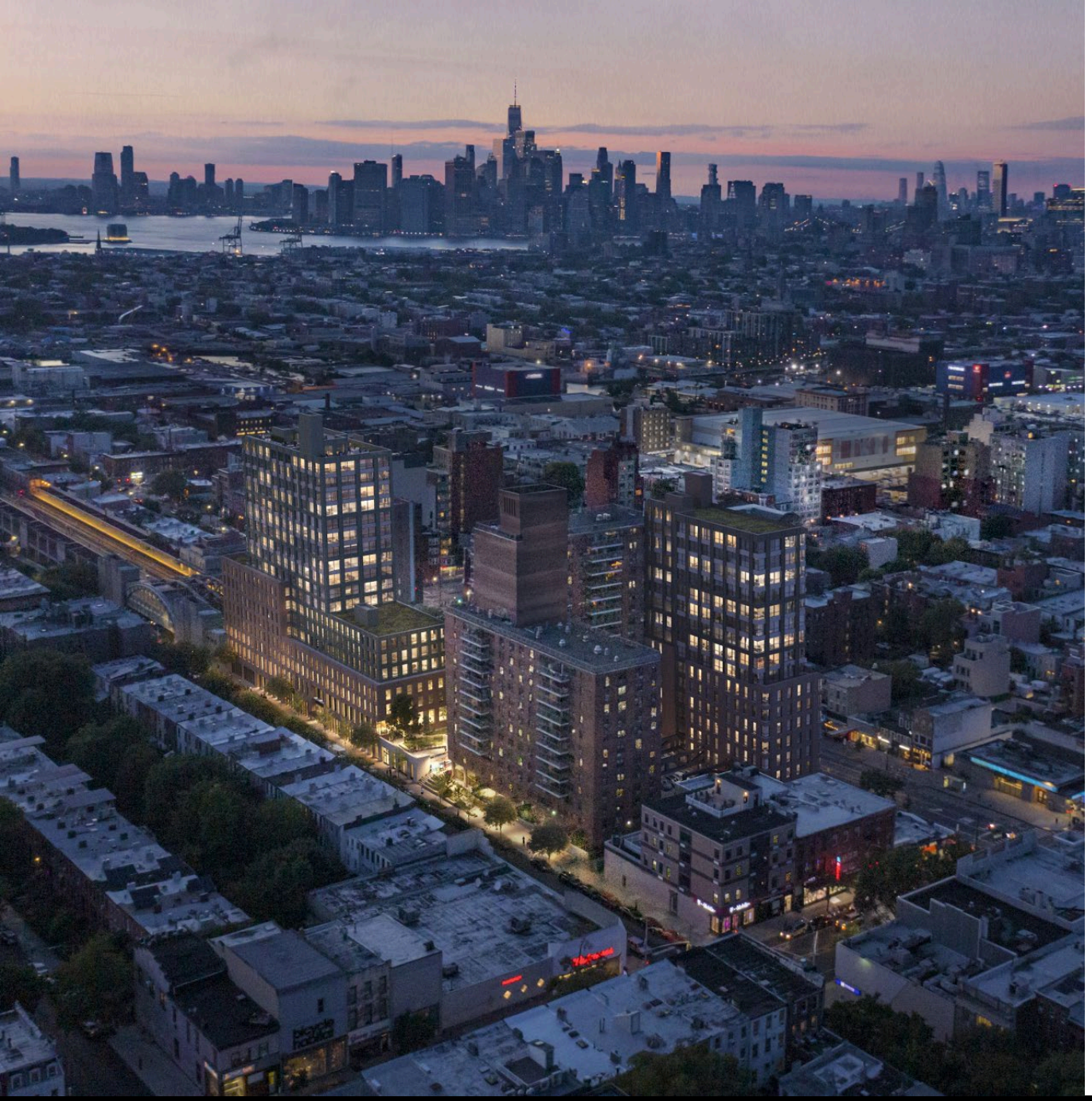


341 10th Street

CPC Review Session | Certification
230337 ZMK
N 230338 ZRK
230339 ZSK
230340 ZSK
Brooklyn, Community District 6

Background

Applicant:
Stellar 341 LLC

Project Location:
9th and 10th Streets, between 4th and 5th Avenues
Park Slope, Brooklyn CD 6

Council District:
Current: 39 - Shahana Hanif
Future: 38 – Alexa Avilés (redistricting)

Proposed Development
Two new 17- and 19-story buildings totaling **245,000 sf** with residential (**305 units, 162 income-restricted**), commercial, and community facility uses. Infill development will maintain existing 12- and 18-story residential building (154 units).



Proposed Actions

1. **Zoning Map Amendment:**

   - Rezone the Rezoning Area from R6A and R6B to R7-3/C2-4

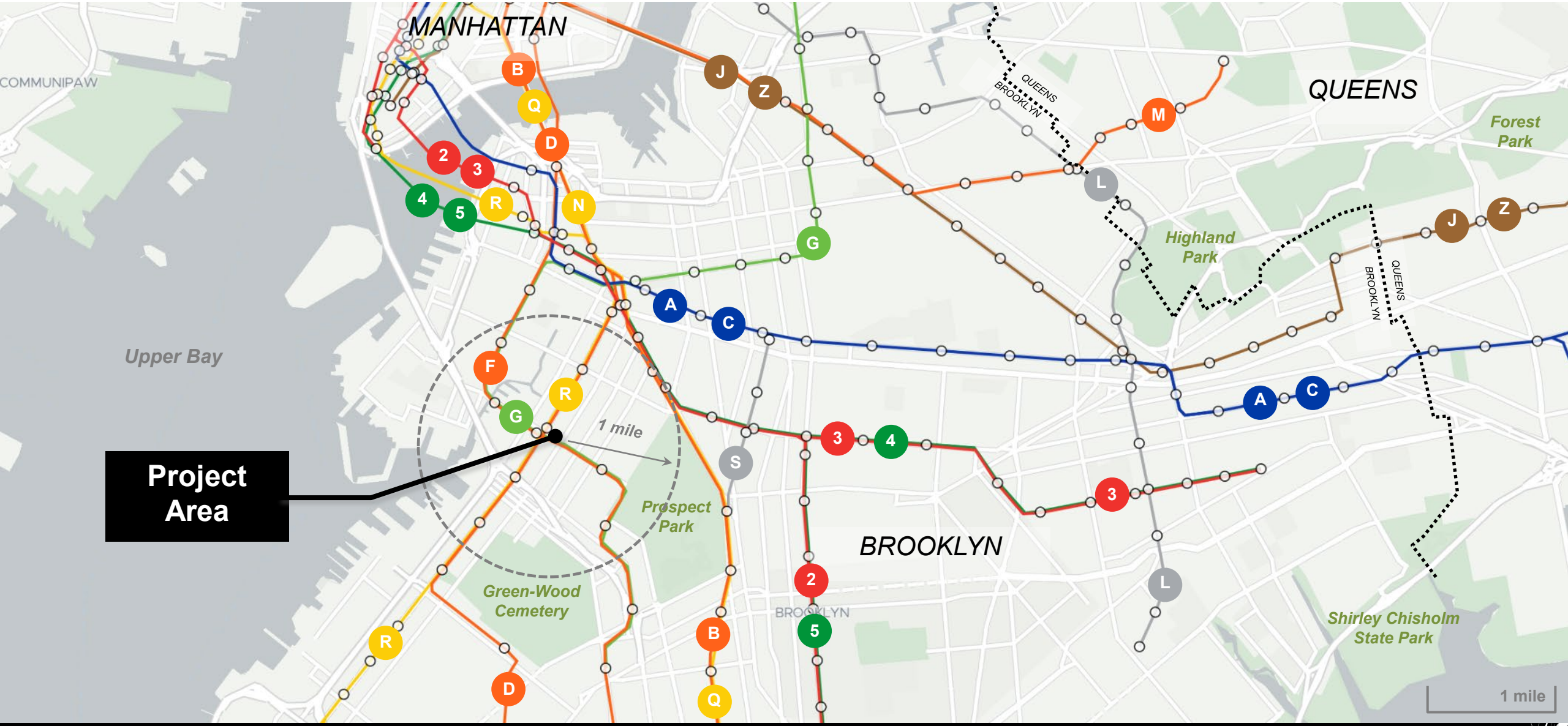
2. **Zoning Text Amendments:**

   - Establish bulk regulations applicable to R7-3 within MIH areas
   - Establish a Mandatory Inclusionary Housing (MIH) area with options 1, 2, and Workforce

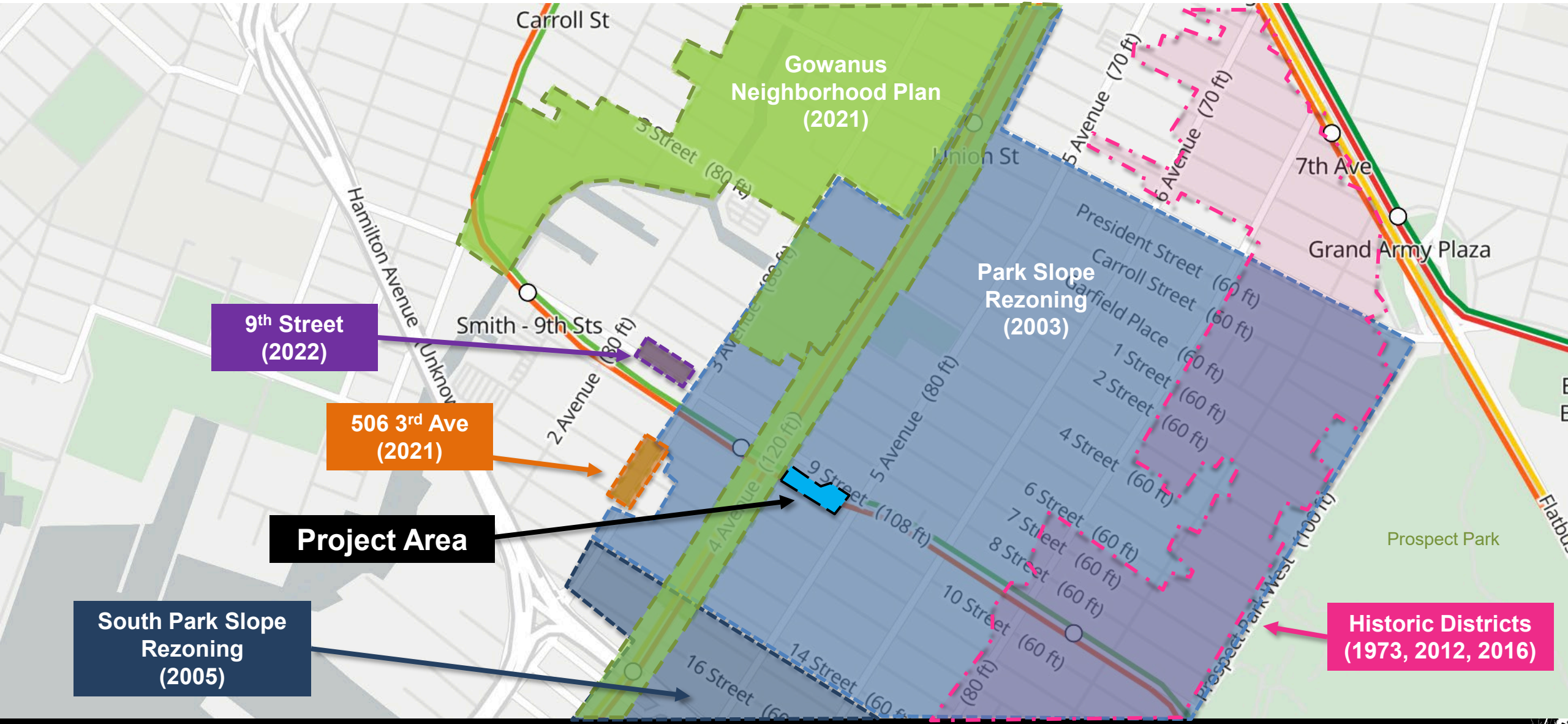
3. **Zoning Special Permits:**

   - Establish a Large Scale General Development (LSGD) pursuant to ZR 74-743(a)(2) to modify height, setback, and rear yard requirements
   - Reduce parking requirements from 174 to 39 spaces

