1584 Flatbush Avenue

Community District 14, Brooklyn

260315 ZMK

N 260316 ZRK



APPLICANT	1584 Flatbush Avenue Partners LLC	
ACTIONS REQUESTED	Zoning map amendment from C4-4A to C6-3 Zoning text amendment to Appendix F to map MIH	
PROPOSED DEVELOPMENT	**16-story**	Approx. 105,000 sq. ft. mixed-use development
	Residential	Approx. 95,200 sq. ft.
	Commercial	Approx. 9,500 sq. ft.
	Community Facility	Approx. 300 sq. ft.
	Residential Units	112 total; 28 permanently income-restricted

Project Location

- 1584 Flatbush Avenue
- Brooklyn, Community District 14
- City Council District 45 (Farah N. Louis)




Crown Heights
Prospect Park
Greenwood Cemetery
Sunset Park
East Flatbush
Kensington
Flatbush
Borough Park
1584 Flatbush Avenue
N
R
G
D
F
B
Q
4
3
3
2
2
5
N

Land Use and Zoning

Project Information

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

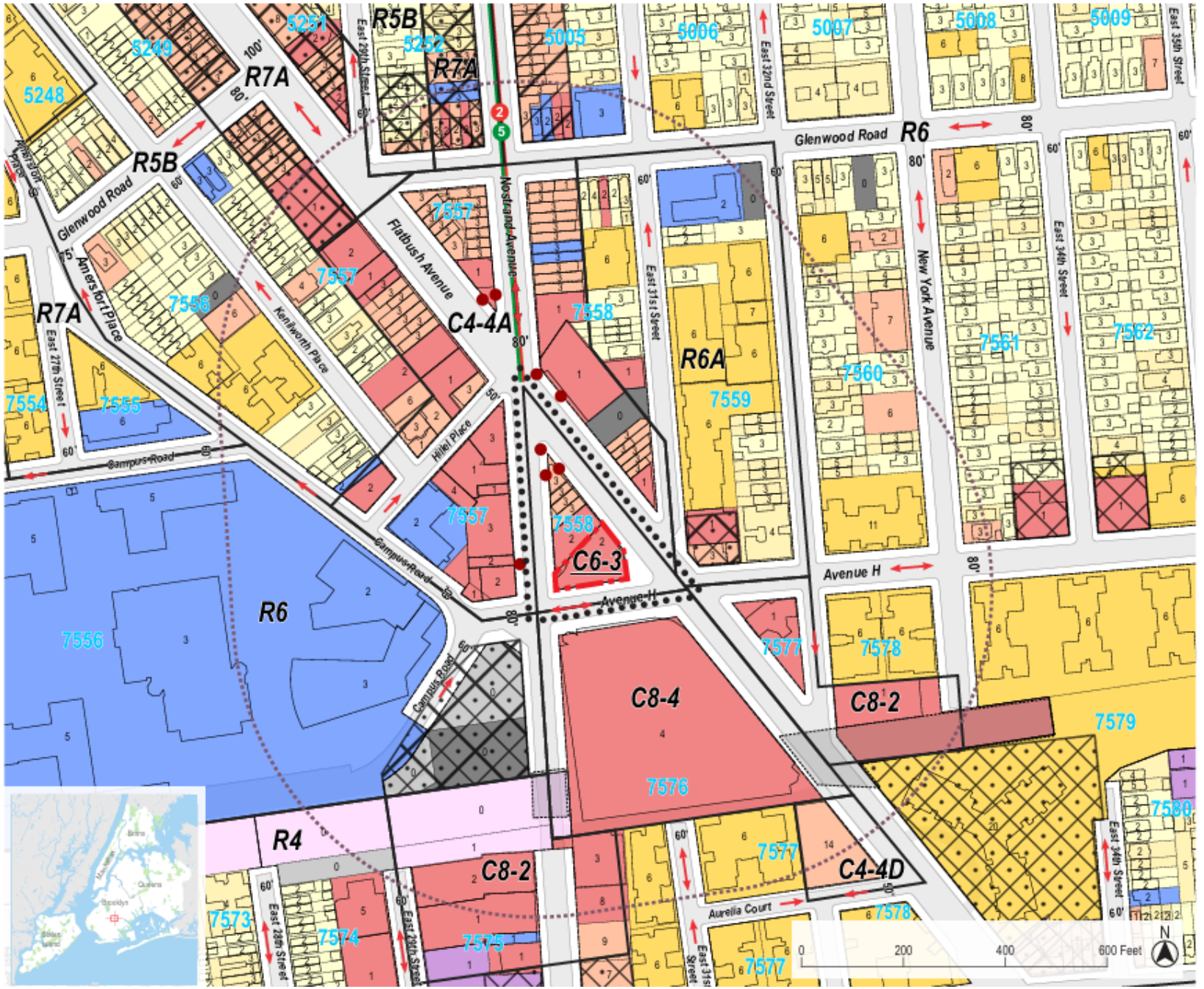
Existing Commercial Overlays & Zoning Districts

