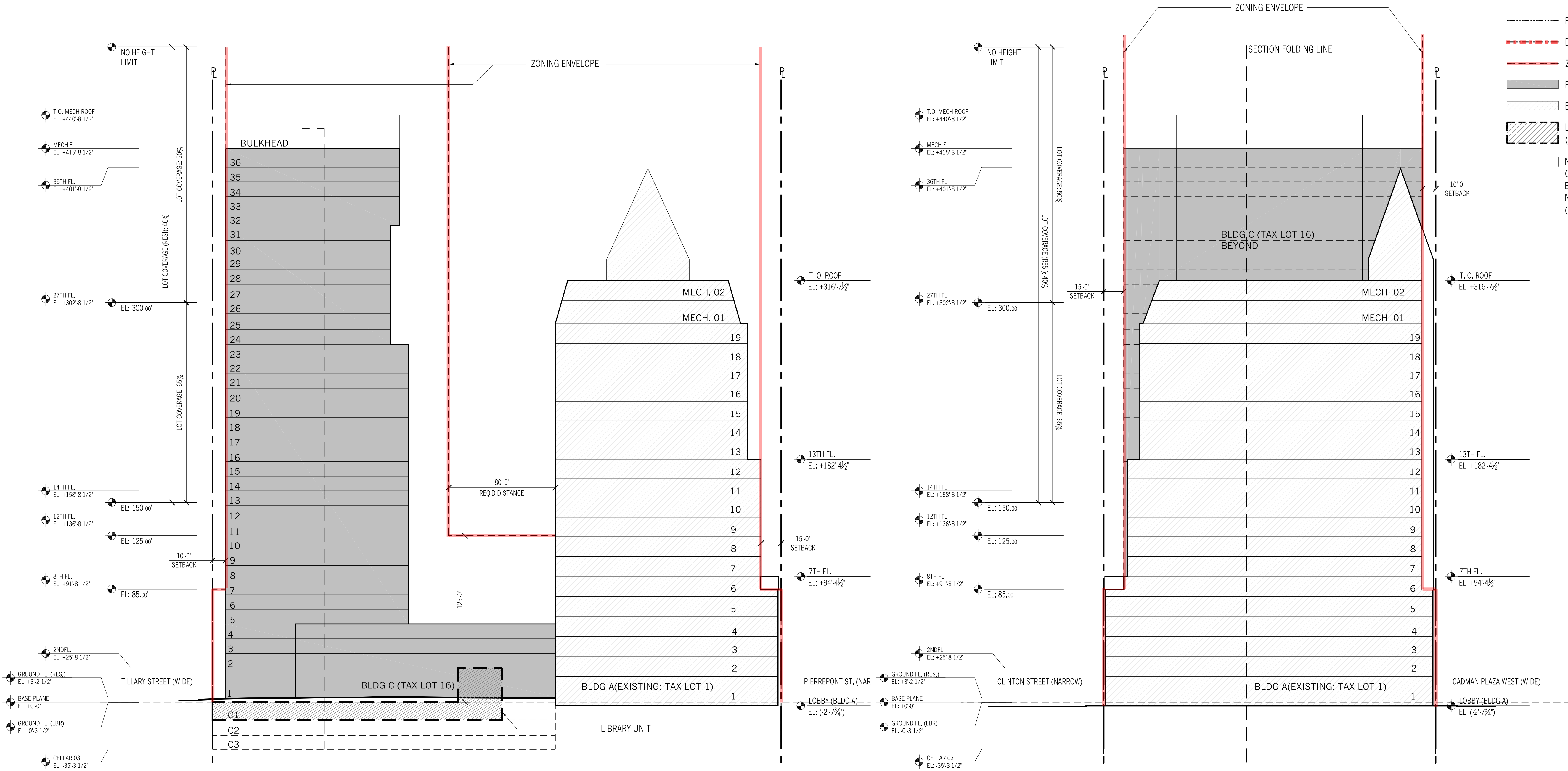
1 CLINTON STREET
BROOKLYN, NY 11201

ZONING SECTIONS



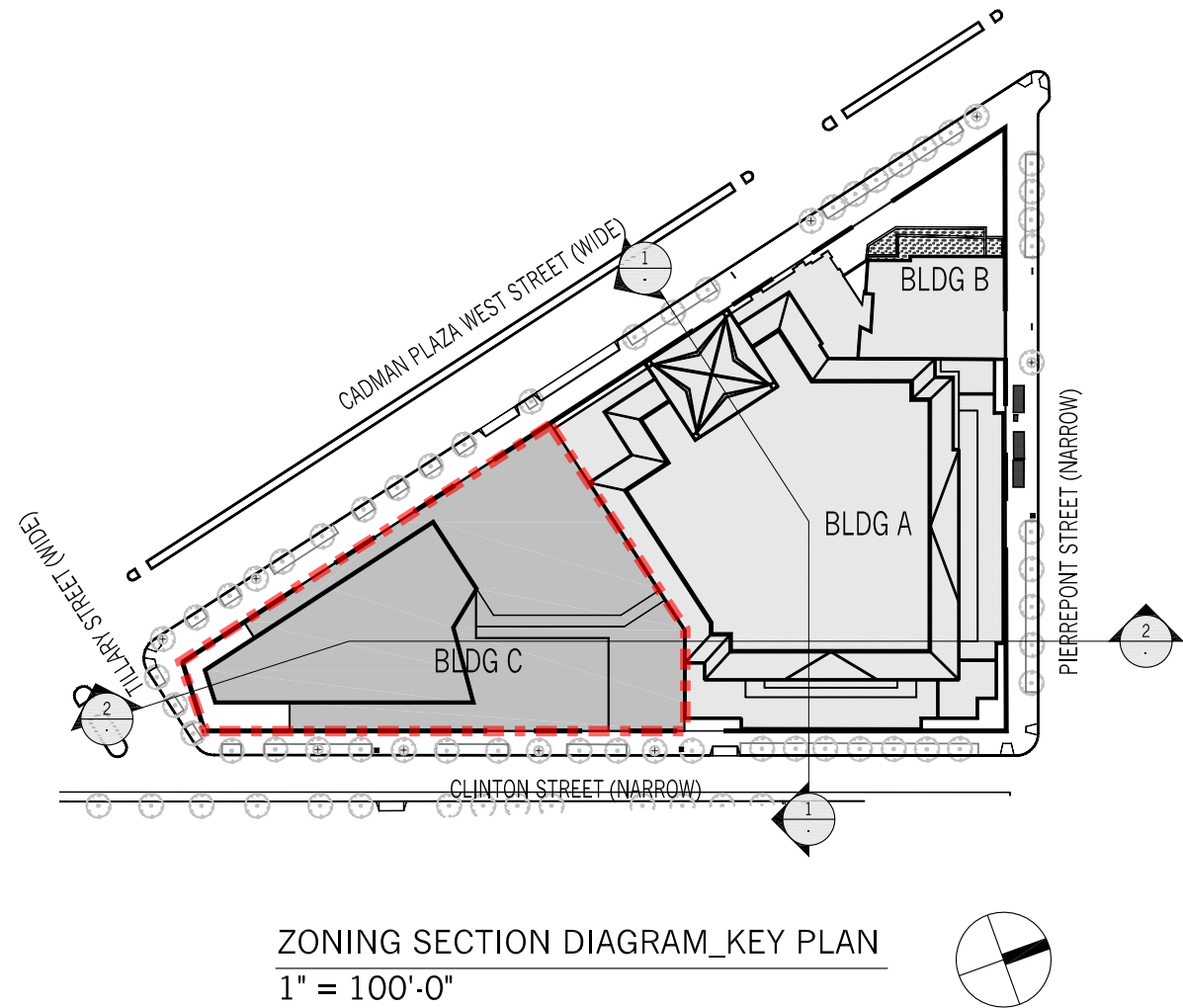
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DRAWING #:



