46 Nelson St Rezoning

Community District 6, Brooklyn

250094 ZMK

N 250095 ZRK



Proposed Project and Location

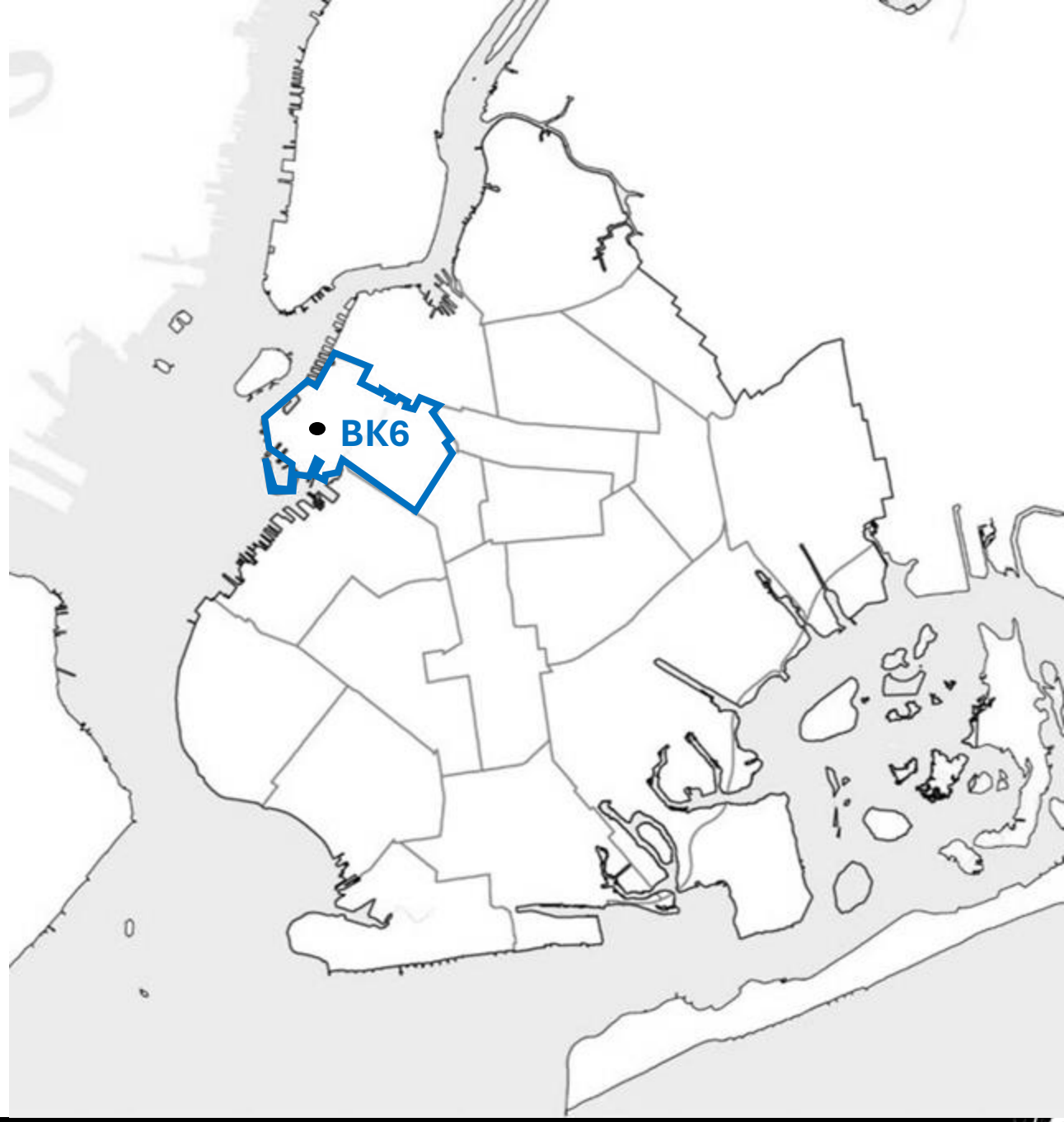
Applicant:
46 Nelson LLC

Actions Requested:
ZM: M1-1 to M1-2A/R7A (MX-5) and M1-2A/R6A (MX-5)
ZR: Appendix F

Development:
7-story mixed-use building with 108 residential units (27 MIH) and 17,100 square feet of ground floor commercial

Location:
46 Nelson Street (Block 526, Lot 1)
Red Hook

Districts:
Brooklyn Community District 6
City Council District 38 (Alexa Avilés)



Project Area



Land Use and Zoning

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

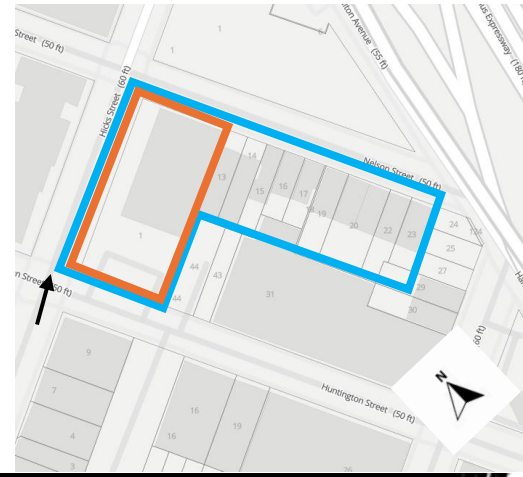


Flood Map


Preliminary Flood Insurance Rate Maps 2015
V Zone
A Zone
Shaded X Zone
Project Area