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
- Subway Entries
- 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




Project Area
Development Site
2233 Flatbush Avenue
1584 Flatbush Avenue
2
5
Nostrand Avenue - 80ft
Flatbush Avenue - 100 Ft


Project Area
Development Site
Flatbush Avenue - 100 Ft
Nostrand Avenue - 80ft
2
5
2
5


Project Area
Development Site
178’
145’
64’
105’
66’
Brooklyn College
Avenue H – 80ft
Nostrand Avenue – 80ft
Flatbush Avenue – 100 Ft
2
5


Project Area
Development Site
BM2
Q35
Avenue H – 80ft
IBX Station Possibility
B44-SBS
01
B11
B41
B103
Flatbush Avenue – 100 Ft
11
14
15
16
17
B44-SBS
B11
Nostrand Avenue - 80ft
B44
B103
2
5



Avenue H

Project Area

Development Site

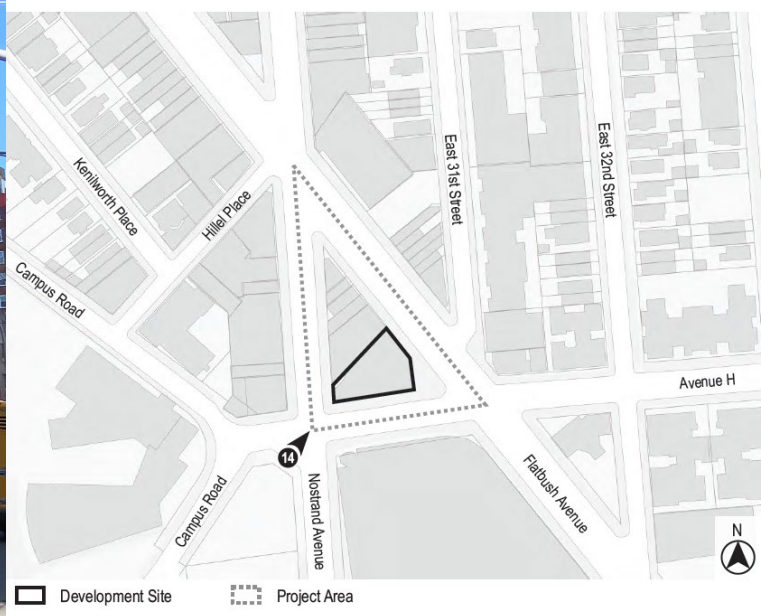


Facing northwest from Avenue H.



Project Area

Development Site



Nostrand Avenue

Avenue H

Facing northeast from the intersection of Nostrand Avenue and Avenue H.

Nostrand Avenue

Project Area

Development Site



Facing south from Flatbush Avenue.



Flatbush Avenue

Facing southeast from Nostrand Avenue.