02 ZONING SECTION DIAGRAM_CLINTON ST.
3/128"=1'-0"

01 ZONING SECTION DIAGRAM_CLINTON ST.
3/128"=1'-0"



ZONING SECTION DIAGRAM_KEY PLAN
1" = 100'-0"

Z:\PROJECTS\1415-1 CLINTON BPL\09-CONTRACT DOCS\00-SHEETS\ULURP_24X30Z-030_ZONING SECTIONS.DWG



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PROJECT MANAGER **TBD**
INTERIOR DESIGN **STUDIO DB**
LANDSCAPE **DLAND STUDIO**
LIGHTING DESIGN **TBD**
STRUCTURAL **DeNARDIS ENGINEERING LLC**
BUILDING SYSTEMS **COSENTINI ASSOCIATES**
ENVIRONMENTAL DESIGN **COSENTINI ASSOCIATES**
BUILDING ENVELOPE **VIDARIS, INC**
CIVIL **PHILIP HABIB**
GEO-TECH **TENEN ENVIRONMENTAL**
SURVEYS **PERFECT POINT**
CODE CONSULTING **DESIGN 2147**
EXPEDITING **TBD**
ACOUSTICS/AVIT **TBD**

REV.	DATE	DESCRIPTION
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02	MAY.15.2015	ULURP DRAFT
03	JUN.04.2015	ULURP SUBMISSION

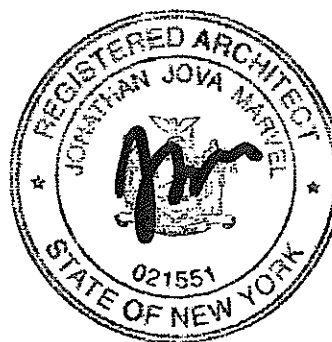
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KEY PLAN-NTS