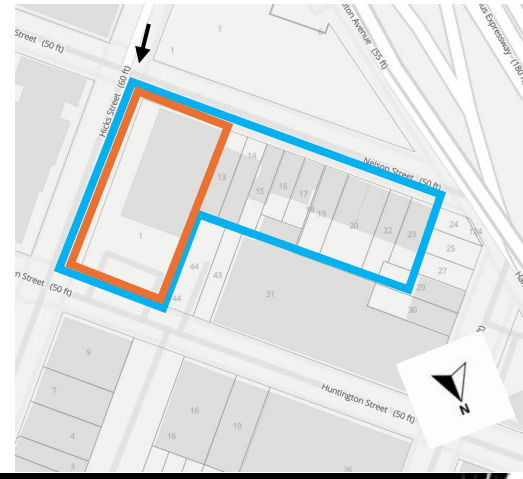
Project Location: Looking Northeast at Proposed Development



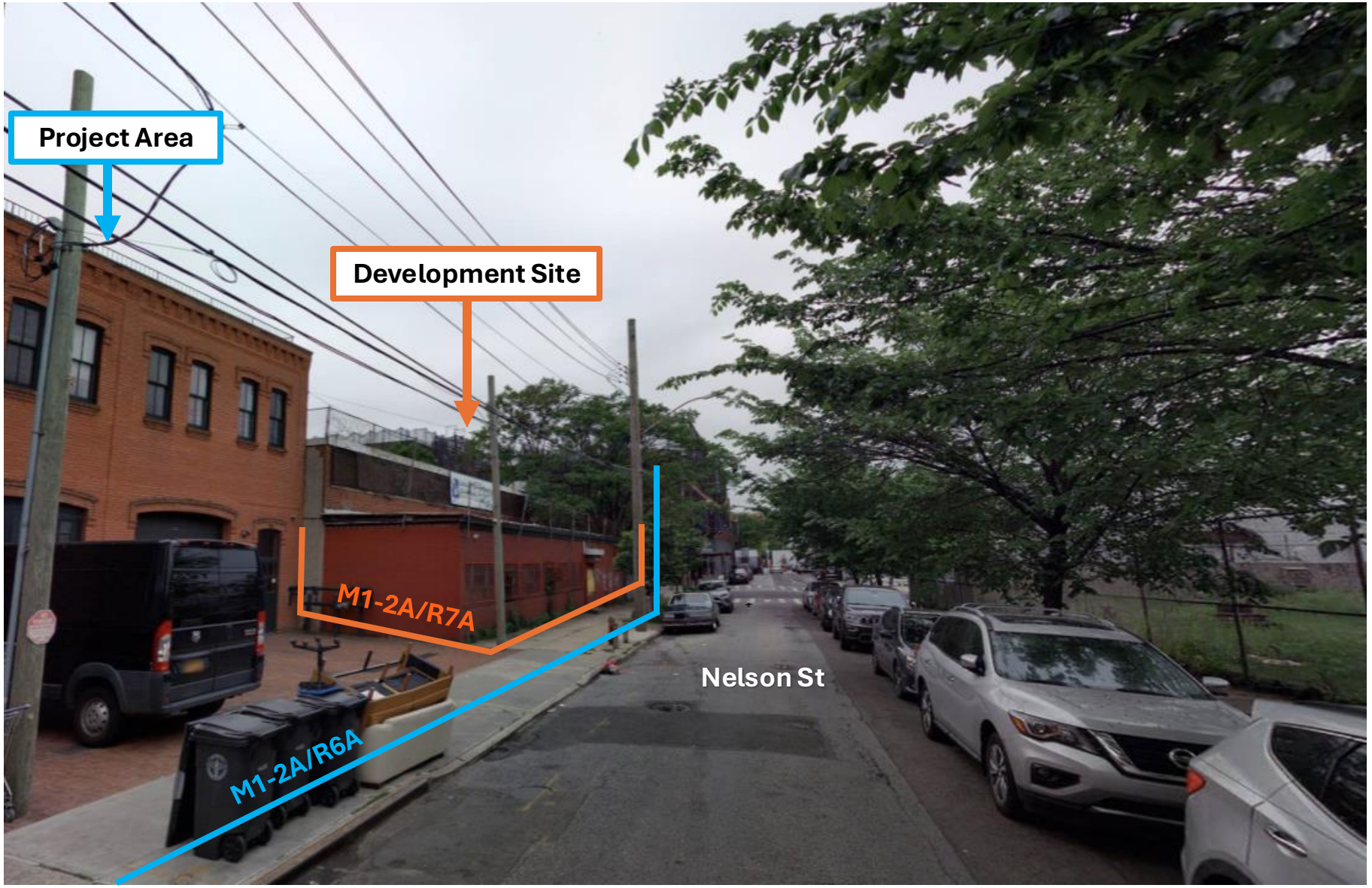


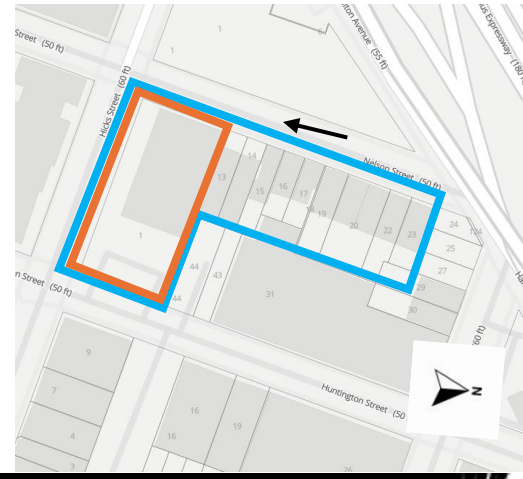
Project Location: Looking Southeast at Proposed Development