Project Area

Development Site





Nostrand Avenue

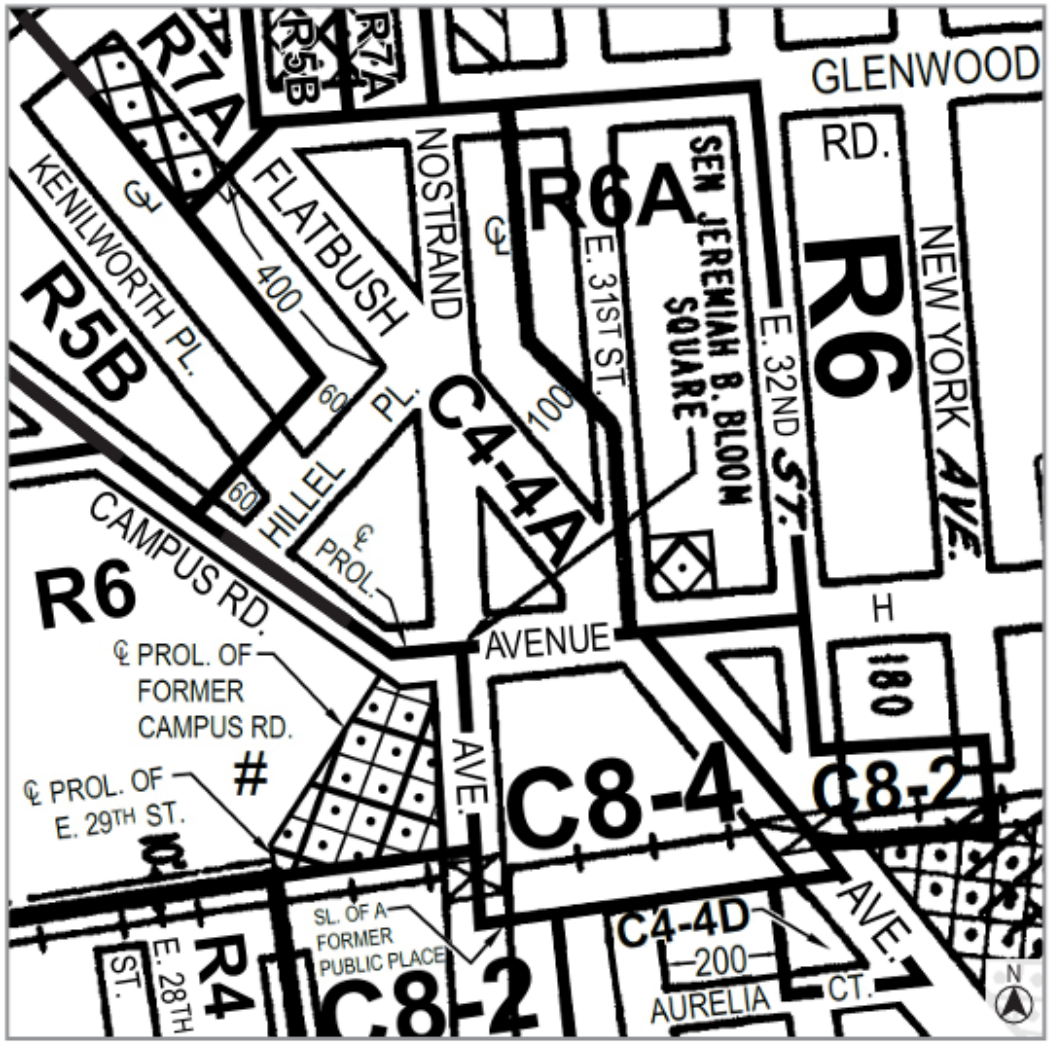
Facing southeast from Nostrand Avenue

1584 Flatbush Avenue

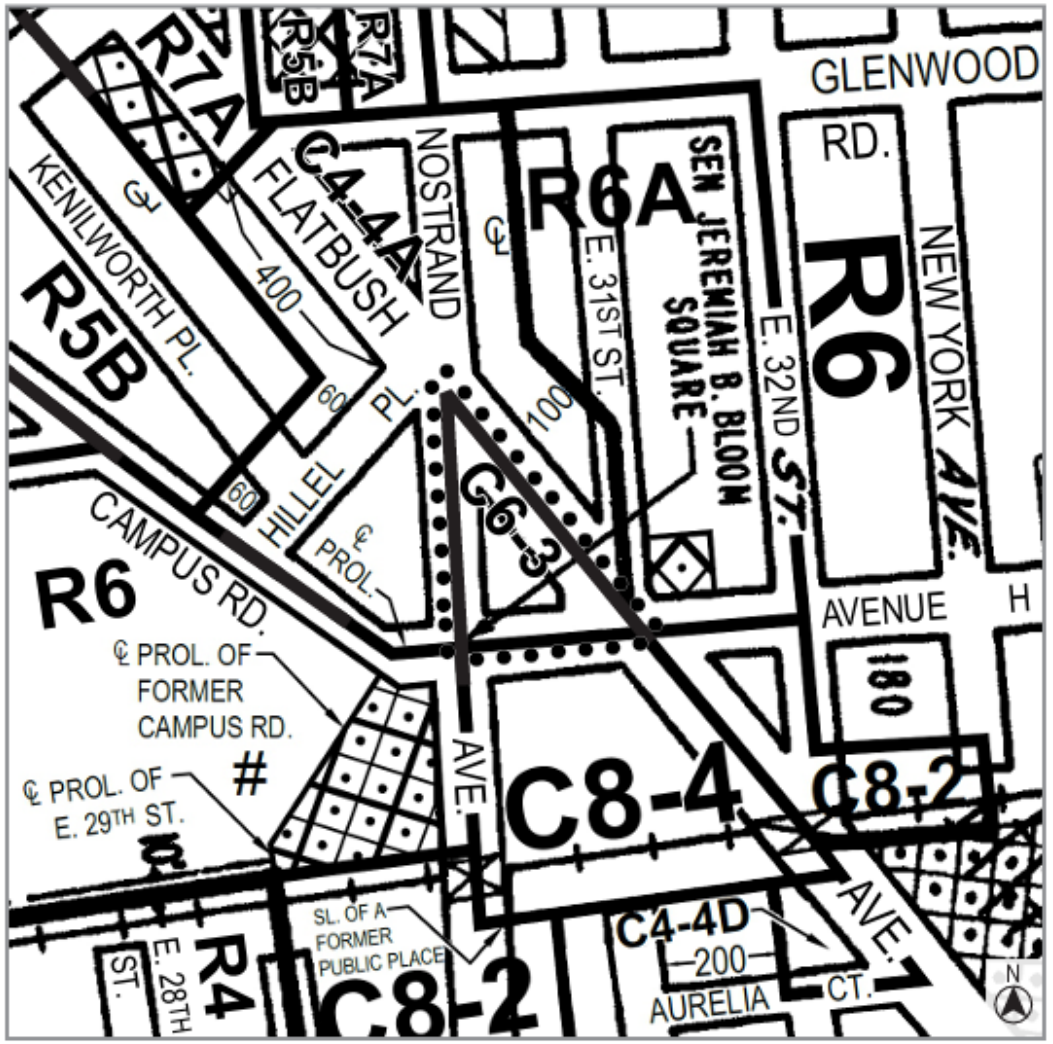
- **16-story plus cellar:** Approx. 105,000 sq. ft. (9.95 FAR) mixed-use development
- **Residential:** Approx. 95,200 sq. ft. (9.02 FAR)
- **Commercial:** Approx. 9,500 sq. ft. (0.90 FAR)
- **Community Facility:** Approx. 300 sq. ft. (0.03 FAR)
- **Residential Units:** 112 total, 28 permanently income-restricted (MIH Option 1)