MA PROJECT NO.1415
**ONE CLINTON
RESIDENTIAL TOWER**

1 CLINTON STREET
BROOKLYN, NY 11201

ZONING SECTIONS

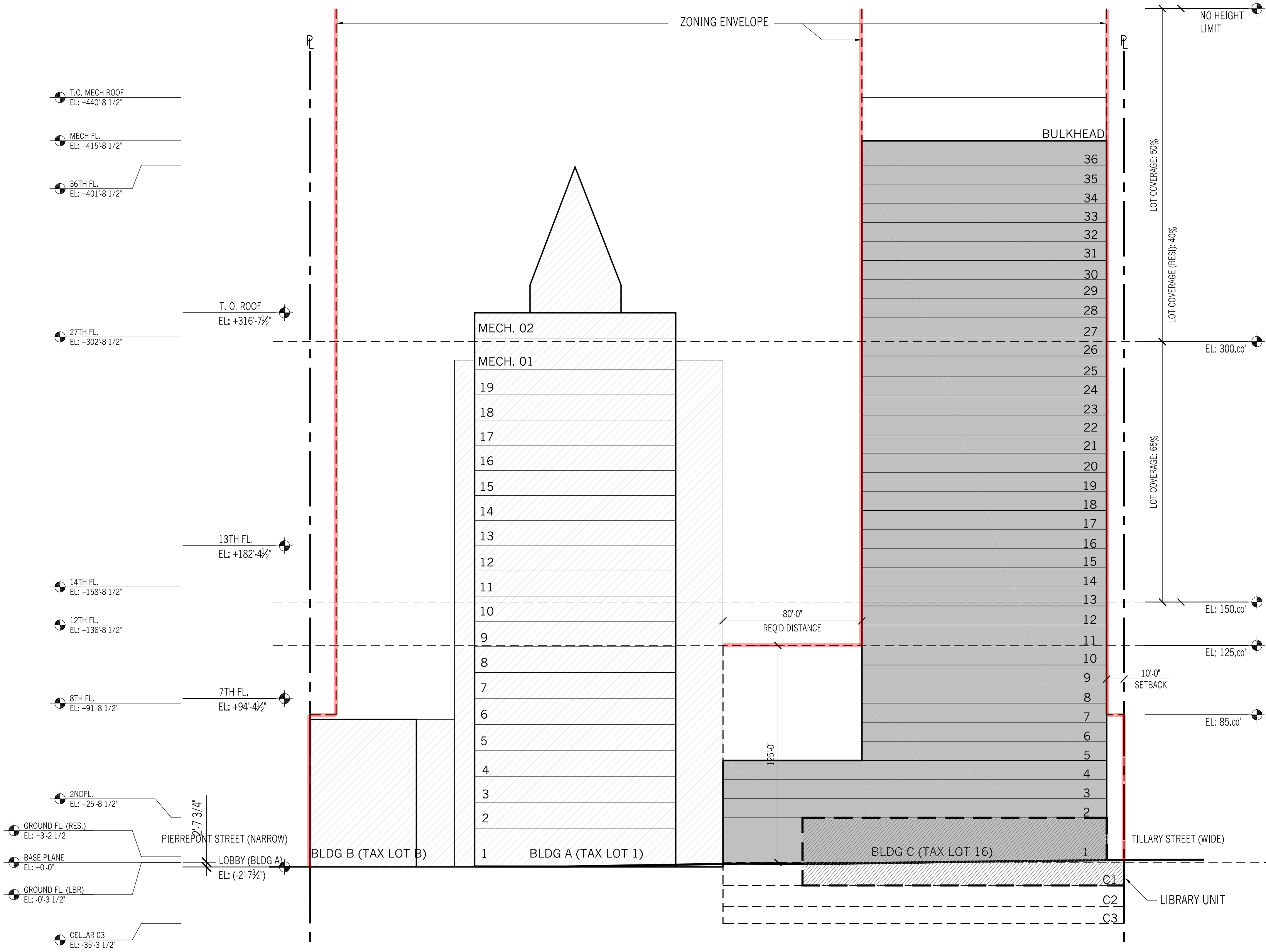


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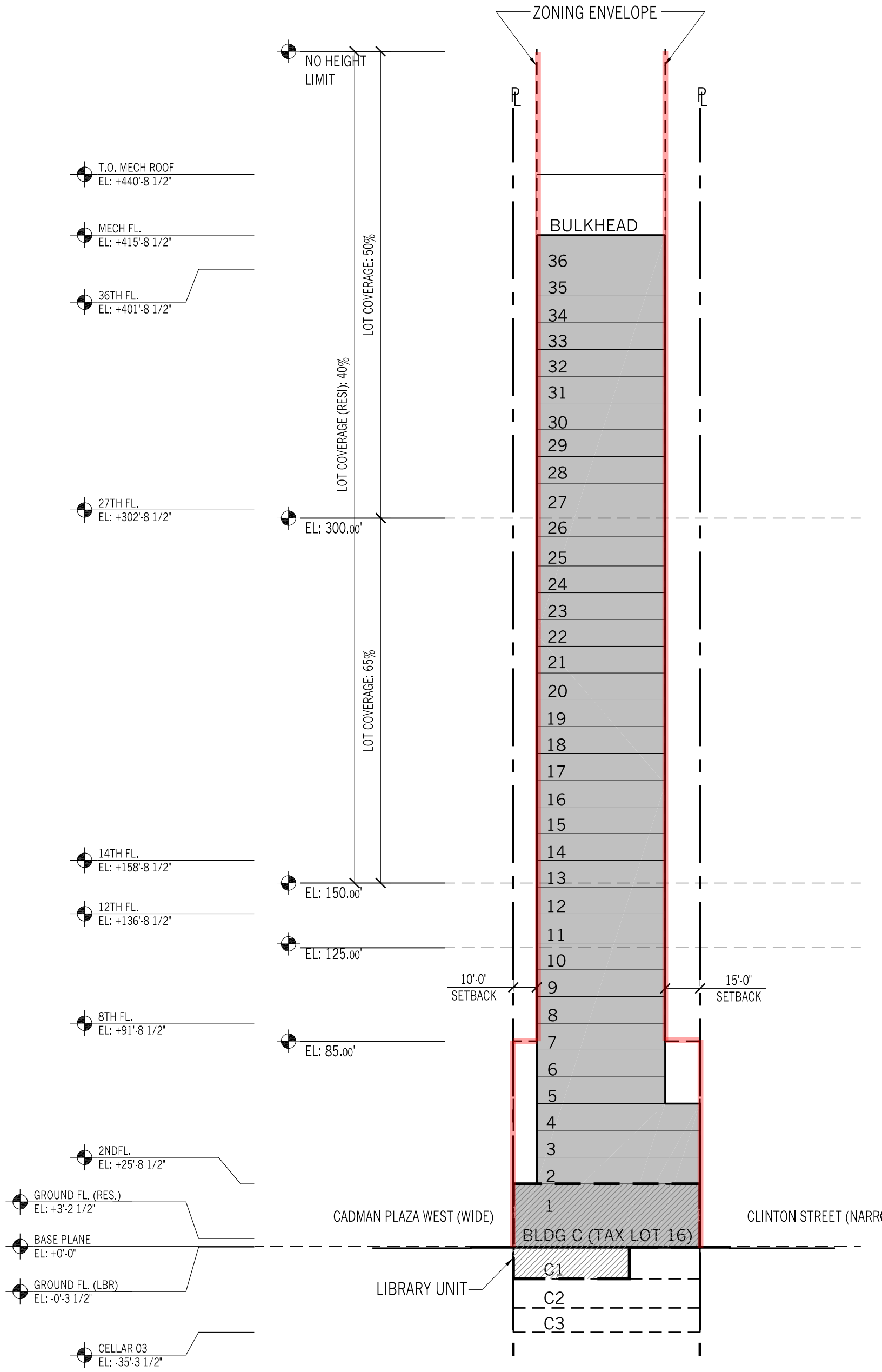
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LEGEND

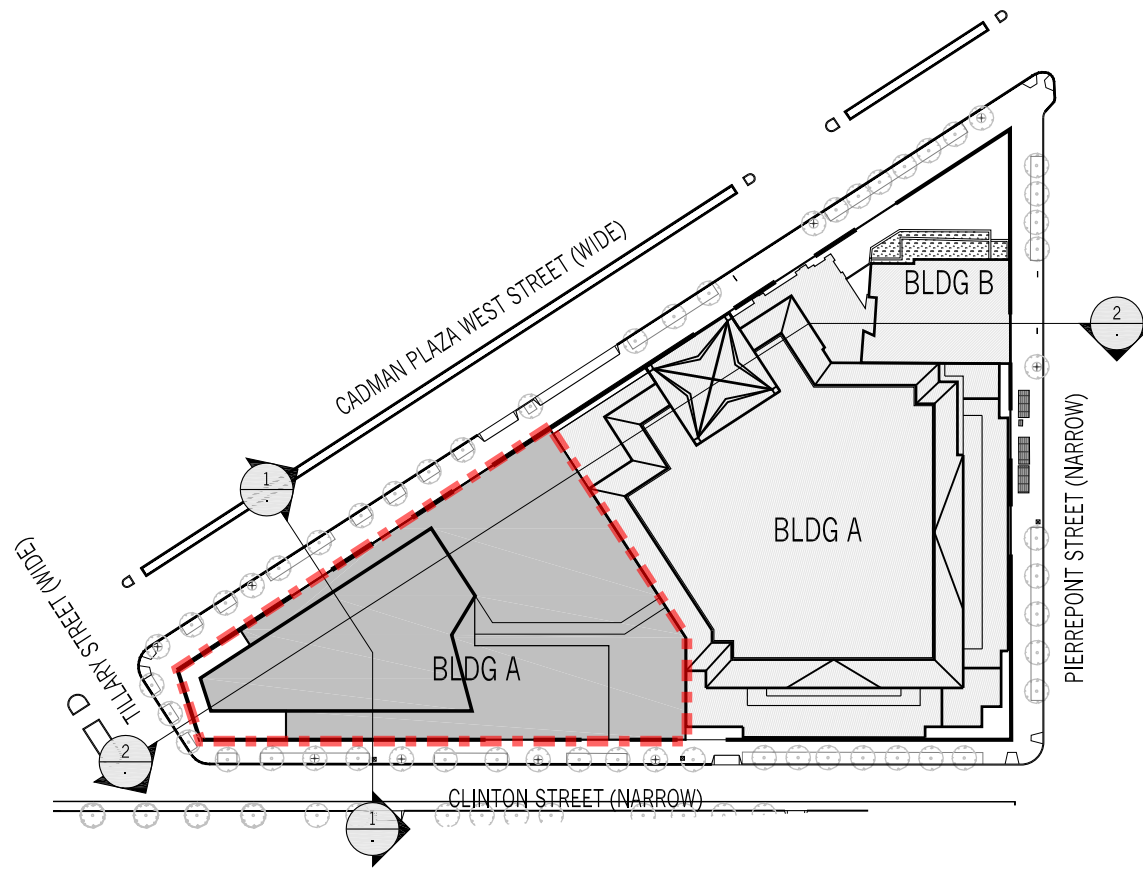
- PROJECT AREA
- DEVELOPMENT SITE
- ZONING ENVELOPE
- PROPOSED BLDG
- EXISTING BLDG
- LIBRARY UNIT (PROPOSED)



02 ZONING SECTION DIAGRAM_CADMAN PLAZA WEST
3/128" = 1'-0"



01 ZONING SECTION DIAGRAM_TILLARY ST.
3/128" = 1'-0"



ZONING SECTION DIAGRAM_KEY PLAN
1" = 100'-0"