Project Location



Project Location | Recent Land Use Changes + Historic Districts



Land Use & Zoning

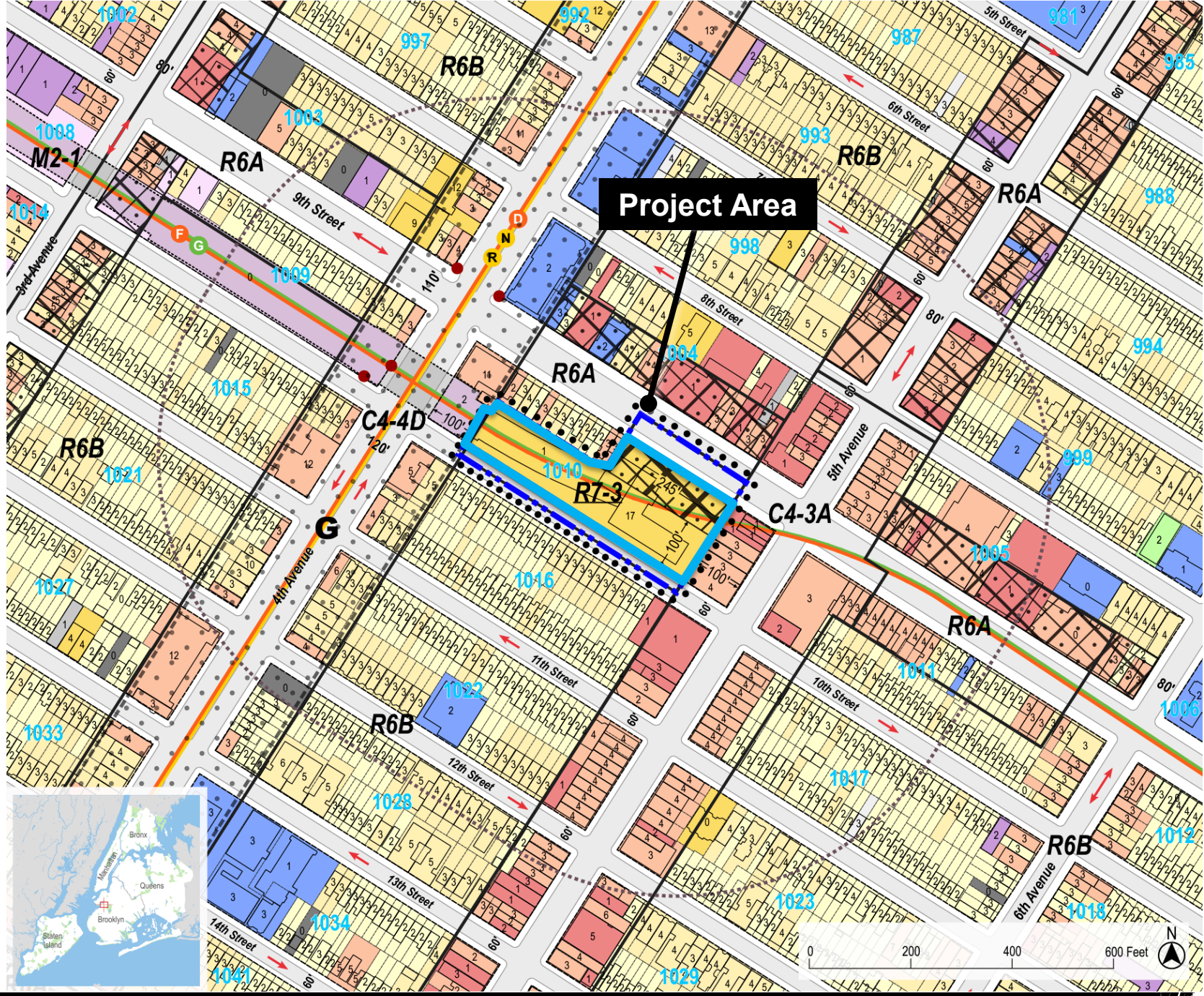
Development Site:
Block #1010, Lot #26

Rezoning Area:
Block #1010, p/o Lot #26

Current Zoning:
R6A, R6B

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



Project & Surrounding Area | Looking North



Project & Surrounding Area | Looking Northeast



Project & Surrounding Area | Looking Southeast



Project & Surrounding Area | Looking Southwest

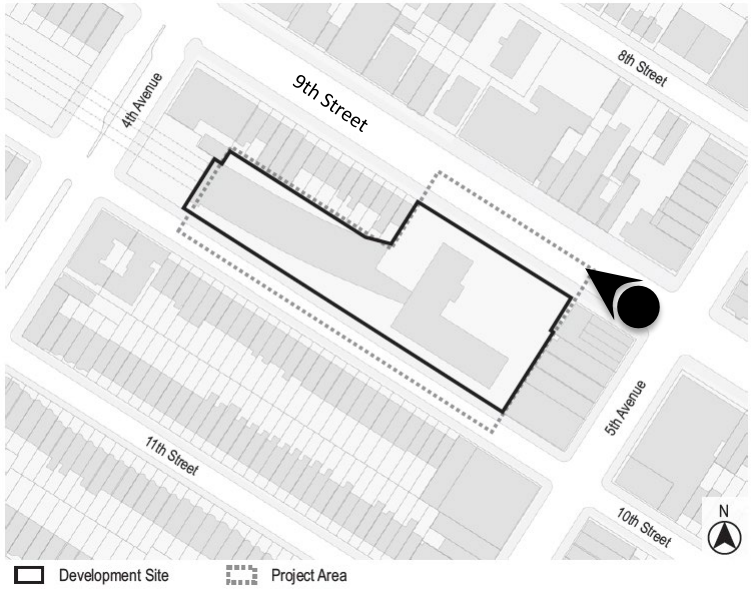


Project & Surrounding Area | Aerial View



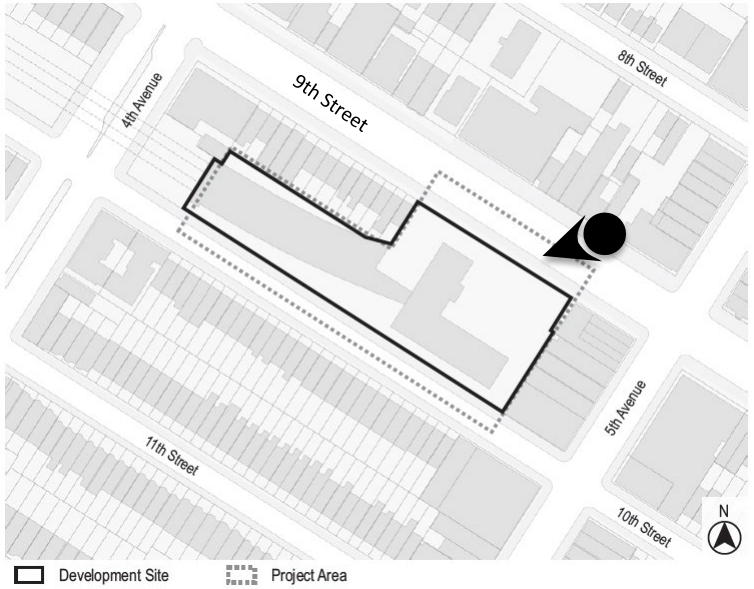
Project Area View | Looking West on 9th Street





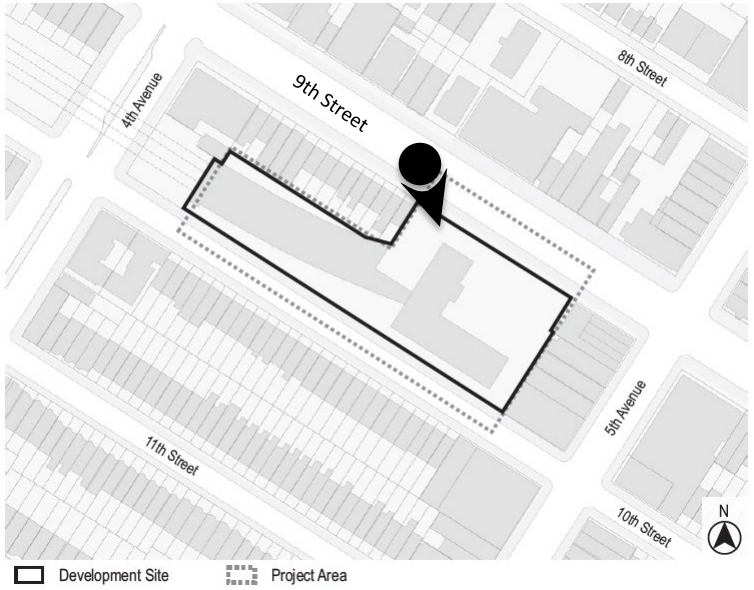
Project Area View | Looking West on 9th Street





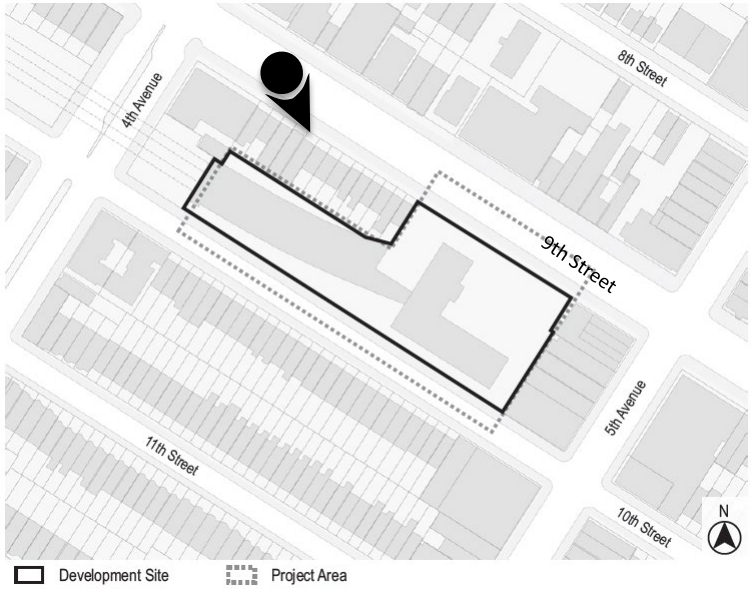
Project Area View | Looking East on 9th Street





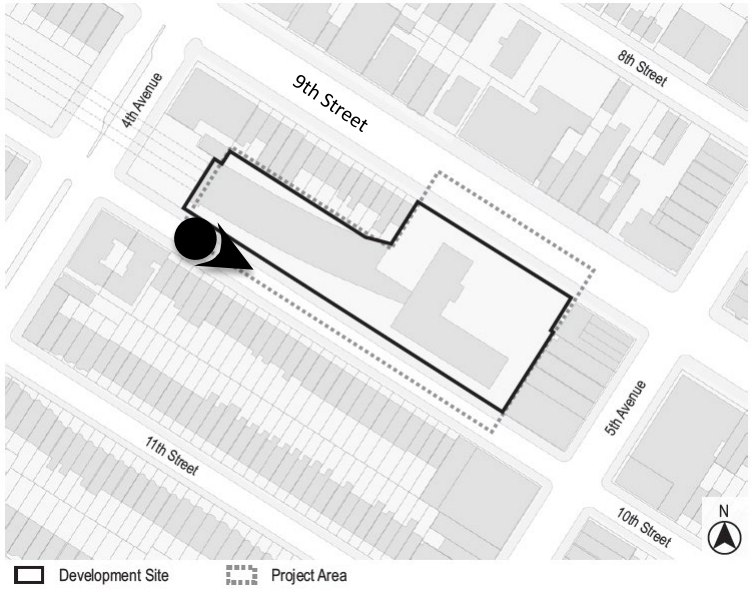
Project Area View | Looking East on 9th Street





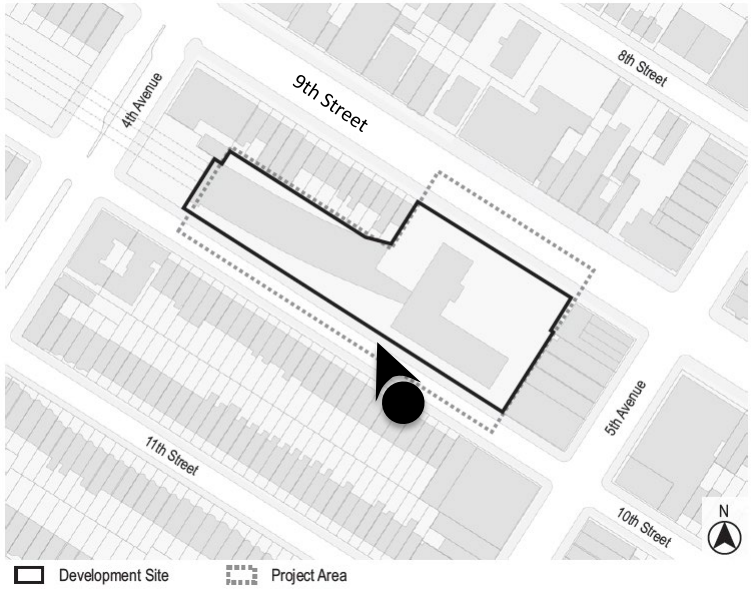
Project Area View | Looking East on 10th Street





