

Practice Update

# New York City Council Approves the “Atlantic Avenue Mixed-Use Plan”

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By Joseph A. Sbarro

The New York City Council approved the Atlantic Avenue Mixed-Use Plan (AAMUP) on May 28, 2025. This initiative represents a significant rezoning aimed at transforming a key corridor in Central Brooklyn, which has been zoned for manufacturing since 1961. The AAMUP, spearheaded by the New York City Department of City Planning, is projected to create up to 4,600 apartments, approximately 1,900 of which would be permanently affordable. This can help alleviate the housing crisis in New York City and provide more options for residents who are struggling with high rent prices.

The AAMUP covers a 21-block stretch of Atlantic Avenue from Vanderbilt Avenue to Nostrand Avenue, encompassing parts of Prospect Heights, Crown Heights, and Bedford-Stuyvesant. Key components of the plan include:

- **Increased Housing Density:** The rezoning would facilitate the creation of more housing units, including affordable housing, by allowing for taller buildings and higher density residential developments.
- **Mixed-Use Development:** The plan encourages mixed-use developments that combine residential, commercial, and community spaces. The goal is to create more vibrant, walkable

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neighborhoods with easy access to amenities and services.

- **Infrastructure Improvements:** The plan includes investments in infrastructure, such as improved public transportation, upgraded utilities, and enhanced public spaces to support increased density.
- **Economic Opportunities:** The rezoning seeks to create new job opportunities and stimulate local businesses by promoting commercial development.

Akerman has been following the AAMUP closely, as our land use team recently secured approvals for a new development project at 1289 Atlantic Avenue in Bedford-Stuyvesant. While just outside the AAMUP area, the approvals we obtained were intentionally consistent with the goals of the AAMUP, including a zoning map amendment from an M1-1 district to C4-5X and R6B districts, and a zoning text amendment to designate a Mandatory Inclusionary Housing area to facilitate a new 14-story, approximately 162,494 square foot mixed-use building with 112 dwelling units.

Please contact Akerman's New York Land Use team to discuss specific questions relating to the AAMUP or any other questions relating to the City's rezoning process.

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