Z:\PROJECTS\1415-1 CLINTON BPL\09-CONTRACT DOCS\00-SHEETS\ULURP_24X36\Z-031_ZONING SECTIONS.DWG



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- CLIENT **BROOKLYN PUBLIC LIBRARY**
- PROJECT MANAGER **TBD**
- INTERIOR DESIGN **STUDIO DB**
- LANDSCAPE **DLAND STUDIO**
- LIGHTING DESIGN **TBD**
- STRUCTURAL **DeNARDIS ENGINEERING LLC**
- BUILDING SYSTEMS **COSENTINI ASSOCIATES**
- ENVIRONMENTAL DESIGN **COSENTINI ASSOCIATES**
- BUILDING ENVELOPE **VIDARIS, INC**
- CIVIL **PHILIP HABIB**
- GEO-TECH **TENEN ENVIRONMENTAL**
- SURVEYS **PERFECT POINT**
- CODE CONSULTING **DESIGN 2147**
- EXPEDITING **TBD**
- ACOUSTICS/AVIT **TBD**

REV.	DATE	DESCRIPTION
01	MAR.04.2015	ULURP DRAFT
02	MAY.15.2015	ULURP DRAFT
03	JUN.04.2015	ULURP SUBMISSION

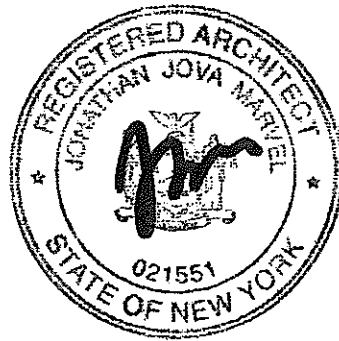
NOT FOR CONSTRUCTION

KEY PLAN:NTS

MA PROJECT NO.1415
**ONE CLINTON
RESIDENTIAL TOWER**

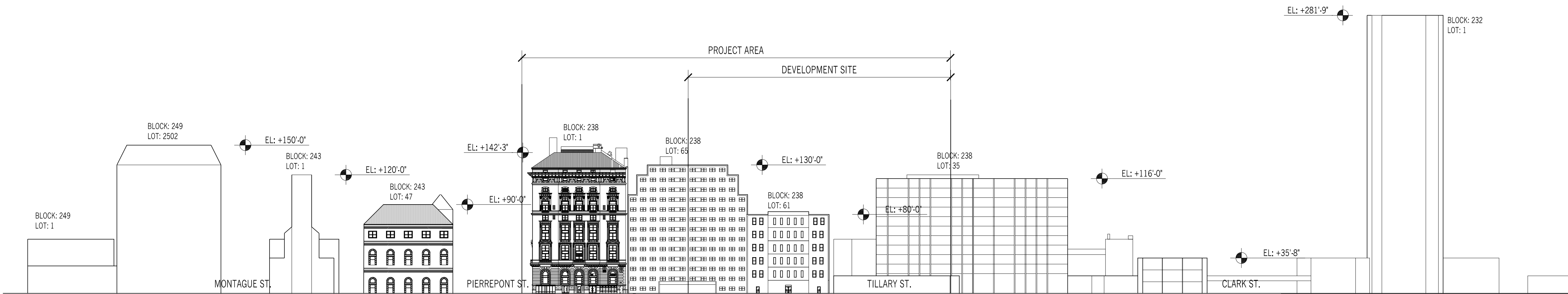
1 CLINTON STREET
BROOKLYN, NY 11201

**NEIGHBORHOOD
CHARACTER
ELEVATIONS**

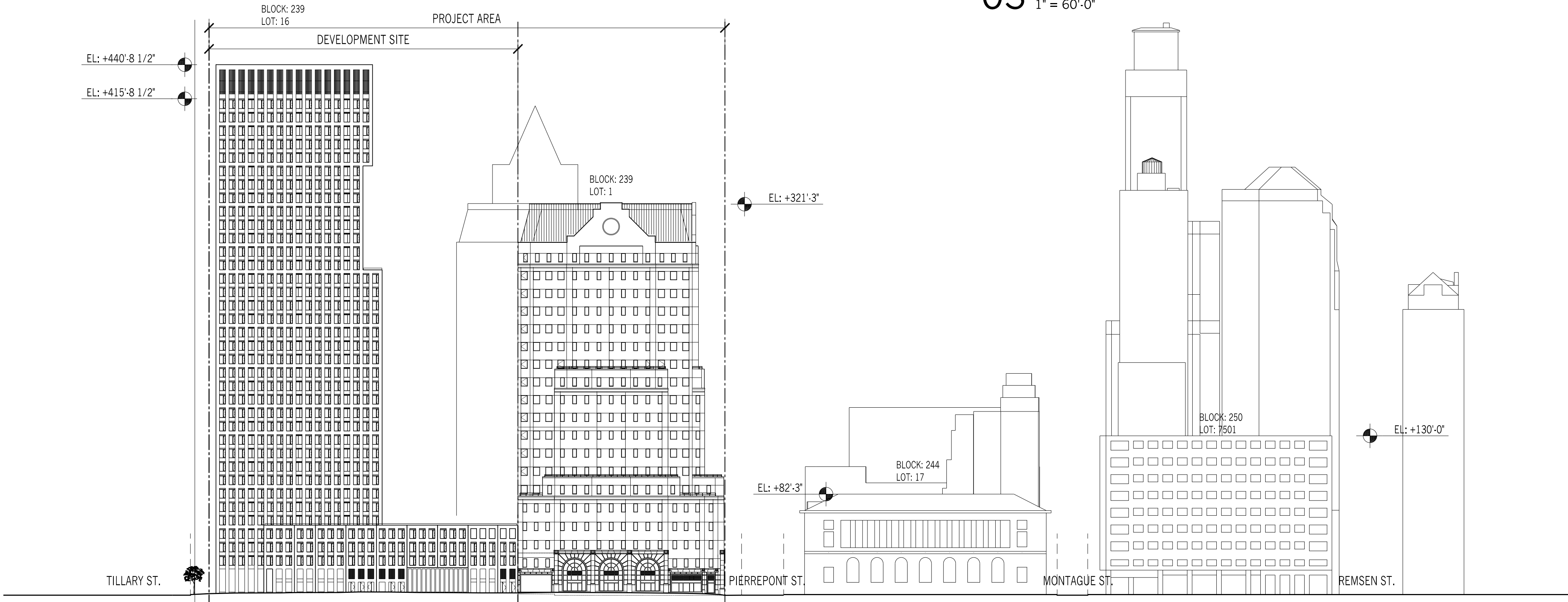


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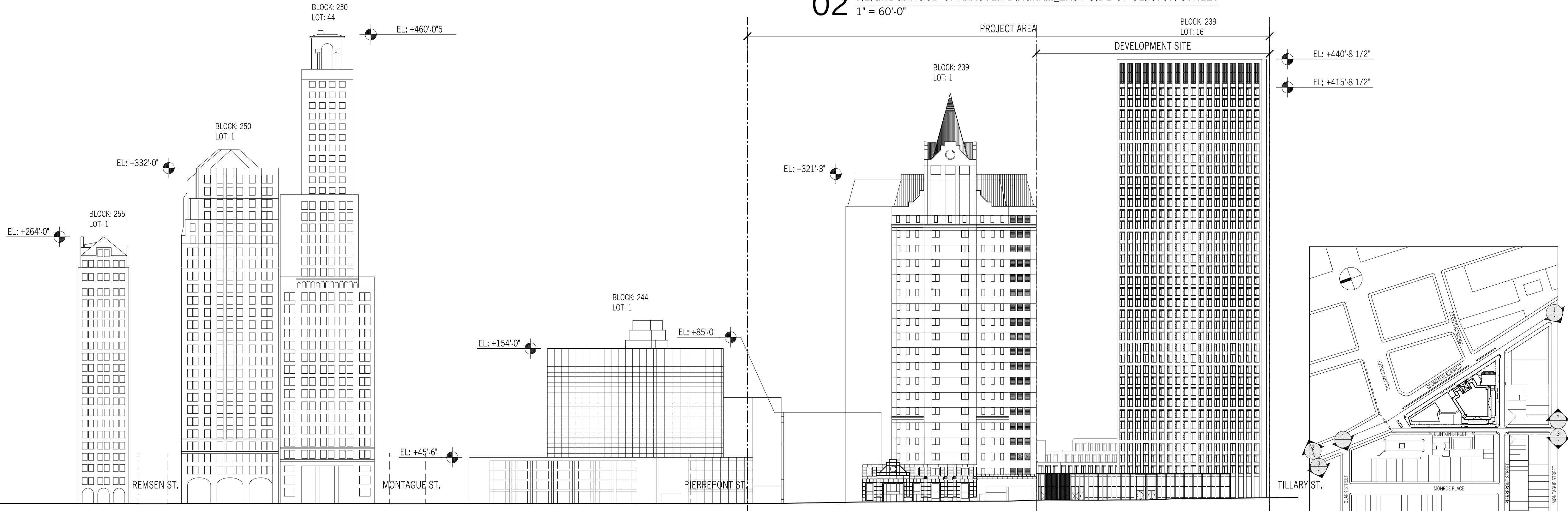
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03 NEIGHBORHOOD CHARACTER DIAGRAM_WEST SIDE OF CLINTON STREET
1" = 60'-0"



02 NEIGHBORHOOD CHARACTER DIAGRAM_EAST SIDE OF CLINTON STREET
1" = 60'-0"



01 NEIGHBORHOOD CHARACTER DIAGRAM_WEST SIDE OF CADMAN PLAZA WEST
1" = 60'-0"

Z:\PROJECTS\1415-1 CLINTON BPL\09-CONTRACT DOCS\00-SHEETS\ULURP_24X36Z-050_NEIGHBORHOOD CHARACTER.DWG



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- PROJECT MANAGER **TBD**
- INTERIOR DESIGN **STUDIO DB**
- LANDSCAPE **DLAND STUDIO**
- LIGHTING DESIGN **TBD**
- STRUCTURAL **DeNARDIS ENGINEERING LLC**
- BUILDING SYSTEMS **COSENTINI ASSOCIATES**
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- CIVIL **PHILIP HABIB**
- GEO-TECH **TENEN ENVIRONMENTAL**
- SURVEYS **PERFECT POINT**
- CODE CONSULTING **DESIGN 2147**
- EXPEDITING **TBD**
- ACOUSTICS/AV/IT **TBD**