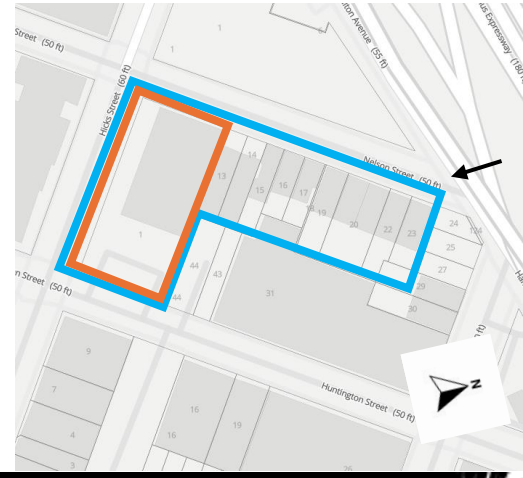
Project Location: Looking West on Nelson Street



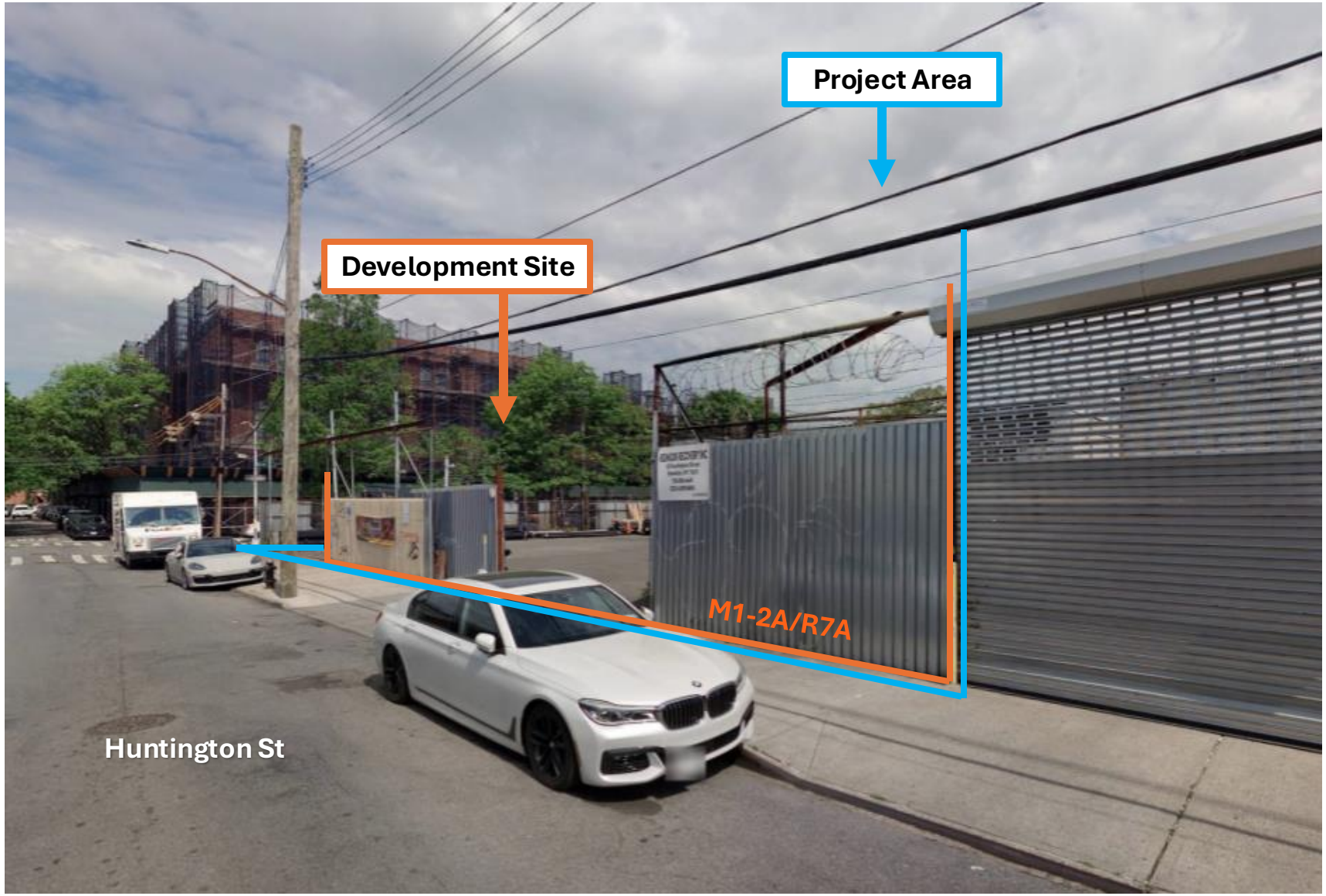


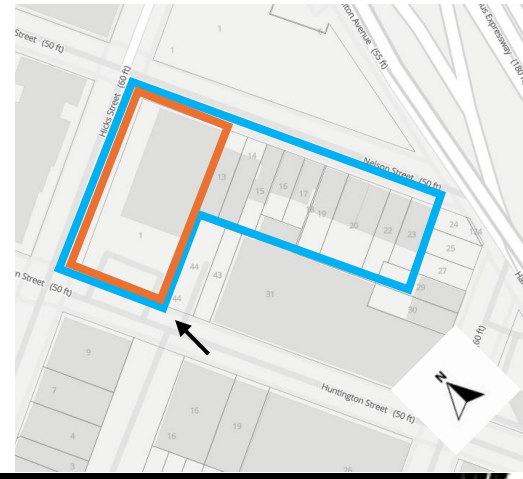
Project Location: Looking West at Rezoning Area on Nelson Street





Project Location: Looking West on Huntington Street





Proposed Development

