

GREENPOINT BUSHWICK LLC

New York, New York

F&A prepared a **Land Use & Zoning Analysis** for a proposed rezoning to construct a new 10-story mixed-use building for a private client in East Williamsburg, Brooklyn. The site is located adjacent to Newtown Creek. The project requires a zone change from the M3-1 District to the M1-5 District, and will provide over 495,000 SF of new space for technology, advertising, media and information (TAMI) firms, “maker” and/or other kinds of commercial and quasi-industrial uses.



Existing site conditions and proposed rendering of building on Newtown Creek.

The Land Use & Zoning Analysis includes:

- A narrative describing the proposed rezoning;
- Maps of existing land uses; and
- An analysis on general land use, zoning and market trends.

The report concluded that the Project:

- Is consistent with the proposed *North Brooklyn Industrial & Innovation Plan*;
- Will complement the current uses found in the neighborhood; and
- Rezoning the site would maintain manufacturing districts in the City.