REV.	DATE	DESCRIPTION
01	MAR.04.2015	ULURP DRAFT
02	MAY.15.2015	ULURP DRAFT
03	JUN.04.2015	ULURP SUBMISSION

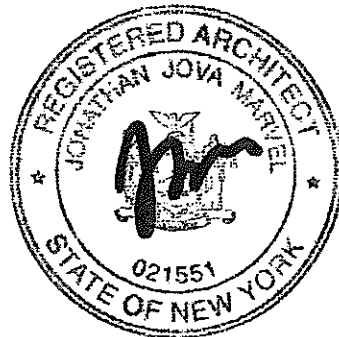
NOT FOR CONSTRUCTION

KEY PLAN:NTS

MA PROJECT NO.1415
**ONE CLINTON
RESIDENTIAL TOWER**

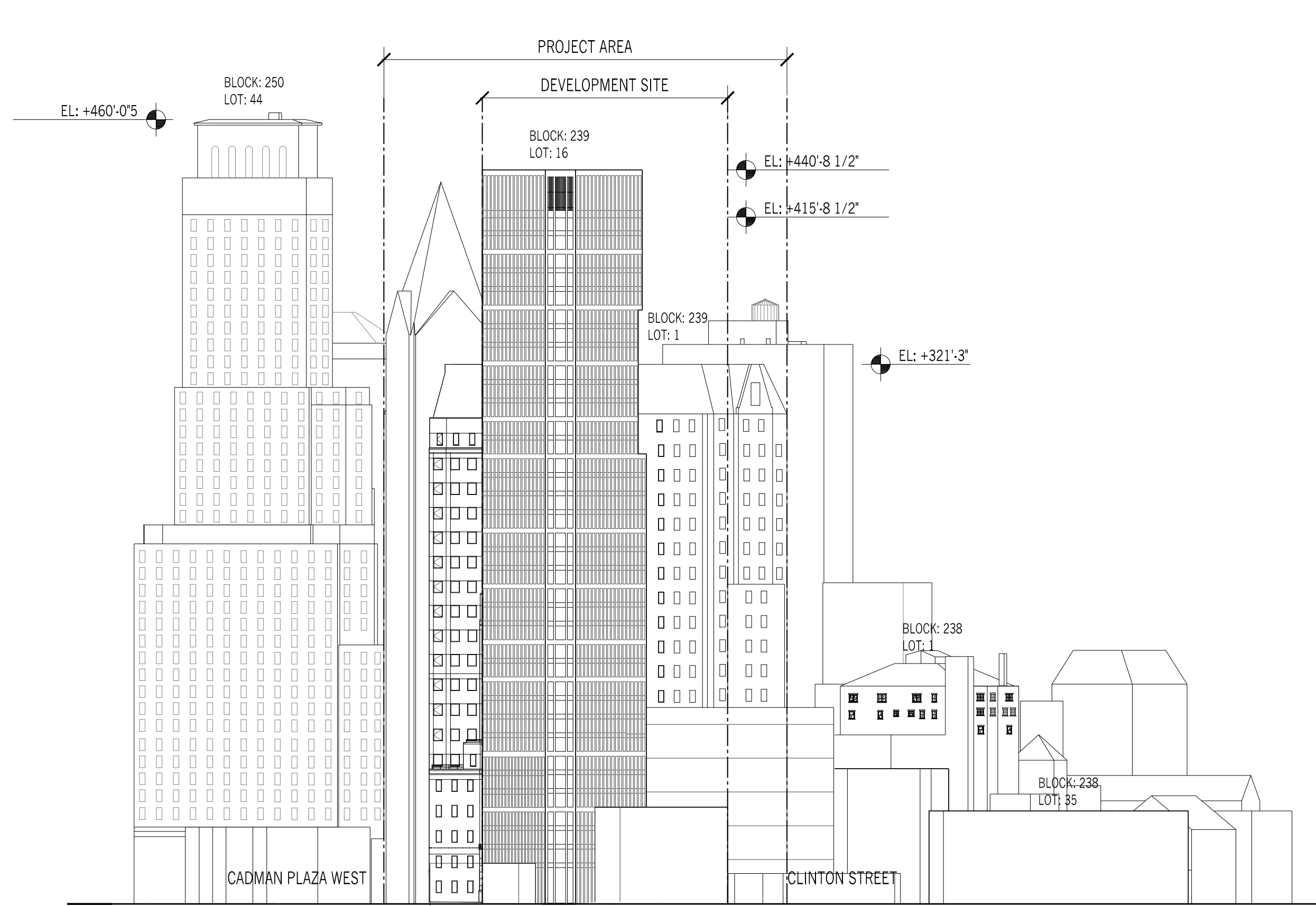
1 CLINTON STREET
BROOKLYN, NY 11201

**NEIGHBORHOOD
CHARACTER
ELEVATIONS**

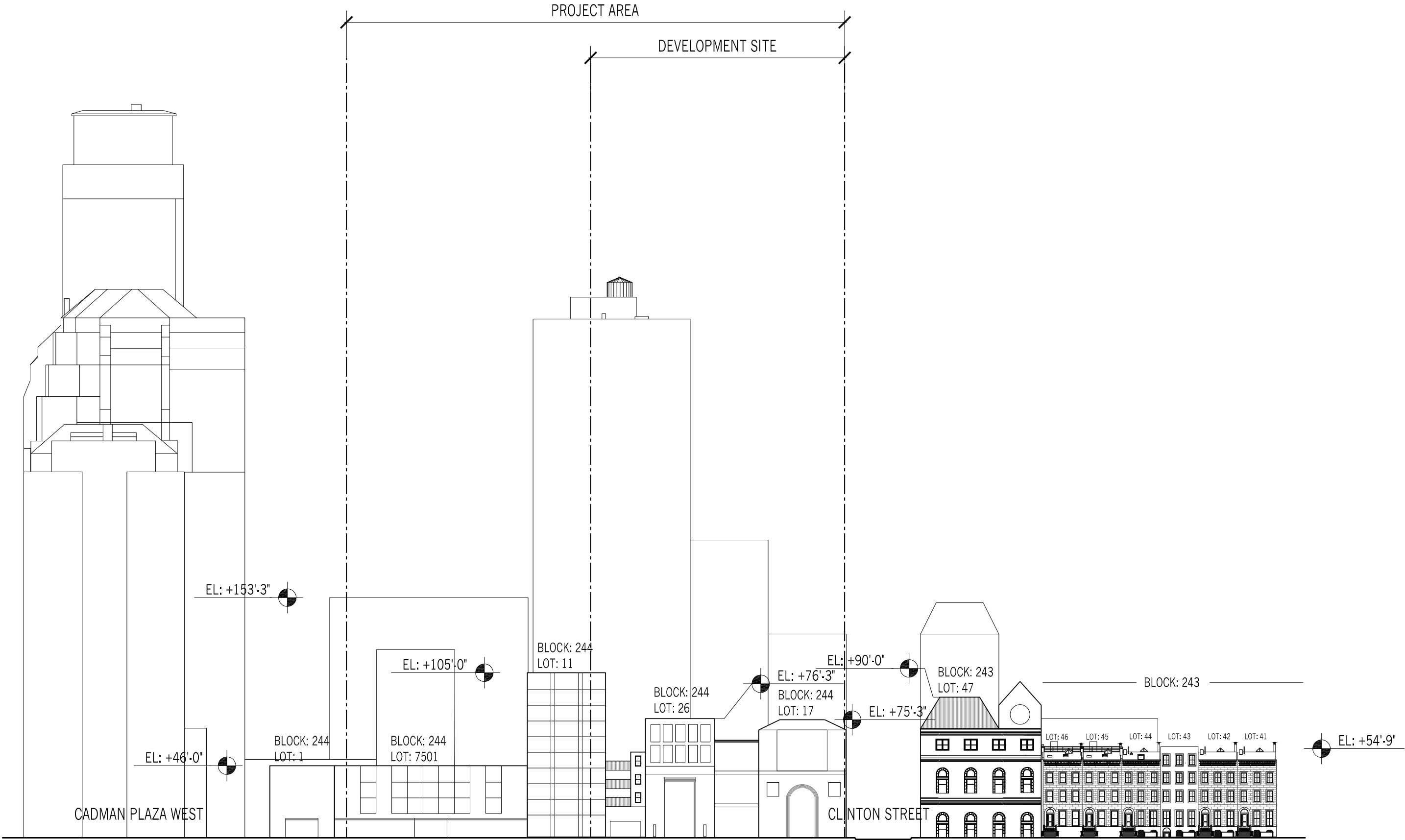


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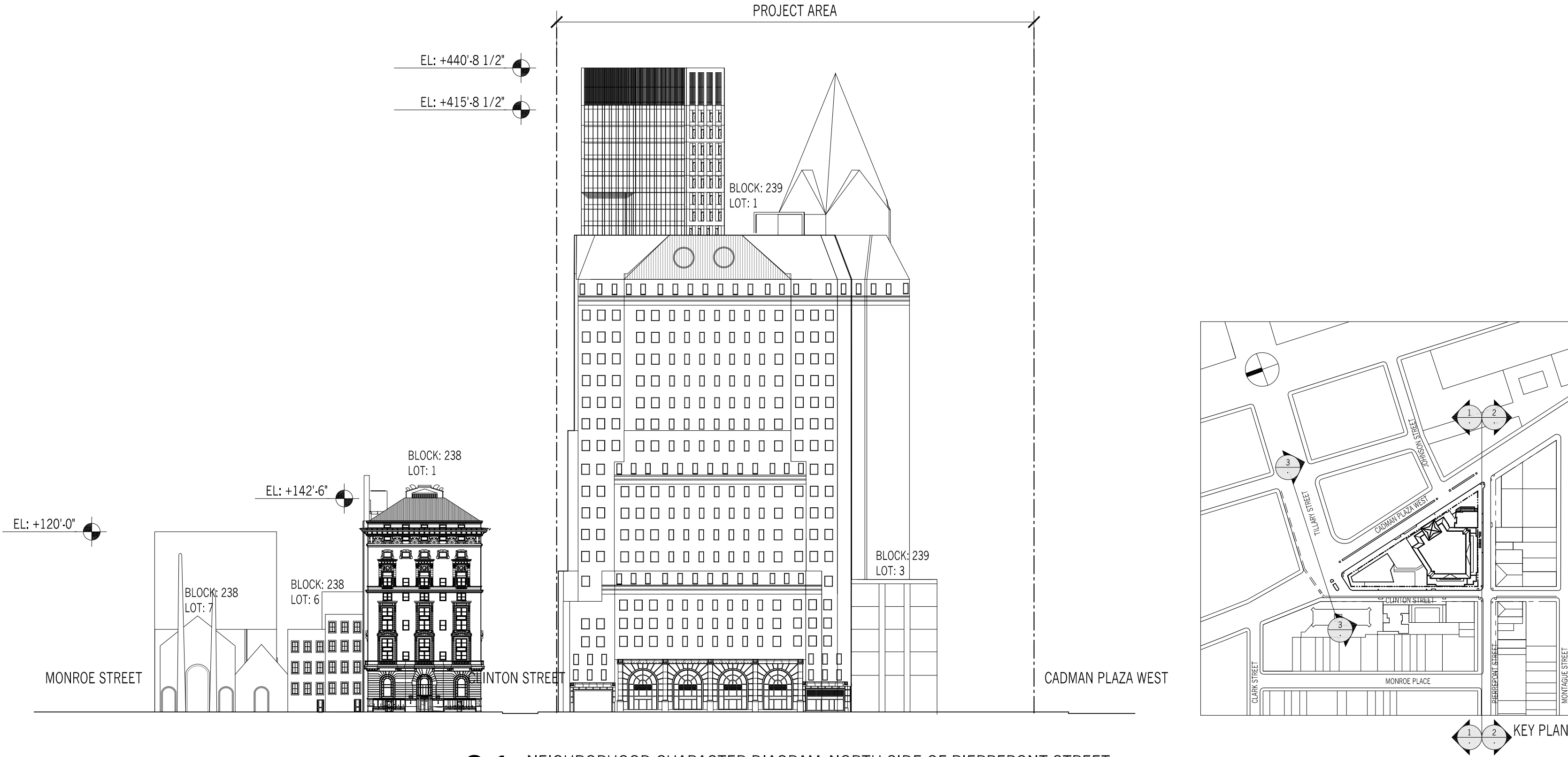
DRAWING #:



