



R E S O L U T I O N  
Of the Park Slope Civic Council  
Regarding the proposed  
Upzoning of the Arrow Linen Sight

WHEREAS: The current owners of a commercial property on Prospect Avenue in Windsor Terrace known as the “Arrow Linen site” have proposed a “spot” upzoning of that property and adjacent properties that they do not own to allow buildings 13 or more stories high; and

WHEREAS: The current owners have distributed a plan showing two 13-story buildings, although the plans are illustrative only and do not represent an approved development plan; and

WHEREAS: The current owners apparently plan to sell the site, there is no way to know what a future developer might choose to build if the upzoning is approved; and

WHEREAS: The adjacent properties covered by the upzoning request contain dozens of rent-stabilized tenants who are potentially at risk if a developer desires to purchase and demolish those properties to add even further to the size and scale of the project; and

WHEREAS: This “spot” upzoning, if approved, would essentially quadruple the allowable height of buildings and potentially create an “island” of high-rises on a relatively narrow street in a low-rise, low-density neighborhood; and

WHEREAS: Mayor Adams’ “City of Yes” proposal, if adopted, could lead to an increased number of stories beyond the 13 proposed by the Arrow Linen owners; and

WHEREAS: The Park Slope Civic Council has in the past supported the upzoning of 4<sup>th</sup> Avenue and the Gowanus Rezoning, both of which have led to very substantial construction of new housing; and

WHEREAS: The Civic Council has also supported or not opposed multiple development projects in the Park Slope neighborhood to create additional housing and in particular additional affordable housing; and

WHEREAS: Housing Not High-Rises, a Windsor Terrace neighborhood group, has collected more than 1,300 petitions signatures of local residents opposed to the upzoning and has indicated a willingness to support a more modest increase in building heights; and

WHEREAS: According to Housing Not High-Rises, the current owners have been unwilling to meet with their organization or with the community to discuss the upzoning request;

NOW, THEREFORE, BE IT RESOLVED:

THAT the Park Slope Civic Council believes the Arrow Linen site represents an exceptional opportunity to build affordable housing; and

THAT multiple uncertainties exist with respect to the current owners' upzoning request; and that approving the request as currently proposed would be a serious mistake; and

THAT the upzoning request as currently proposed should be rejected and the parties should negotiate an alternative that would create a significant number of new units of affordable housing without creating an island of high-rise development completely out of context with this historic Windsor Terrace neighborhood.

Adopted by The Board of Trustees on Thursday, September 12, 2024