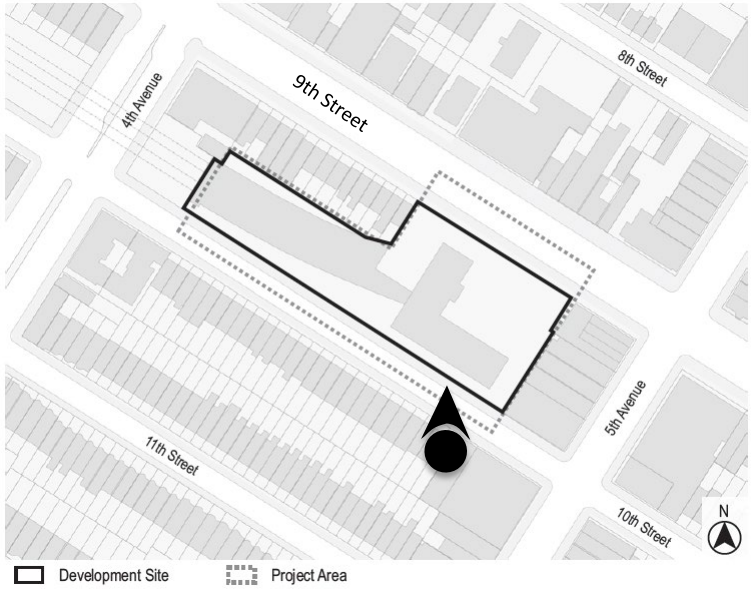
Project Area View | Looking North on 10th Street





Project Area View | Looking North on 10th Street





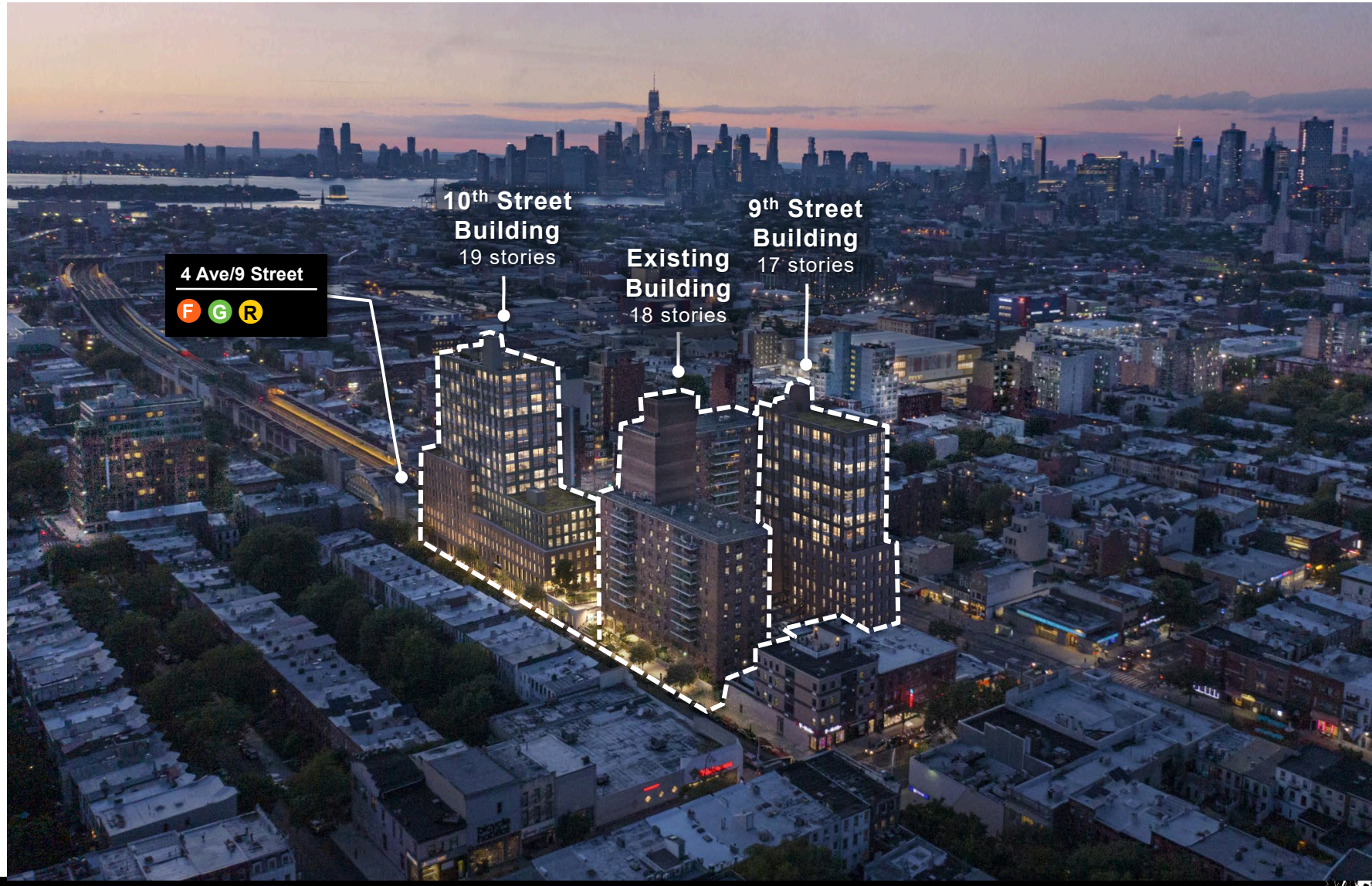
Proposed Development

New Buildings:

- 245,000 sf
  - 234,000 sf residential
  - 6,500 sf commercial
  - 4,500 sf community facility
- 305 Units (162 MIH)
- 17 & 19 Stories (205 ft max)

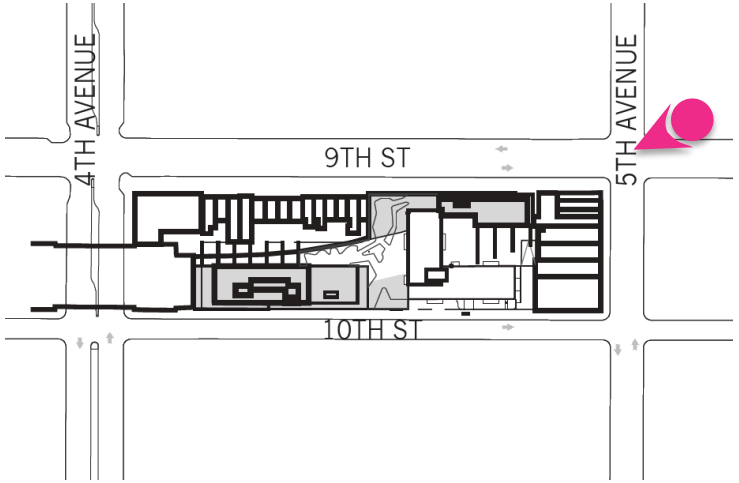
Total:

- 409,500 SF (5.39 FAR)
- 459 Units
  - 162 income-restricted
  - 115 rent stabilized
- 39 Parking spaces



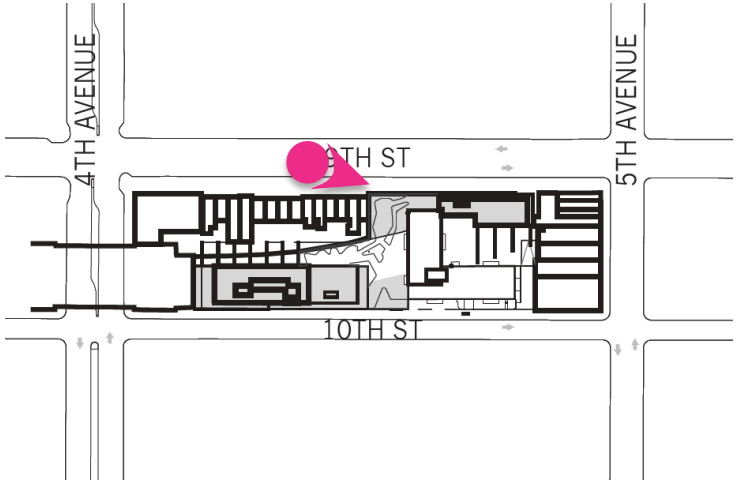
Proposed Development | Looking West on 9th Street





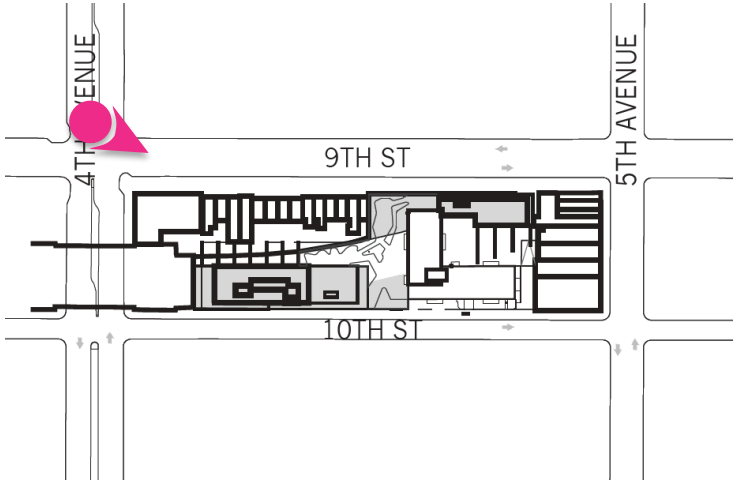
Proposed Development | Looking East on 9th Street





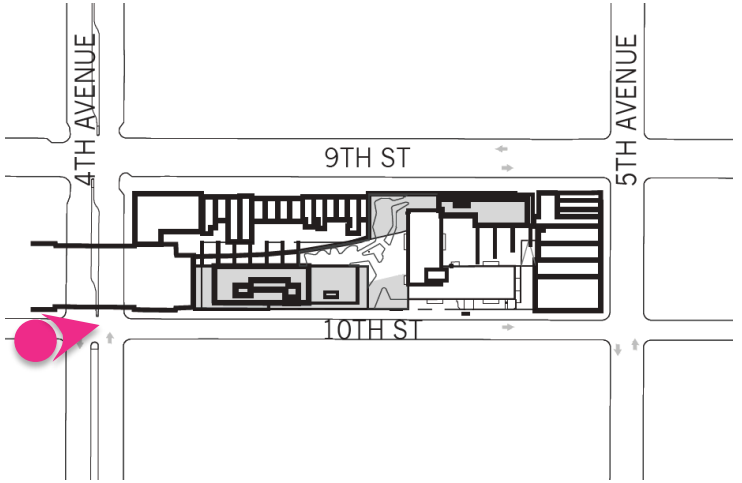
Proposed Development | Looking East on 9th Street





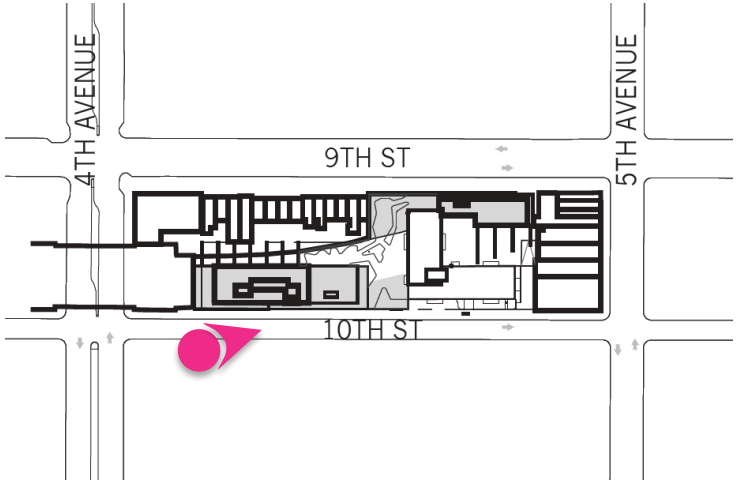
Proposed Development | Looking East on 10th Street