03 NEIGHBORHOOD CHARACTER DIAGRAM_SOUTH SIDE OF TILLARY STREET
1" = 60'-0"



02 NEIGHBORHOOD CHARACTER DIAGRAM_SOUTH SIDE OF PIERREPONT STREET
1" = 60'-0"




01 NEIGHBORHOOD CHARACTER DIAGRAM_NORTH SIDE OF PIERREPONT STREET
1" = 60'-0"

Z:\PROJECTS\1415-1 CLINTON BPL\09-CONTRACT DOCS\00-SHEETS\ULURP_24X36Z-050_NEIGHBORHOOD CHARACTER.DWG



THE NEW YORK CITY PLANNING COMMISSION

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

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

Effective Date(s) of Rezoning
03-20-2013 C 130052 ZMM

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

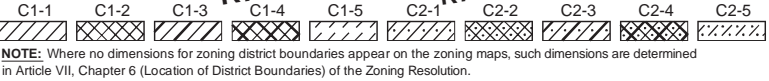
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

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

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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.





NYC Digital Tax Map

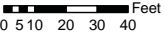
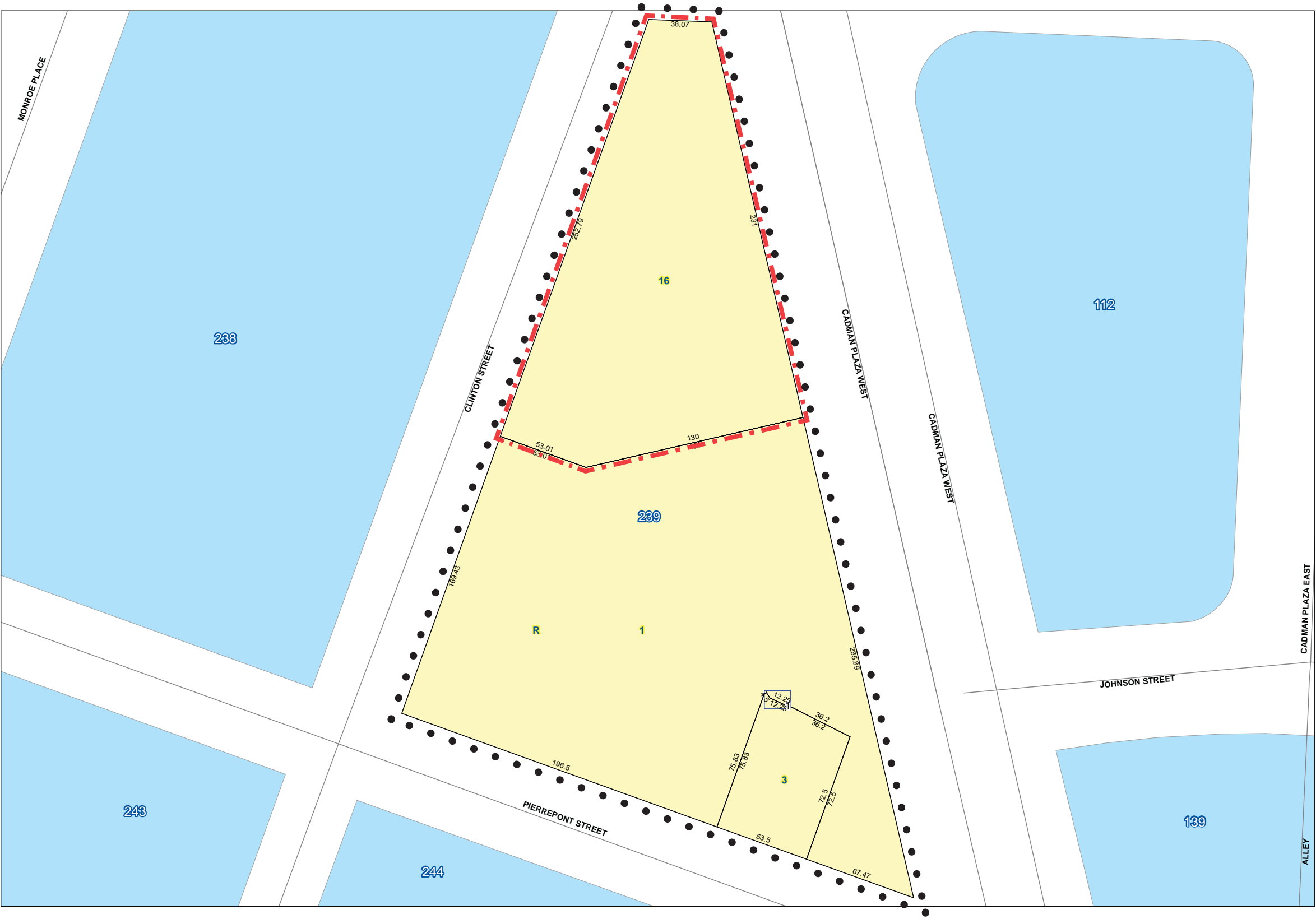
Effective Date : 03-20-2013 11:53:38
End Date : Current
Brooklyn Block: 239



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- DEVELOPMENT SITE
- PROJECT AREA



AREA MAP (BROOKLYN, BLOCK 239/ LOT 1, 3, 16)