- 7-story 100,100 square feet mixed use building (5.01 FAR)
- Height: 76 feet
- 108 units (27 MIH)
- 17,100 square feet ground floor commercial
- 42 parking spots



Proposed Actions

1. Zoning Map Amendment:

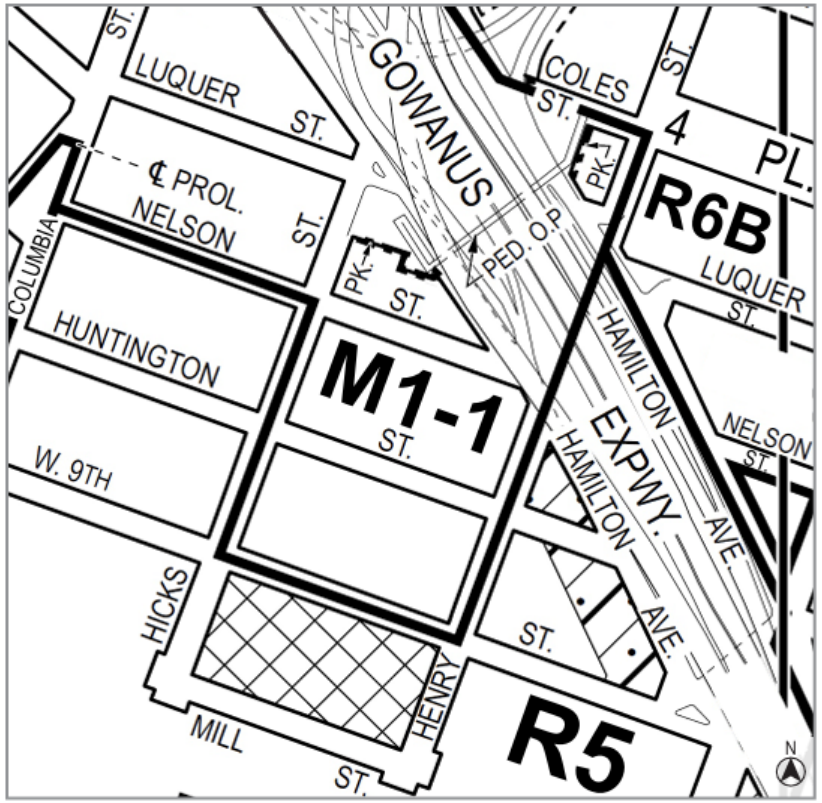
- Rezone the Rezoning Area from an M1-1 to M1-2A/R7A (MX-5) and M1-2A/R6A (MX-5)