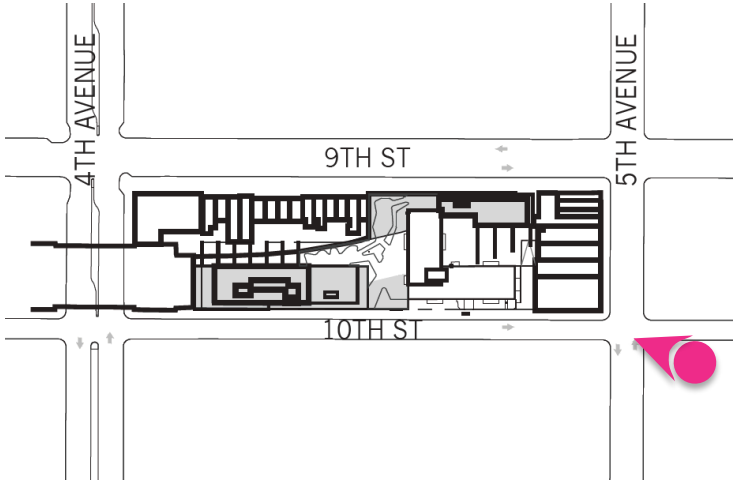
Proposed Development | Looking East on 10th Street





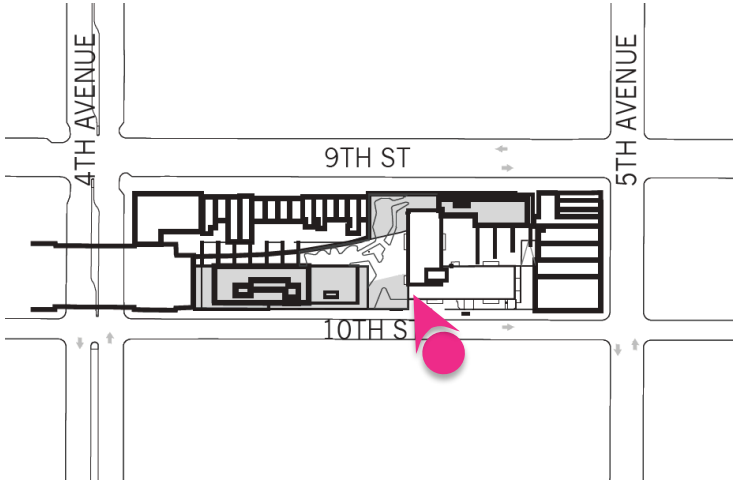
Proposed Development | Looking West on 10th Street





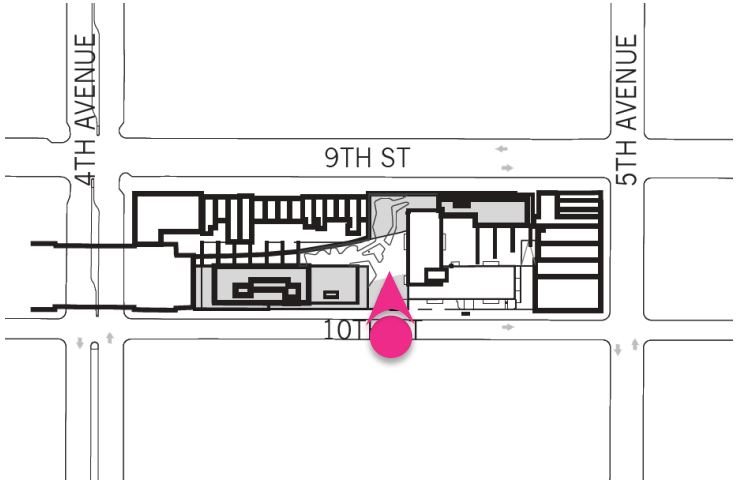
Proposed Development | Open Space from 10th Street



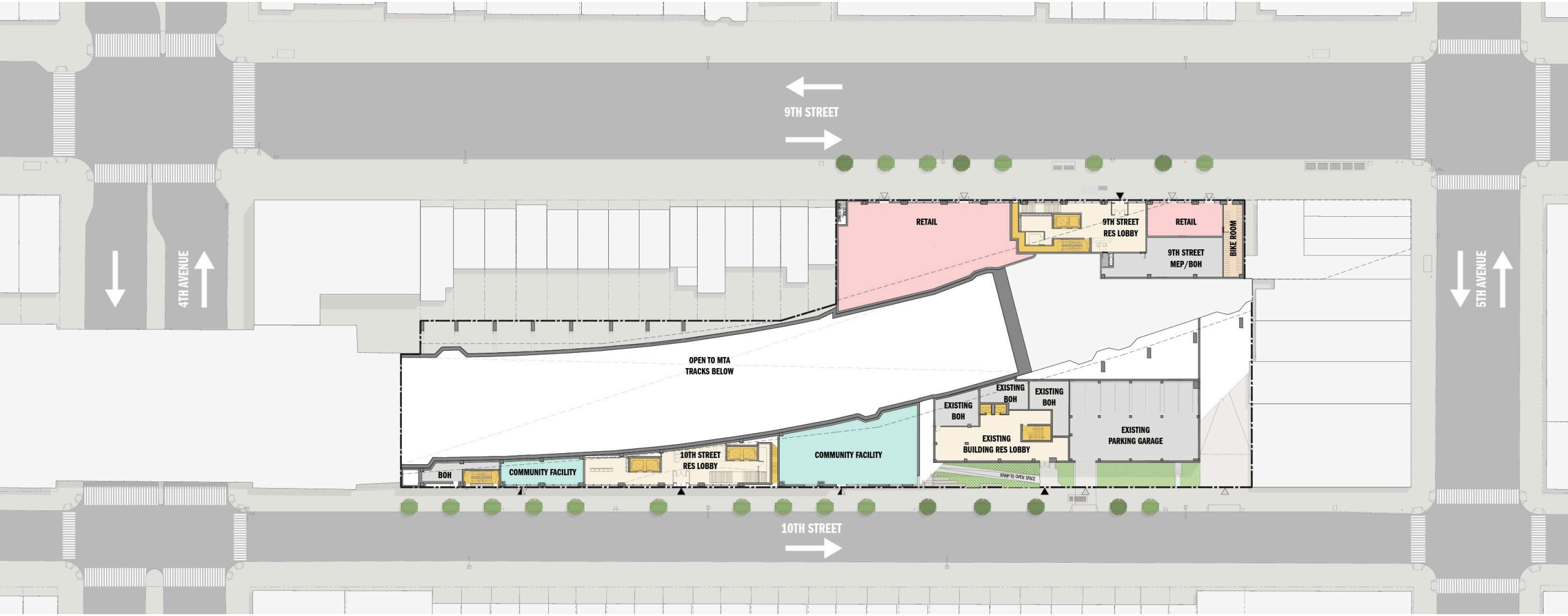


Proposed Development | Open Space



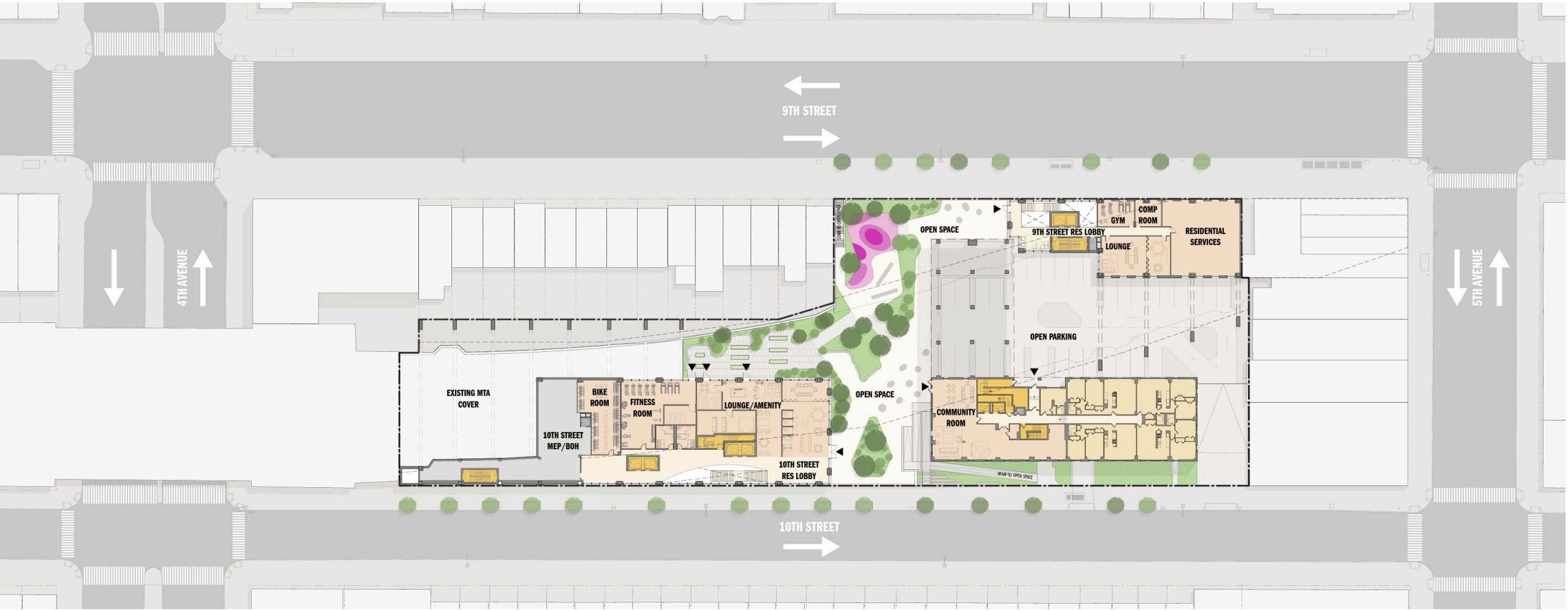


Proposed Development | Schematic Plan – Ground Floor



COMMUNITY FACILITY
EXISTING RESIDENTIAL UNITS
RESIDENTIAL AMENITY
RESIDENTIAL CORE
MEP/BOH CORE
MEP/BOH SPACE
RESIDENTIAL LOBBY & CIRCULATION
RETAIL

Proposed Development | Schematic Plan – Second Floor



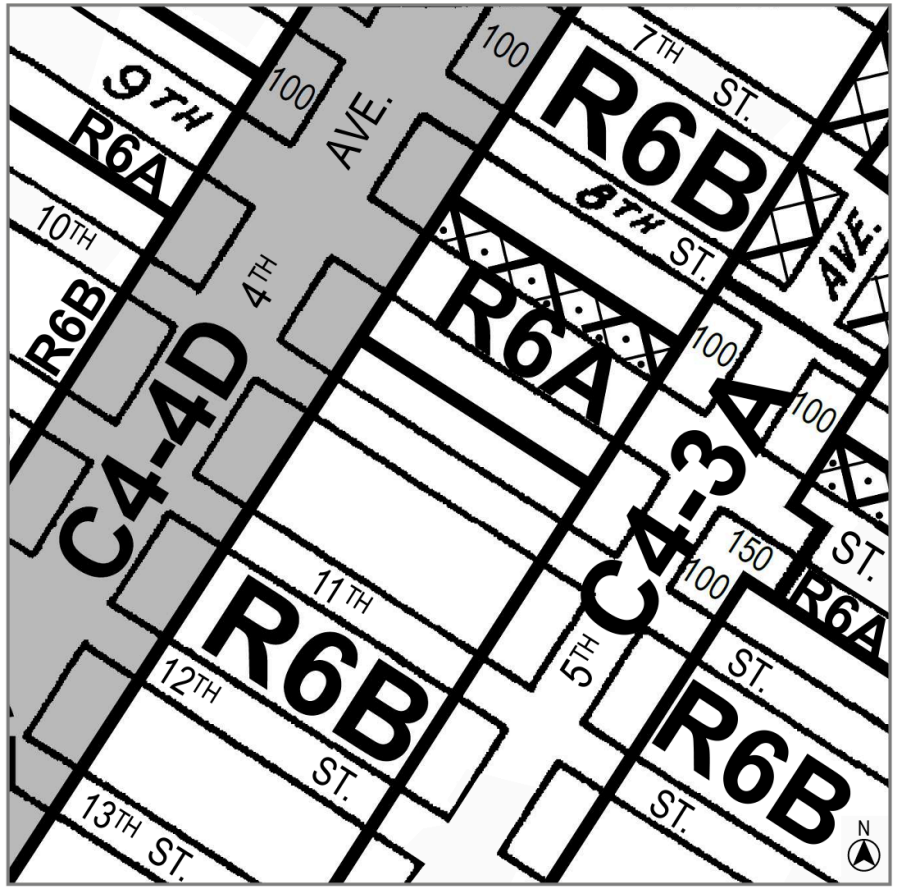
COMMUNITY FACILITY
EXISTING RESIDENTIAL UNITS
RESIDENTIAL AMENITY
RESIDENTIAL CORE
MEP/BOH CORE
MEP/BOH SPACE
RESIDENTIAL LOBBY & CIRCULATION
RETAIL