PROJECT INFORMATION

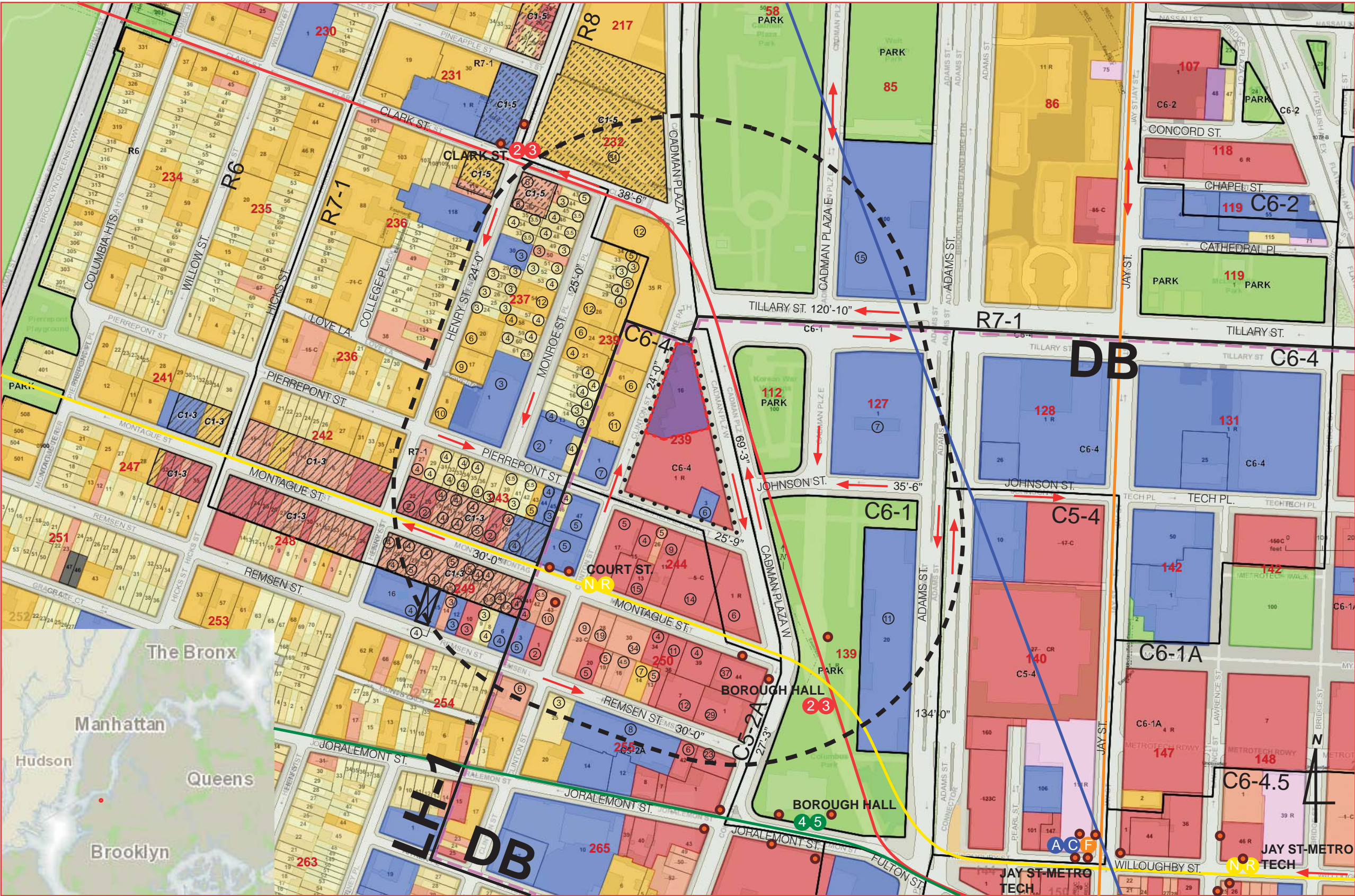
- 600' RADIUS OF PROJECT AREA
- DEVELOPMENT SITE
- PROJECT AREA
- DB: SPECIAL DOWNTOWN BROOKLYN DISTRICT

PROJECT INFORMATION

- ZONING DISTRICT BOUNDARY - EXISTING TO REMAIN
- C1-3 COMMERCIAL OVERLAY
- C1-5 COMMERCIAL OVERLAY
- INTERIM LIBRARY LOCATION
- SUBWAY ENTRANCE
- NUMBER OF FLOORS

LAND USE DESIGNATIONS

- 01 - ONE & TWO FAMILY BUILDINGS
- 02 - MULTIFAMILY WALKUP BUILDINGS
- 03 - MULTIFAMILY ELEVATOR BUILDINGS
- 04 - MIXED COMMERCIAL/ RESIDENTIAL BUILDINGS
- 05 - COMMERCIAL/ OFFICE BUILDINGS
- 06 - INDUSTRIAL/ MANUFACTURING
- 07 - TRANSPORTATION/ UTILITY
- 08 - PUBLIC FACILITIES & INSTITUTIONS
- 09 - OPEN SPACE
- 10 - PARKING FACILITIES
- 11 - VACANT LAND



PROJECT AREA PHOTOGRAPHS

SITE



01 CADMAN PLAZA WEST LOOKING NORTH



02 EXISTING LIBRARY FROM CADMAN PLAZA WEST

SITE



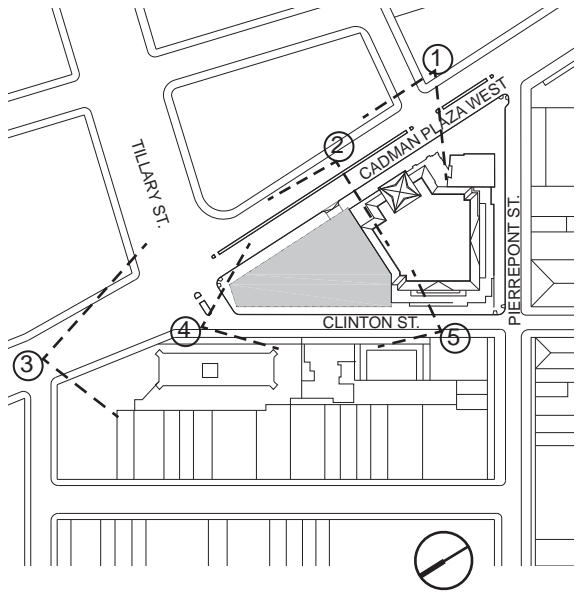
03 CADMAN PLAZA WEST LOOKING NORTH



04 LOOKING SOUTH FROM TILLARY



05 LOOKING NORTH FROM CLINTON



PHOTOGRAPHS TAKEN ON NOV. 3. 2014

PROJECT AREA PHOTOGRAPHS

SITE



01 LOOKING NORTH FROM CADMAN PLAZA WEST



02 LOOKING NORTH FROM CLINTON



03 LOOKING SOUTH EAST FROM CLARK ST.

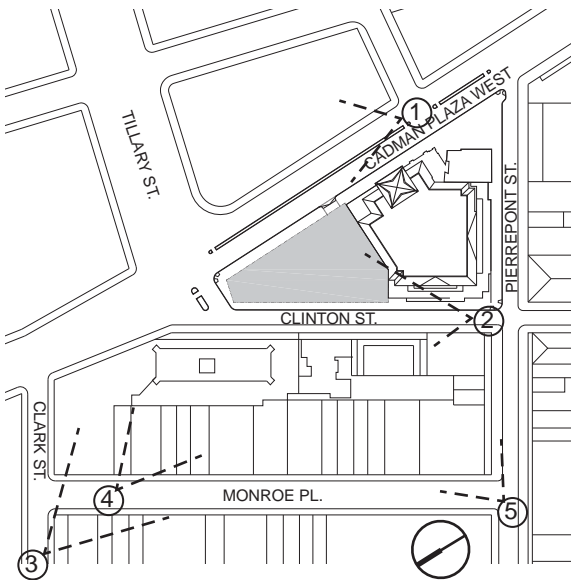
SITE



04 LOOKING SOUTH EAST FROM MONROE PL.



04 LOOKING NORTH EAST FROM MONROE PL. & PIERREPONT ST.



PHOTOGRAPHS TAKEN ON NOV. 3. 2014