2. Zoning Text Amendments:

- Establish a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2

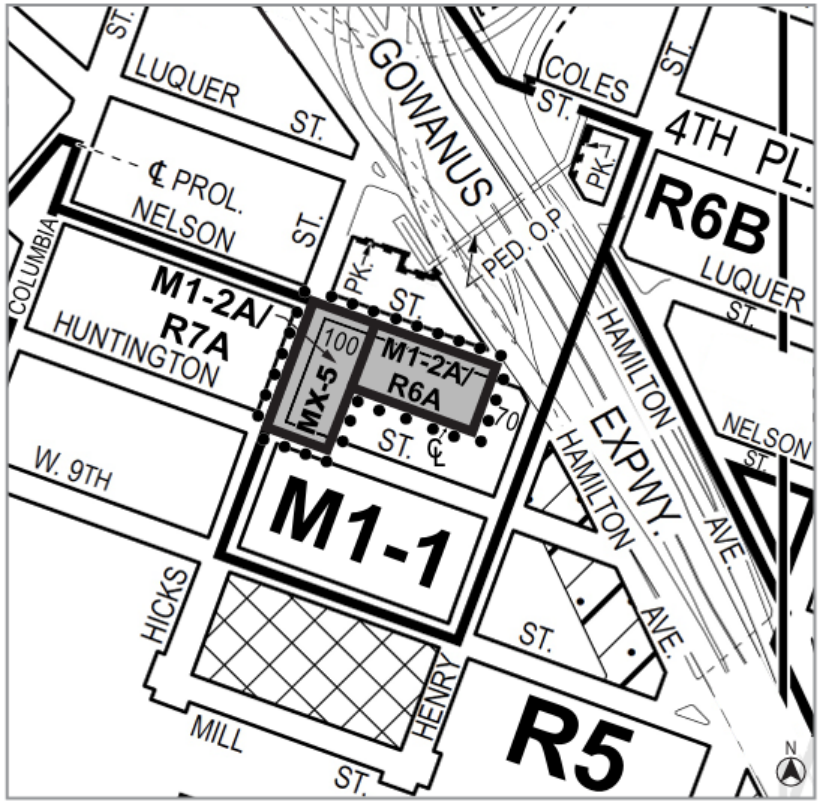
Proposed Action: Zoning Map Amendment

Current Zoning: M1-1



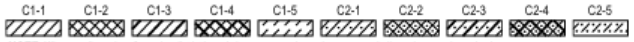
Current Zoning Map (16a)

Proposed Zoning:
M1-2A/R7A (MX-5) and M1-2A/R6A(MX-5)



Proposed Zoning Map (16a) - Area being rezoned is outlined with dotted lines

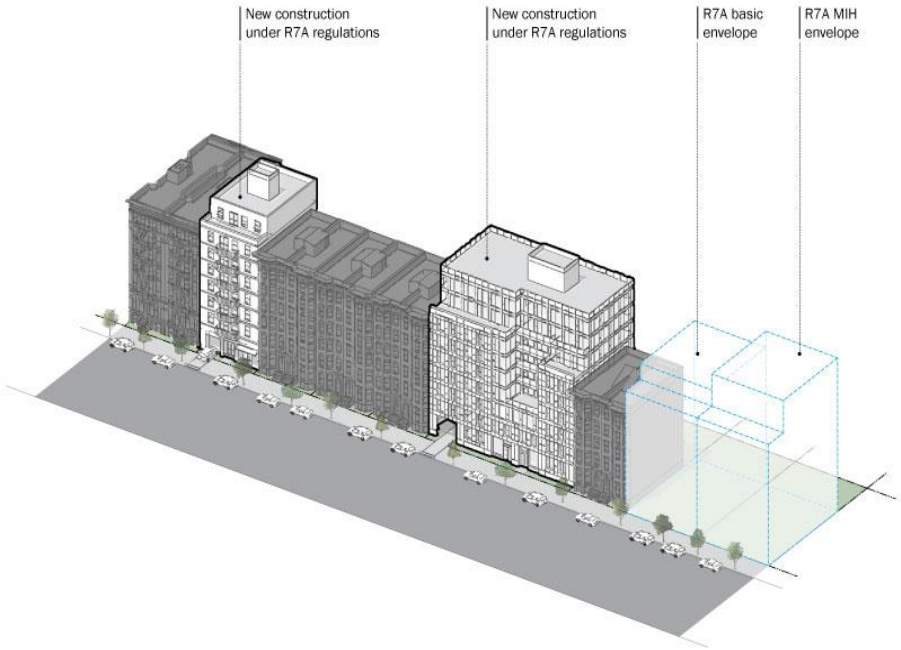
Rezoning from M1-1 to M1-2A/R7A (MX-5)
Rezoning from M1-1 to M1-2A/R6A (MX-5)