Proposed Actions

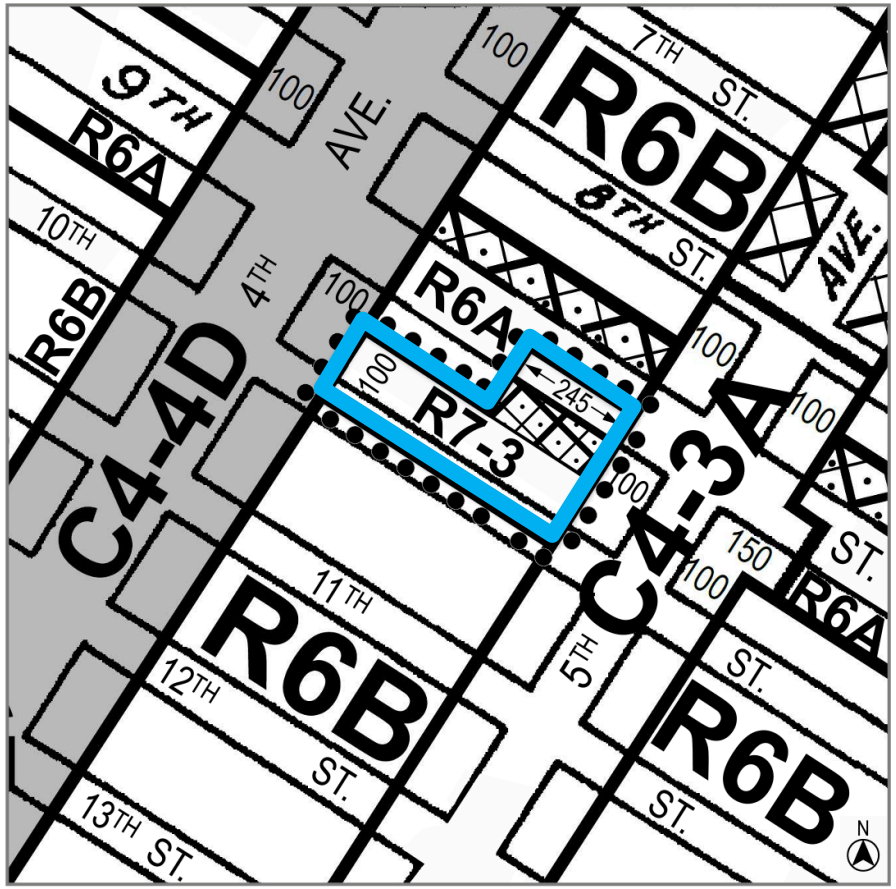
1. **Zoning Map Amendment:**
   - Rezone the Rezoning Area from R6A and R6B to R7-3/C2-4
2. **Zoning Text Amendment:**
   - Establish bulk regulations applicable to R7-3 within MIH areas
   - Establish a Mandatory Inclusionary Housing (MIH) area with options 1, 2, and Workforce
3. **Zoning Special Permits:**
   - Establish a Large Scale General Development (LSGD) pursuant to ZR 74-743(a)(2) to modify:
     - *Base heights, overall heights, and setbacks for the new buildings (ZR 23-66)*
     - *Allow structural trusses that straddle the MTA tunnel in the required rear yard and rear yard equivalent, and waive the new noncompliance of the existing building and MTA tunnel (ZR 23-47 & 23-532)*
   - Reduce parking requirements pursuant to ZR 74-532

Proposed Actions | Zoning Map Amendment

Rezone from R6A and R6B to R7-3/C2-4



Current Zoning Map (16d)



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

Rezoning from R6A to R7-3/C2-4
Rezoning from R6B to R7-3

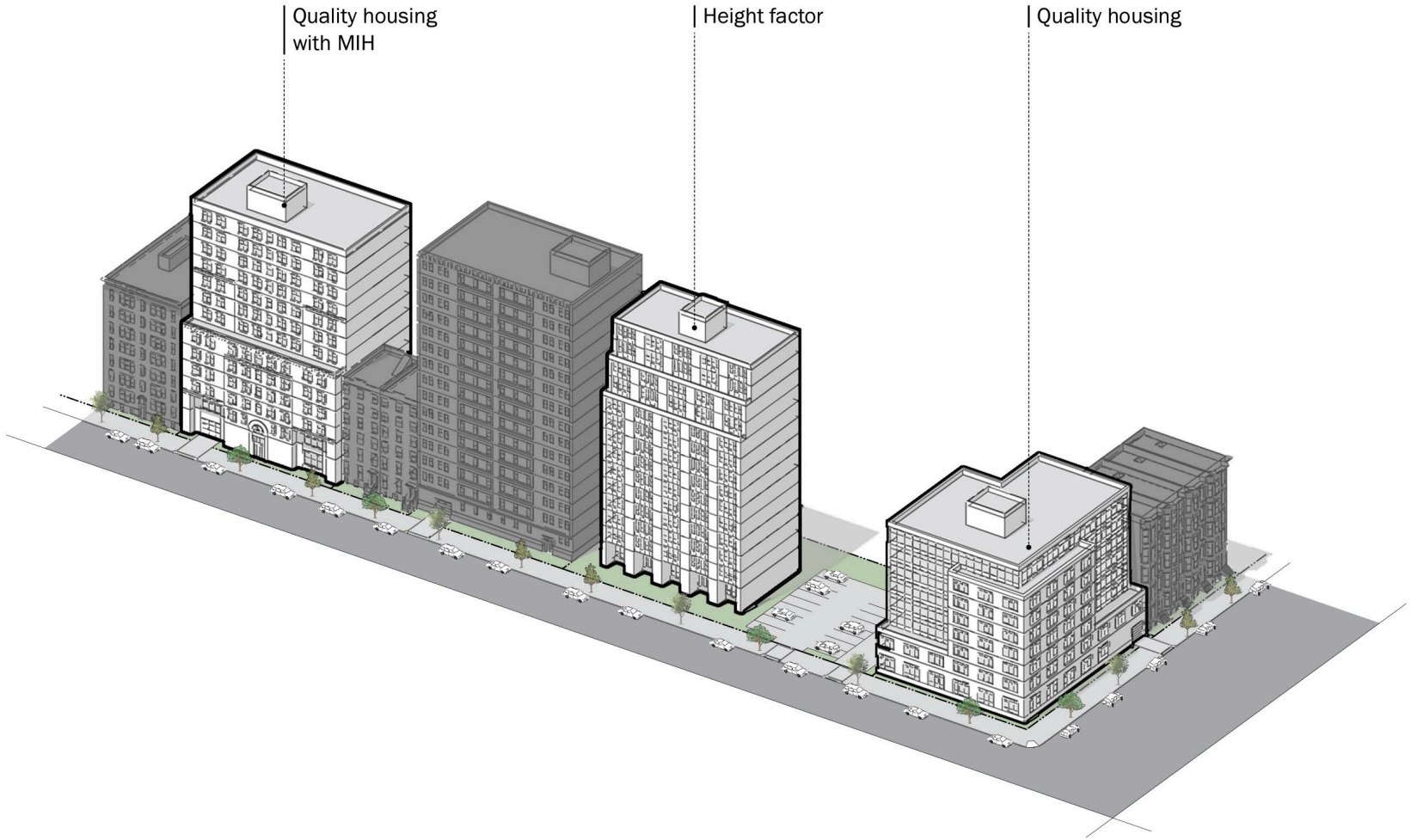
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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.

Proposed Actions | Zoning Map Amendment

Rezone from R6A and R6B to R7-3/C2-4

Max Building Height	185 ft
Base Height	40 to 75 ft
Max Lot Coverage	70%
Max Residential FAR	6.0
Max Commercial FAR	2.0
Required Parking	50% of DU; 15% IRHU

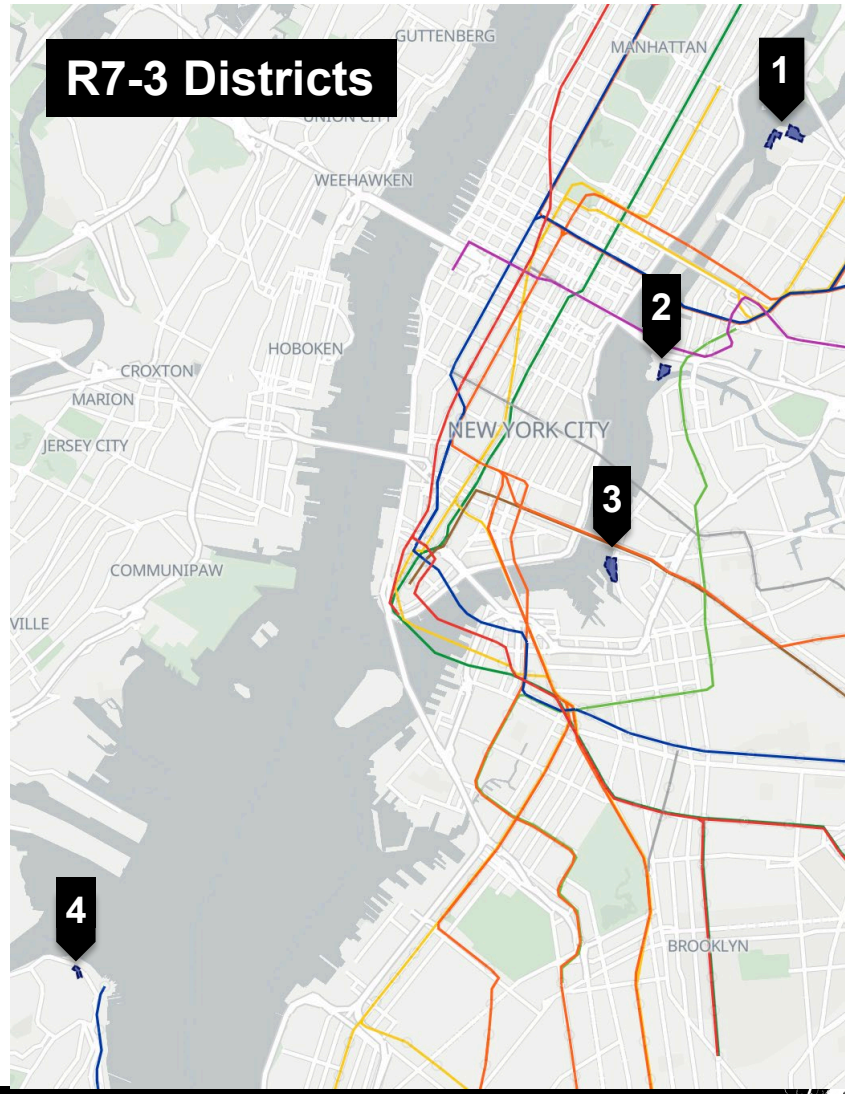


Proposed Actions | Zoning Text Amendment

R7-3 within MIH areas

1. Expand applicability of R7-3 to MIH Areas (ZR 21-15)

R7-3 and R9-1 Districts may be mapped only as specified in this paragraph. Such districts may be mapped within the waterfront area and in the Special Mixed Use Districts and Mandatory Inclusionary Housing areas. In addition, R7-3 Districts may be mapped in the Special Long Island City Mixed Use District ~~and Special St. George District, and R9-1 Districts may be mapped in Mandatory Inclusionary Housing areas~~.