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

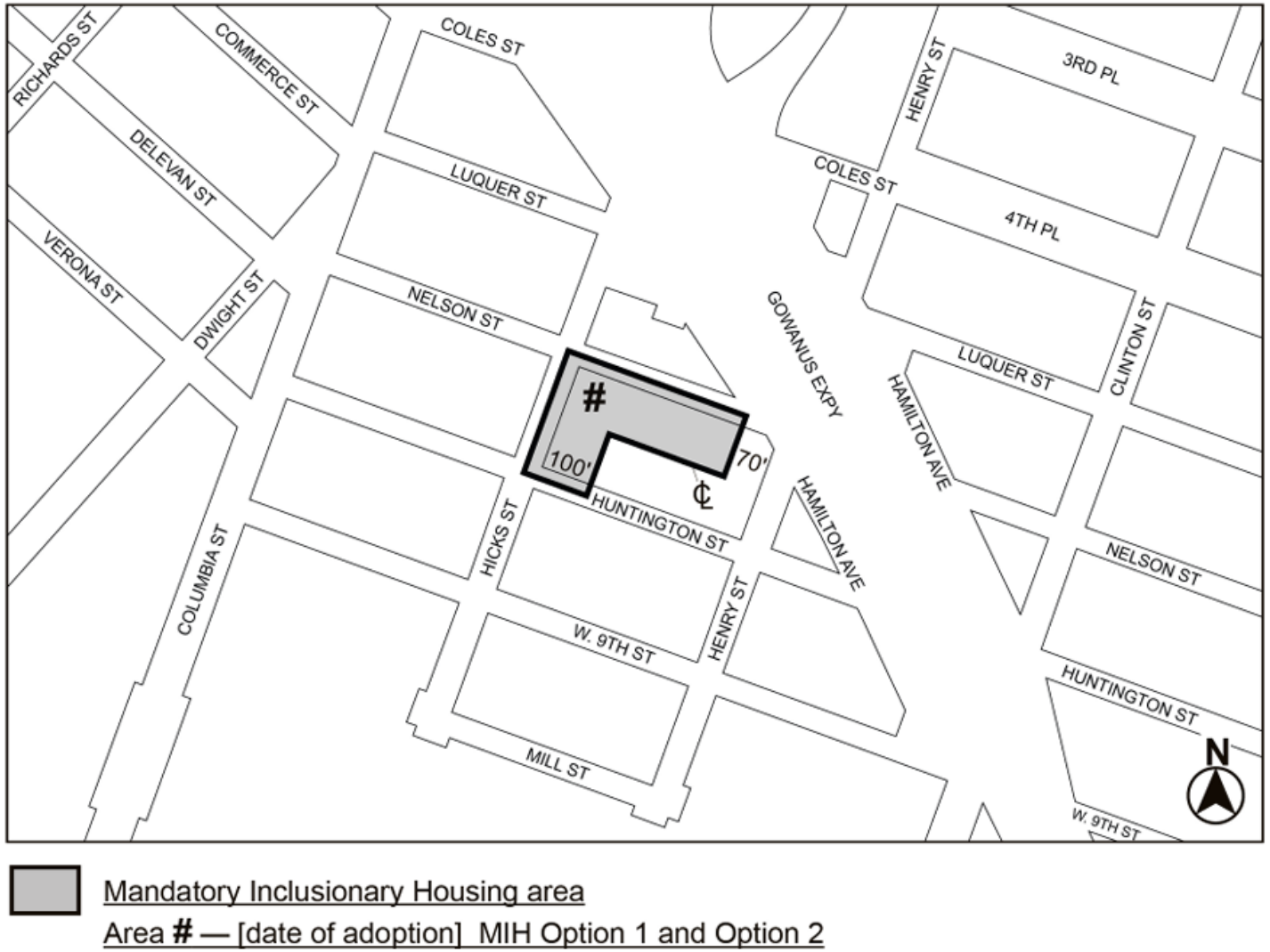
Zoning Map Amendment: M1-2A/R7A (MX-5) and M1-2A/R6A (MX-5)

	Existing	Proposed	
	M1-1	**M1-2A/R6A (MX-5)**	**M1-2A/R7A (MX-5)**
Permitted Use Groups	I, III(B)-X	I - X	I - X
Max Building Height	Sky Exposure Plane	95’	115’
Max Residential FAR (w MIH)	N/A	3.9	5.01
Community Facility FAR	2.4	3.0	4.0
Commercial FAR	1.0	3.0	3.0
Manufacturing FAR	1.0	3.0	3.0
Parking	By Use	Residential – 25% of units	Residential – 15% of units

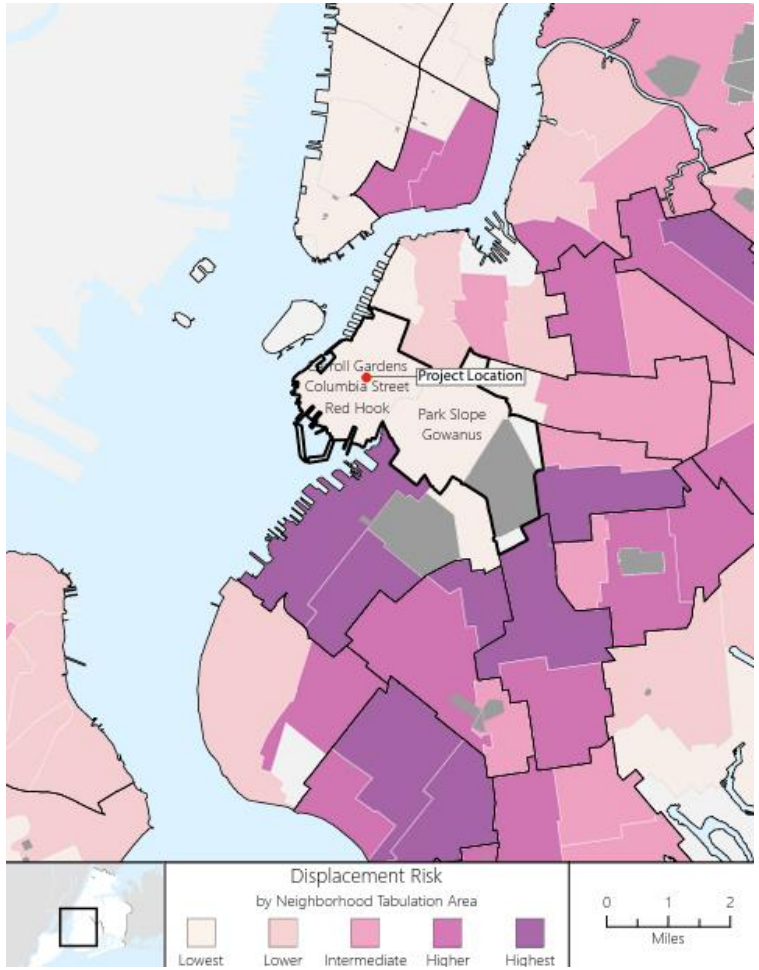


**Illustrative Rendering of R7A*

Proposed Action: Zoning Text Amendment



Applicant Data from Racial Equity Report on Housing and Opportunity (RER)



Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (2024)*		Eligible Income (2024) **	
				Studio	2-bedroom	1-person HH	4-person HH
Very Low Income	11	10%	40%	$1,090	$1,400	$43,500	$62,100
Low Income	8	7%	60%	$1,630	$2,100	$65,200	$93,200
Low Income	8	7%	80%	$2,170	$2,800	$87,000	$124,200
Not Income Restricted	81	75%		$2,860	$5,280	$114,500	$211,000
Total	108	100%					

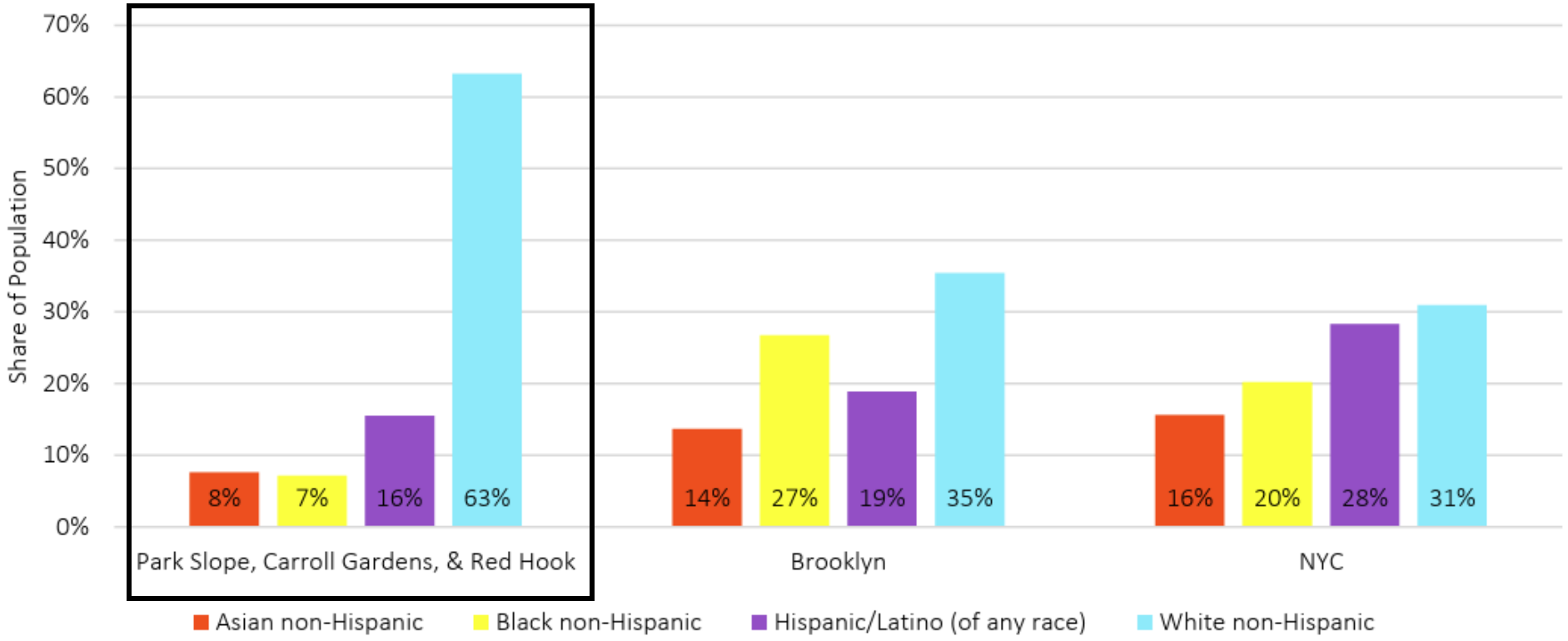
Annual Median Household Income: ***$149,646***
Park Slope, Carroll Gardens, & Red Hook: Public Use Microdata Area (PUMA) 4005: ***More than Brooklyn and NYC***

Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



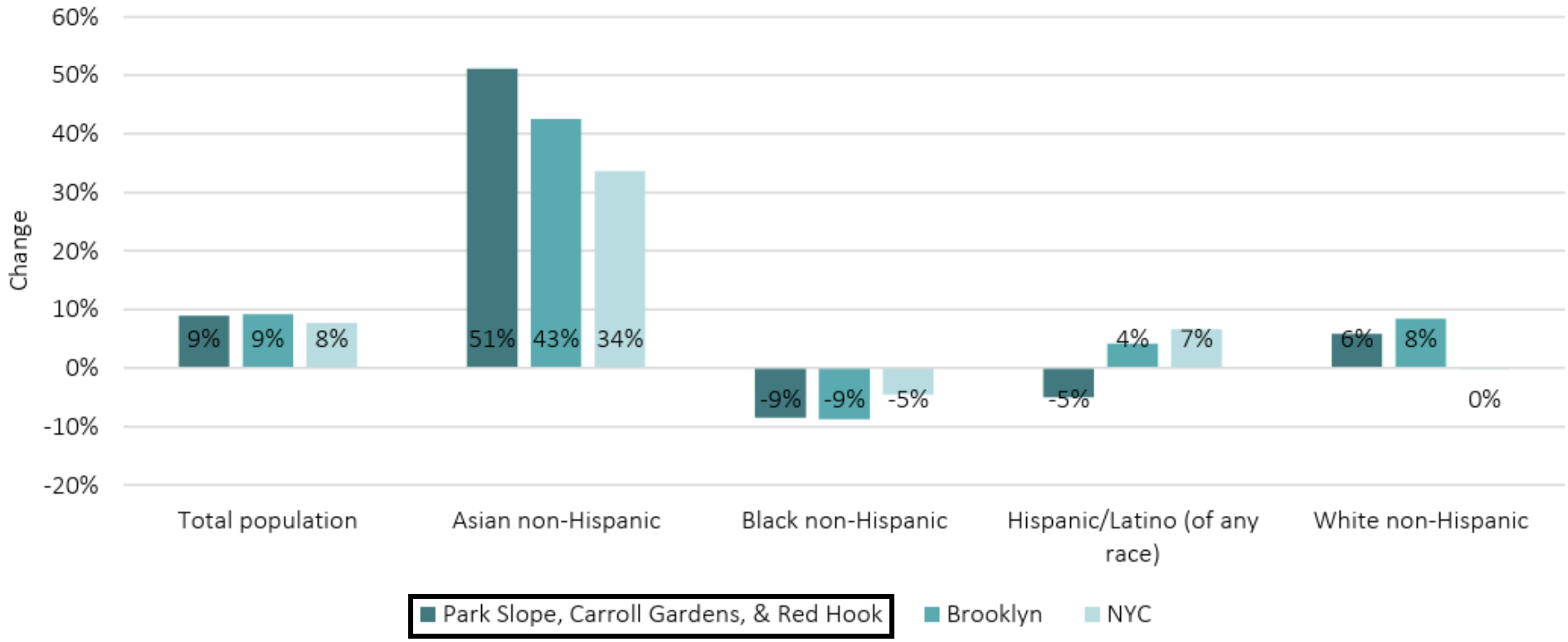
Source: Census 2020; Community Profile Table 1.01

Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



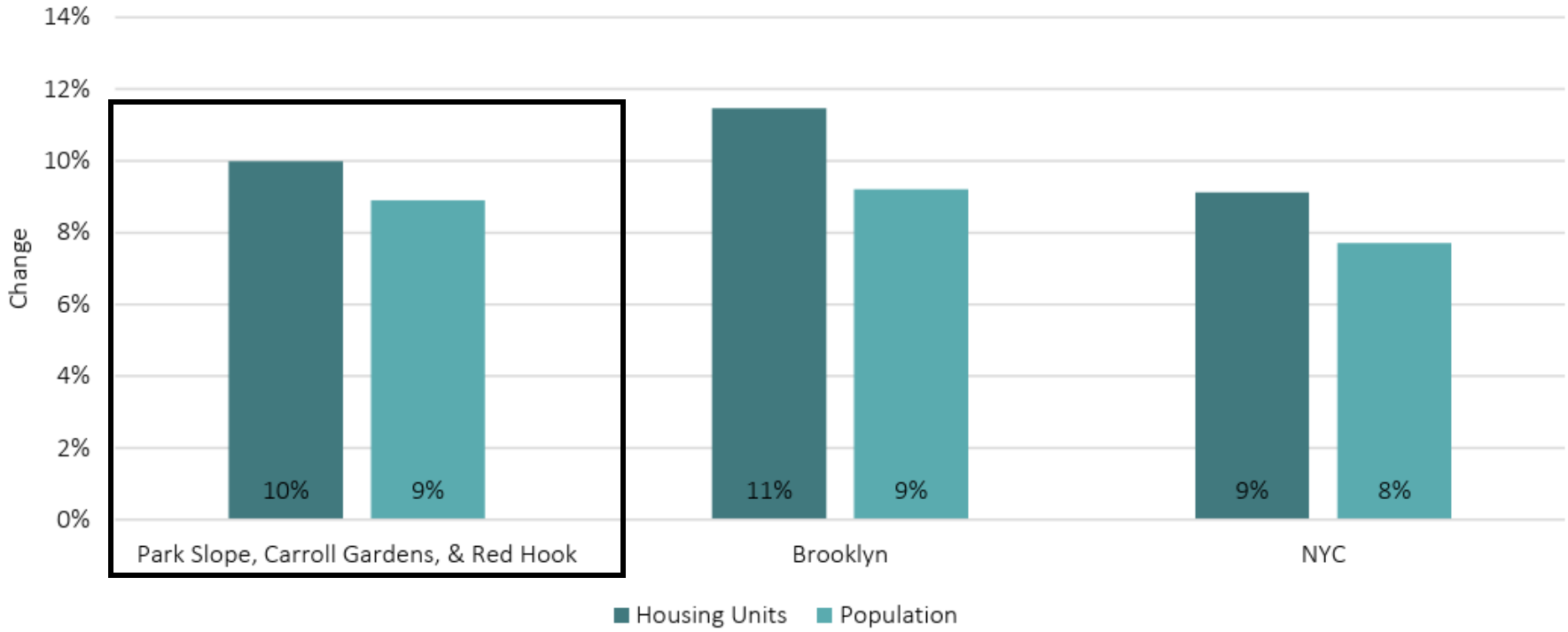
Source: Census 2010, 2020; Community Profile Table 1.01

Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

46 Nelson Rezoning Summary



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46 Nelson LLC

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