2. Establish bulk regulations applicable to R7-3 within MIH areas

Max Base Height (IH)	85 ft
Max Height with (IH)	185 ft (18 stories)
Max FAR for Affordable Residences for Seniors	6.0

Proposed Actions | Zoning Text Amendment

Establish an MIH area (Options 1, 2, and Workforce) coterminous with the proposed Rezoning Area

Inclusionary Housing Designated Area

Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*

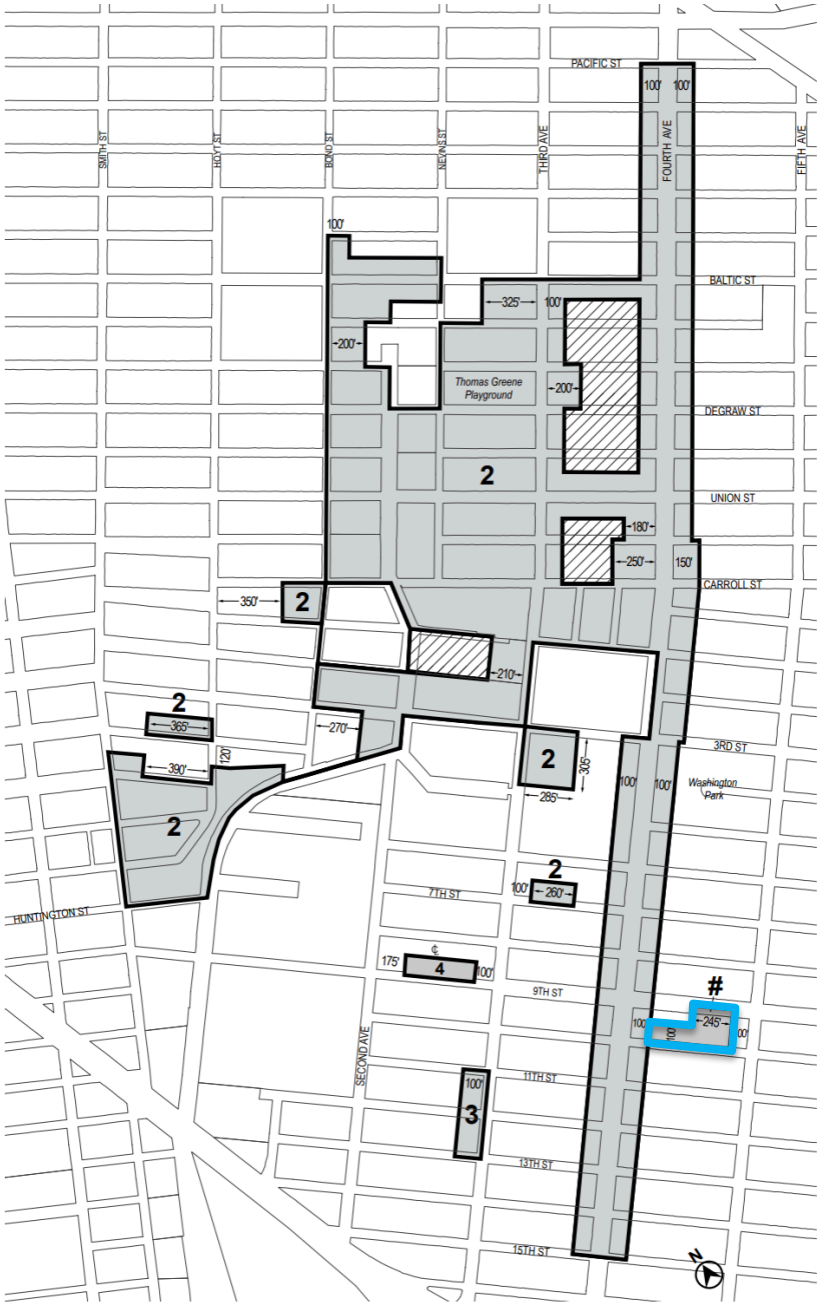
Area **2** — 11/23/21 MIH Program Option 1 and Deep Affordability Option

Area **3** — 12/9/21 MIH Program Option 1 and Deep Affordability Option

Area **4** — 10/27/22 MIH Program Option 1 and Deep Affordability Option

Area **#** — [date of adoption] MIH Program Option 1, Option 2 and Workforce Option

Excluded Area



Proposed Actions | Special Permit – LSGD

ZR 74-743 to modify height, setback, and rear yard requirements

1. **Modify bulk requirements** (ZR 23-66):

Bulk Regulations	Required	Proposed	
		9th Street Building	**10th Street Building**
Base Heights	85 ft	88.74 ft	94.75 ft
Overall Heights	185 ft (18 stories)	--	204.75 ft (19 stories)
Setbacks	15 ft (narrow street)	--	9 ft
	10 ft (wide street)	7 ft	--

2. **Modify rear yard requirements** (ZR 23-47) to allow structural trusses to straddle the MTA tunnel.

3. **Modify rear yard equivalent requirements** (ZR 23-532) to:
   - Allow structural trusses that straddle the MTA tunnel
   - Waive new noncompliance of the existing building and MTA tunnel

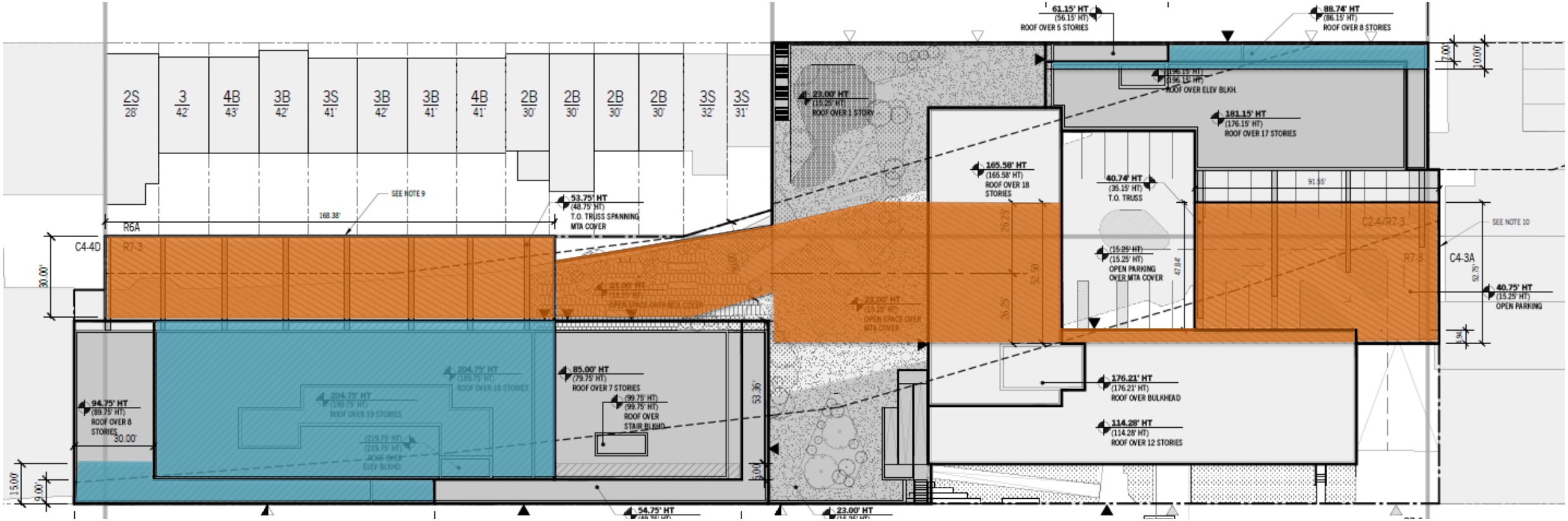
Proposed Actions | Special Permit – LSGD

Waiver Plan

HEIGHT AND SETBACK WAIVERS (NEW) PURSUANT TO ZR 74-743.

YARD WAIVERS (NEW) PURSUANT TO ZR 23-532.

EXISTING LEGAL NON-COMPLYING YARDS



Proposed Actions | Special Permit - LSGD

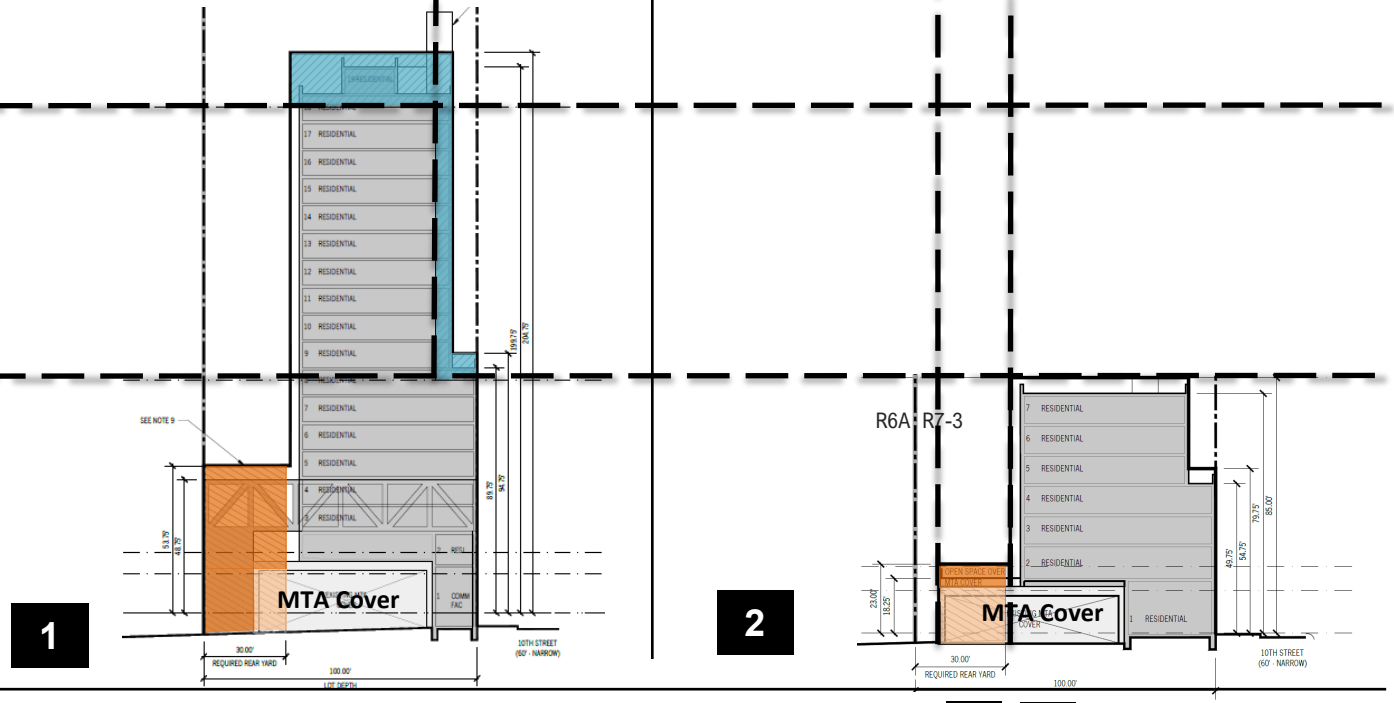
Waiver Sections – 10th Street Building

Setbacks Narrow Street	
Required	15’
Provided	9’

Rear Yard	
Required	30’
Provided	0’

Max Height	
Required	185’ (18 stories)
Provided	204.75 ft (19 stories)

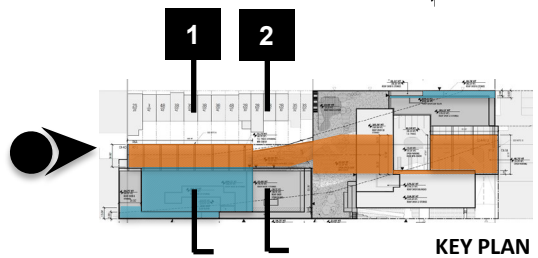
Max Base Height	
Required	85’
Provided	94.75’



HEIGHT AND SETBACK WAIVERS (NEW) PURSUANT TO ZR 74-743.

YARD WAIVERS (NEW) PURSUANT TO ZR 23-532.

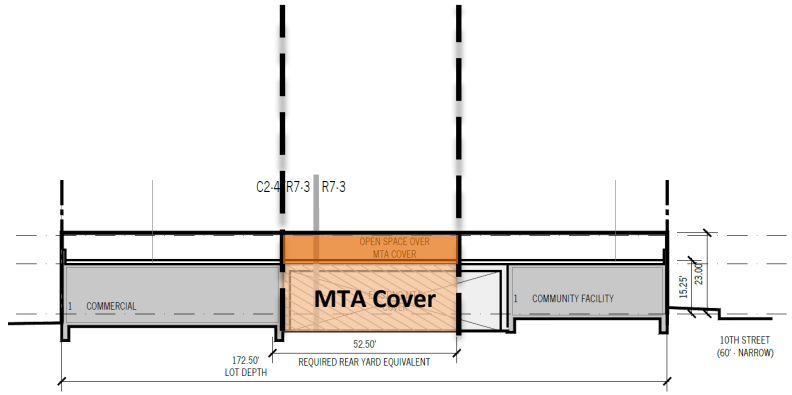
EXISTING LEGAL NON-COMPLYING YARDS



Proposed Actions | Special Permit - LSGD

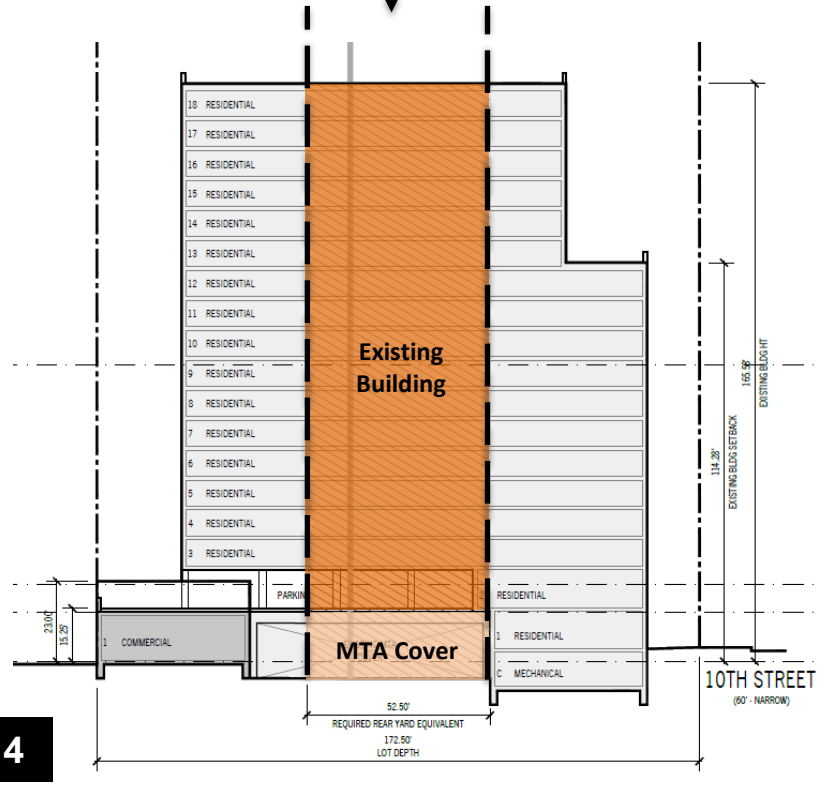
Waiver Sections – Midblock

Rear Yard Equivalent	
Required	52.5’
Provided	0’



3

Rear Yard Equivalent	
Required	52.5’
Provided	0’

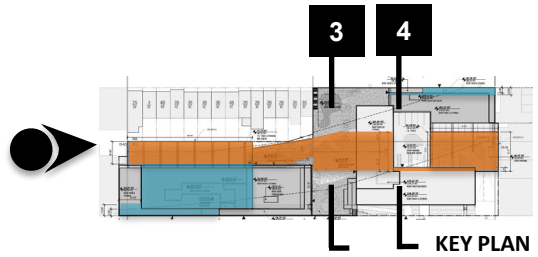


4

HEIGHT AND SETBACK WAIVERS (NEW) PURSUANT TO ZR 74-743.

YARD WAIVERS (NEW) PURSUANT TO ZR 23-532.

EXISTING LEGAL NON-COMPLYING YARDS



Proposed Actions | Special Permit - LSGD

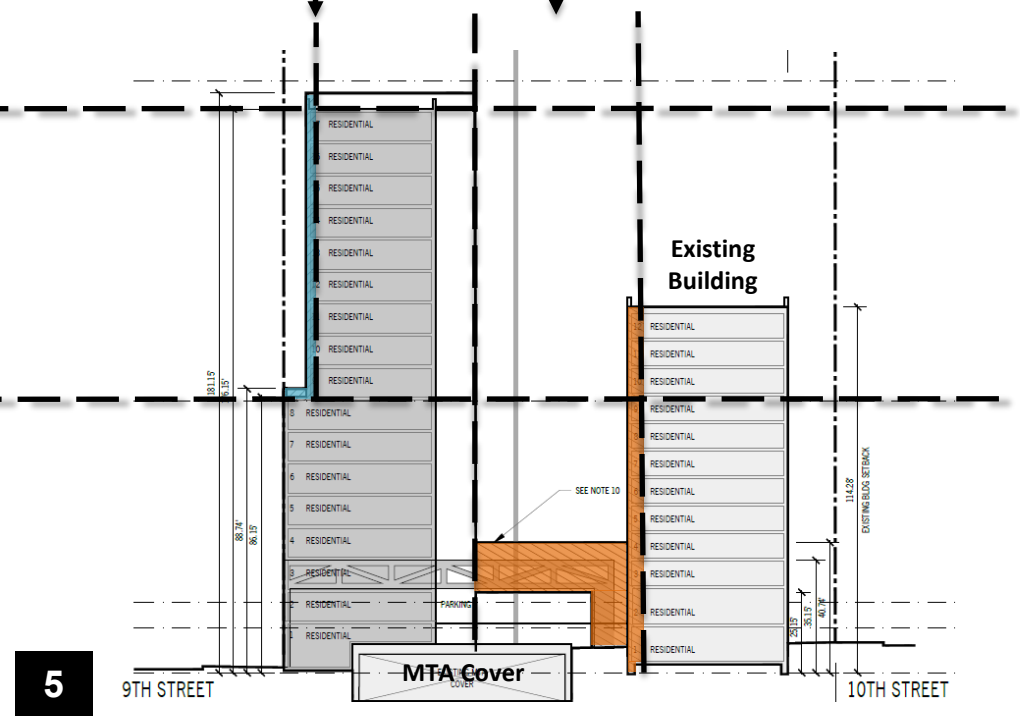
Waiver Sections – 9th Street Building

Setbacks Wide Street	
Required	10’
Provided	7’

Rear Yard Equivalent	
Required	52.5’
Provided	0’

Max Height	
Required	185’ (18 stories)
Provided	204.75 ft (19 stories)

Max Base Height	
Required	85’
Provided	94.75’



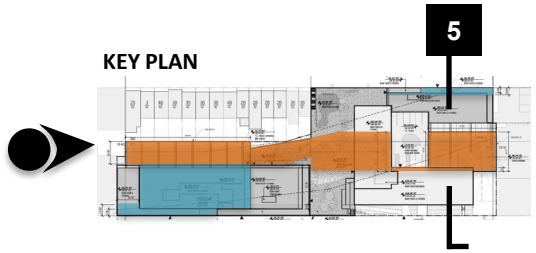
5

HEIGHT AND SETBACK WAIVERS (NEW) PURSUANT TO ZR 74-743.

YARD WAIVERS (NEW) PURSUANT TO ZR 23-532.

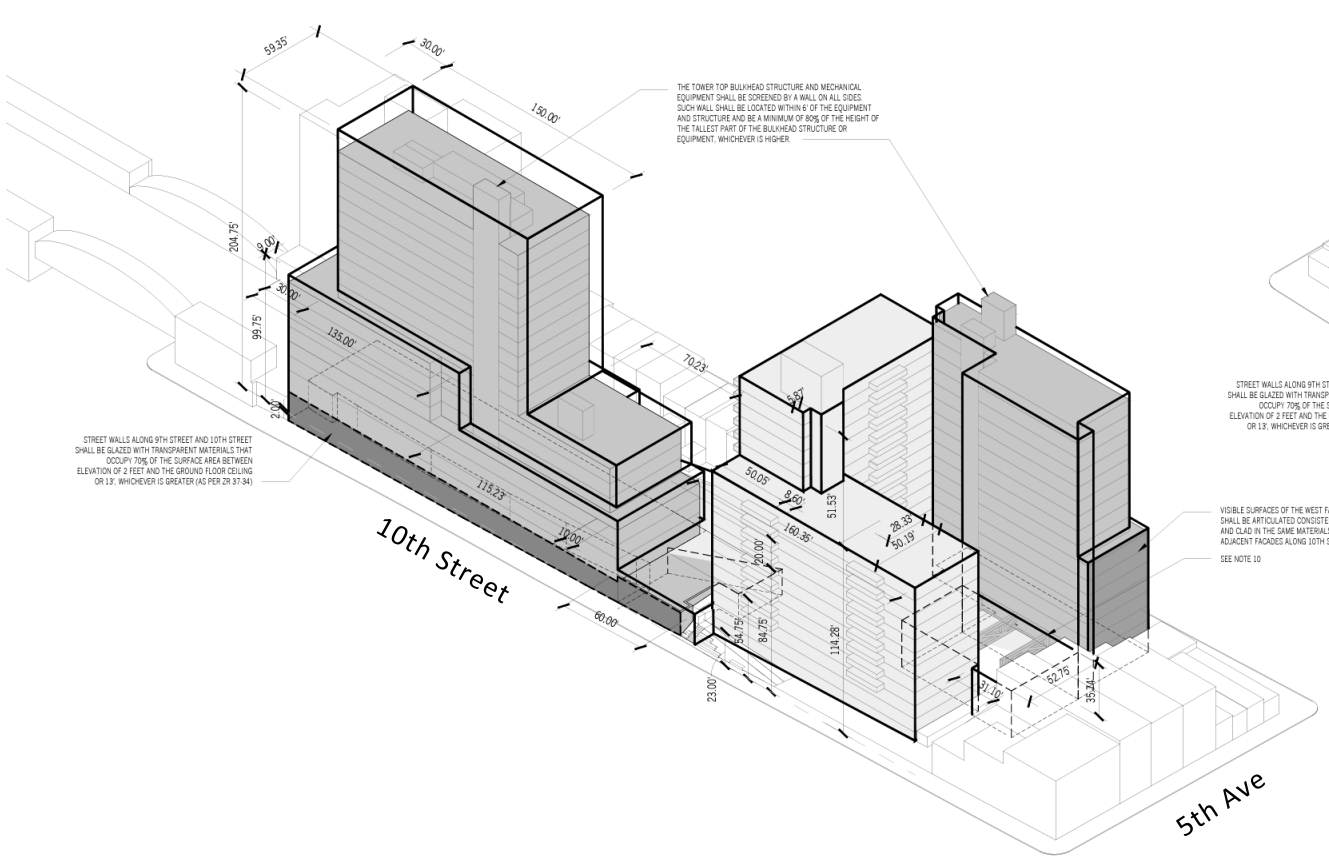
EXISTING LEGAL NON-COMPLYING YARDS

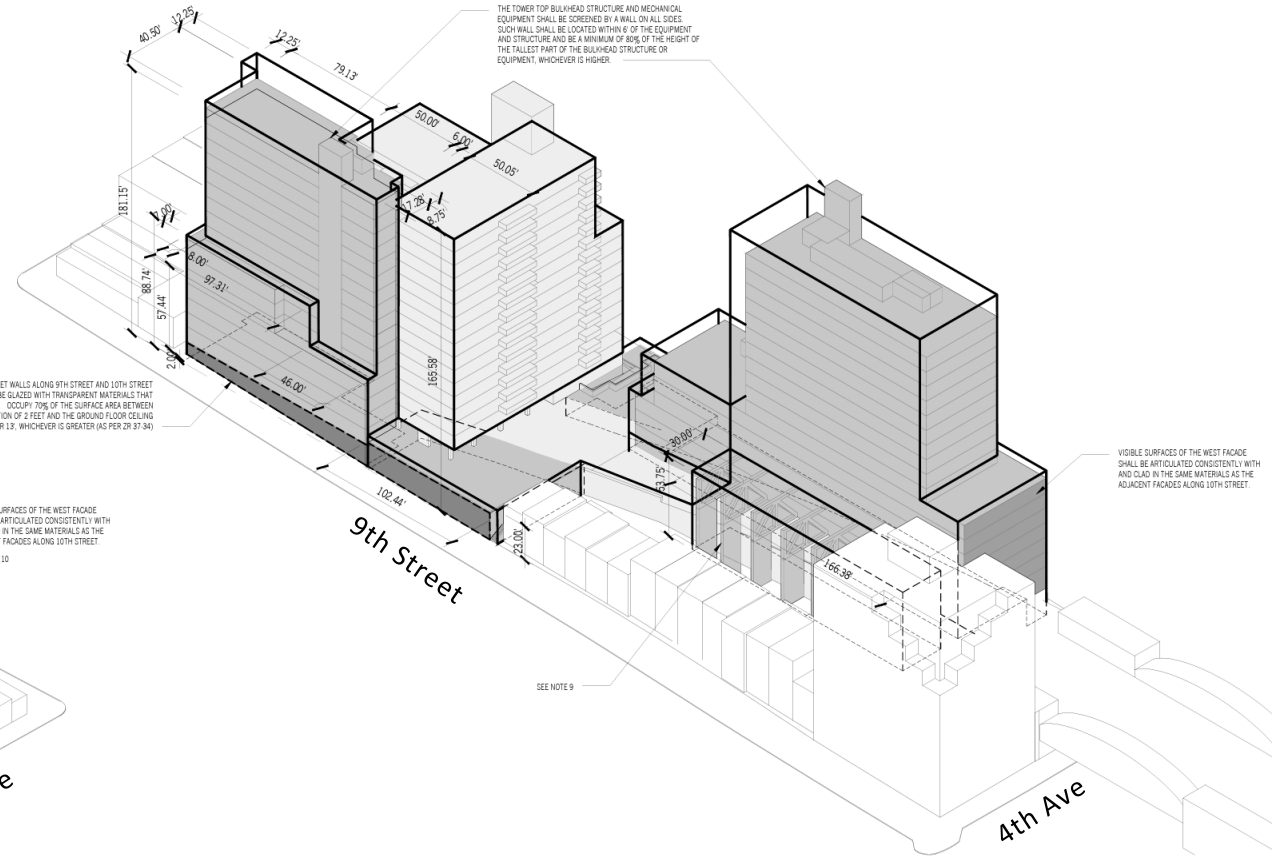
KEY PLAN



Proposed Actions | Special Permit – LSGD

ZR 74-743 to modify height, setback, and rear yard requirements





Proposed Actions | Special Permit - LSGD

ZR 74-532 – Reduce Required Parking

Existing building

- Reduce parking spaces from 77 required/115 existing to 39 spaces

New buildings

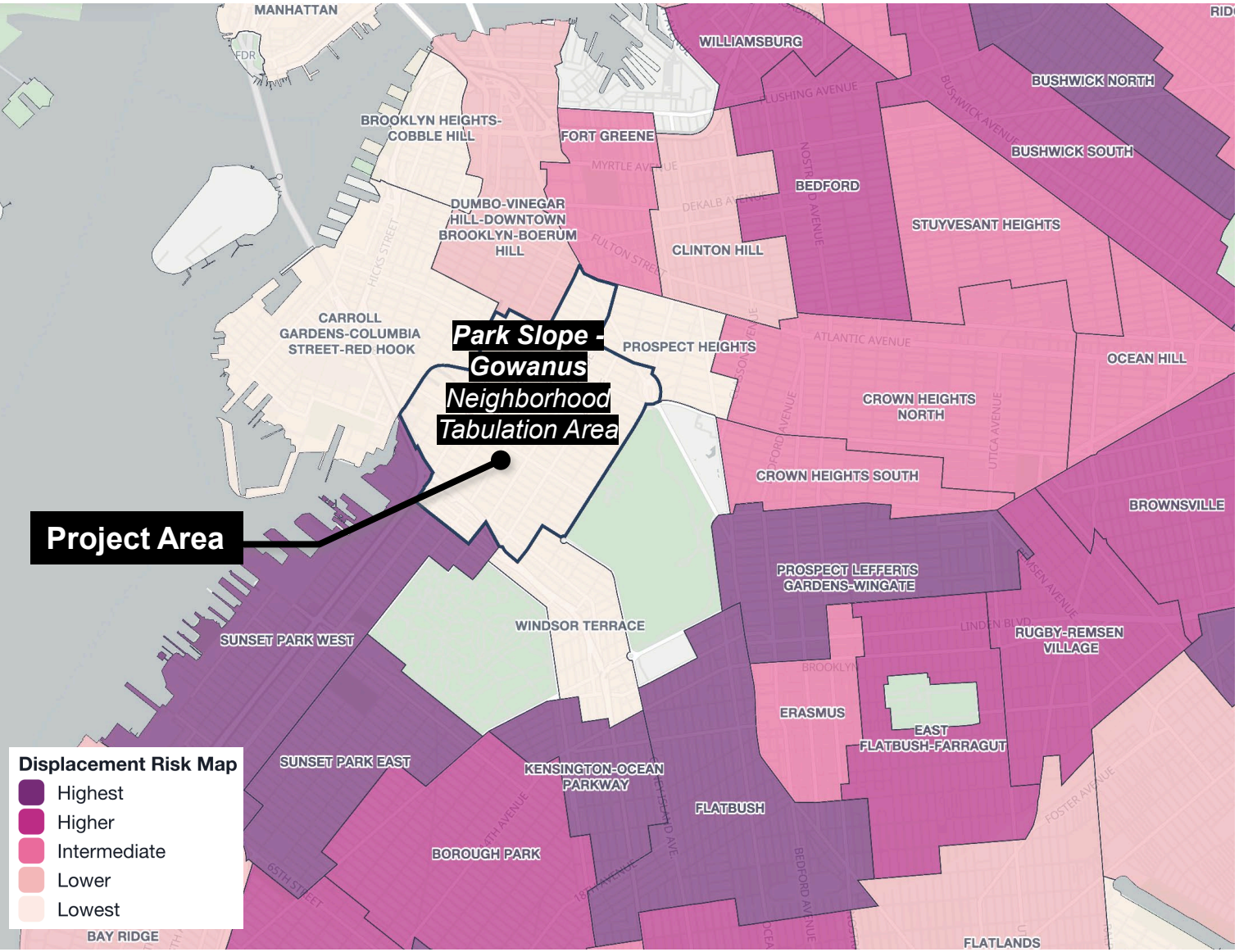
- Waive all 97 required parking spaces

Summary

- Reduce parking spaces from **174** required to **39** spaces



Racial Equity Report on Housing and Opportunity



Annual Median Household Income:

$132,000

[Park Slope – Carroll Gardens – Red Hook]

Public Use Microdata Area (PUMA) 4005

> Brooklyn and NYC

Income Restriction	Units
Very Low Income (Max 50% AMI)*	**100**
Low Income (70% AMI)	**11**
Moderate Income (90% AMI)	**11**
Middle Income (130% AMI)	**40**
Not Income Restricted	143
Total New Units	**305**

Estimated average income of a 1-person household earning 50% AMI**:

$46,700

Estimated monthly rent of affordable 1-bedroom unit for households earning 50% AMI**:

$1,170

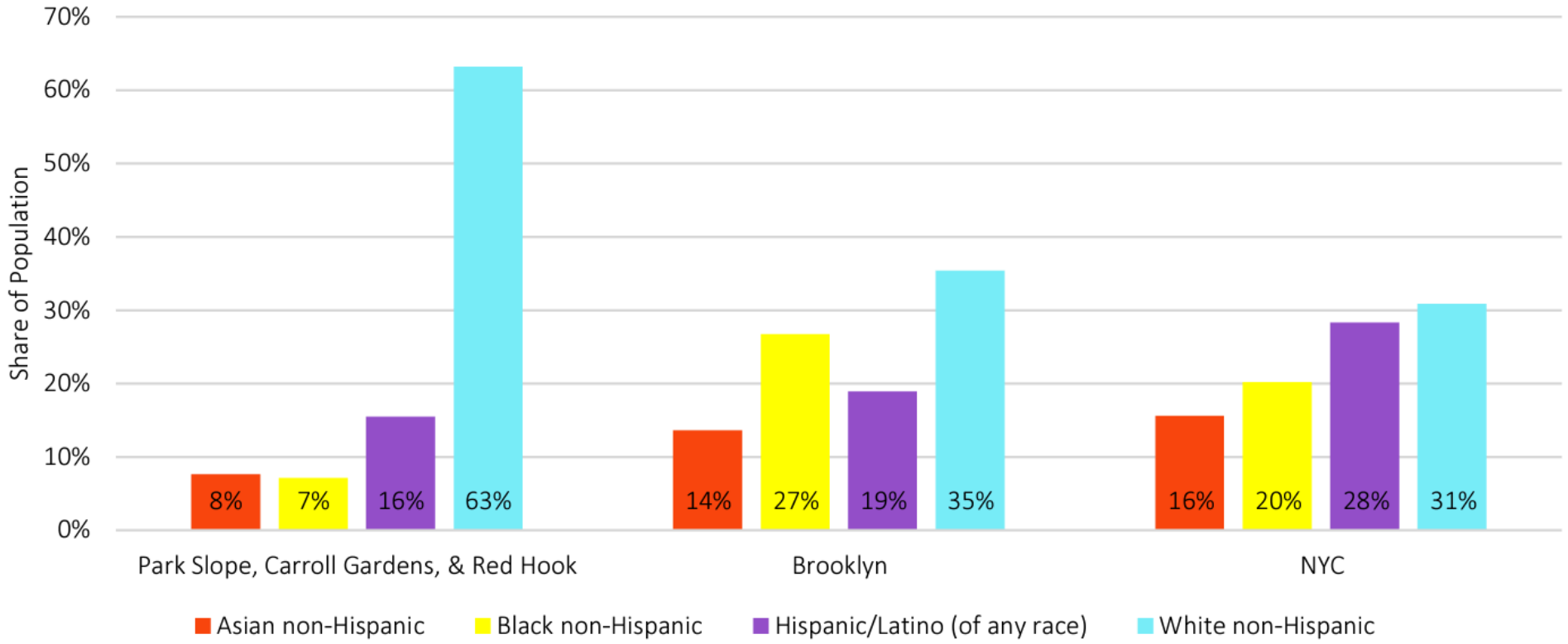
*SARA/ELLA program unit counts subject to change; **The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

Racial Equity Report on Housing and Opportunity

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]."



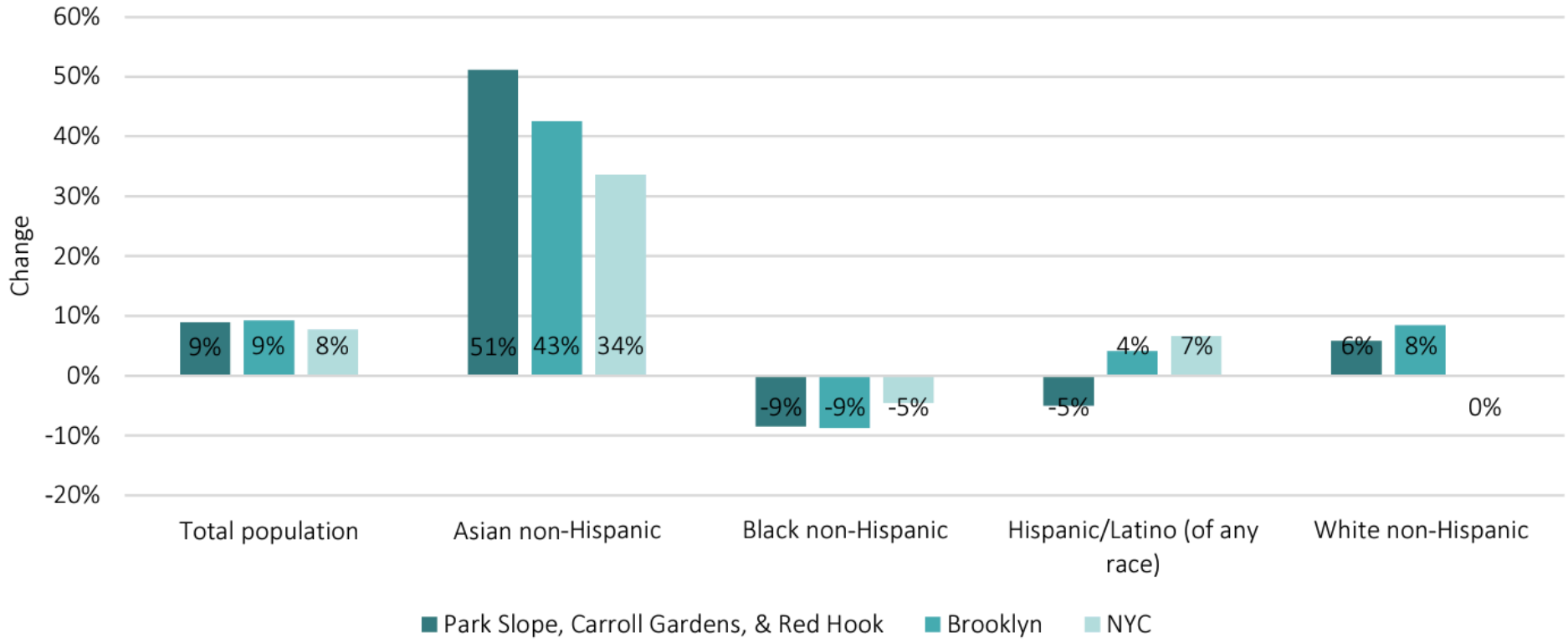
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report on Housing and Opportunity

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

Summary | 341 10th Street Rezoning + Special Permits

New Buildings:

- 245,000 sf
  - 234,000 sf residential
  - 6,500 sf commercial
  - 4,500 sf community facility
- 305 Units (162 MIH)
- 17 & 19 Stories (205 ft max)

Total:

- 409,500 SF (5.39 FAR)
- 459 Units
  - 162 income-restricted
  - 115 rent stabilized
- 39 Parking spaces