Zoning Change Map



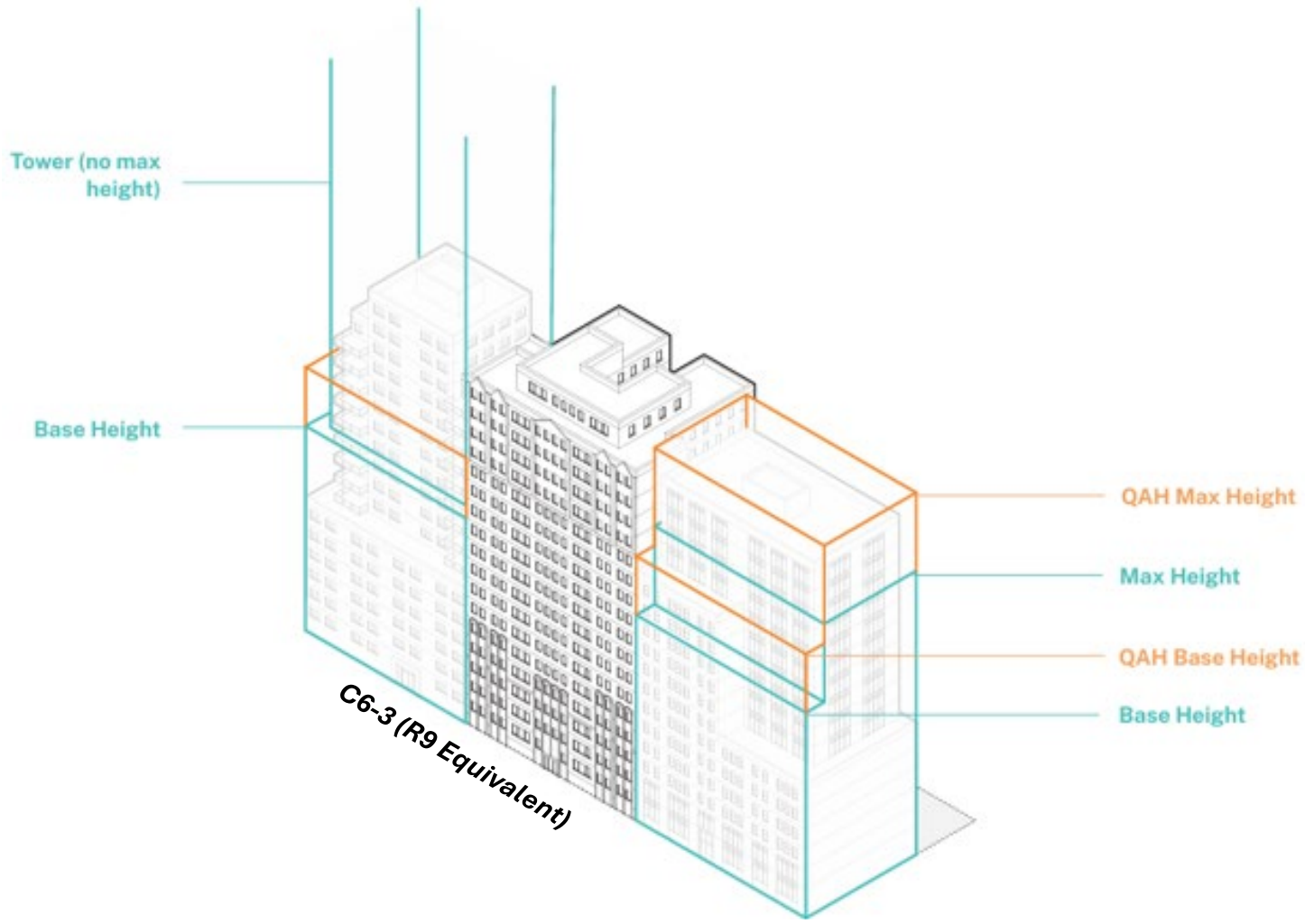
Current Zoning Map (23a)



Proposed Zoning Map (23a) - Area being rezoned is outlined with dotted lines

Rezoning from C4-4A to C6-3

	C4-4A (R7A Equivalent)	C6-3 (R9 Equivalent)
Residential FAR Equivalent)	5.01 (with Qualifying Affordable Housing)	9.02 (with Qualifying Affordable Housing)
Community Facility FAR	4.0	10.0
Commercial FAR	4.0	6.0
Maximum Base Height	75 ft. (85 ft. with Qualifying Affordable Housing)	105 ft. (135 ft. with Qualifying Affordable Housing)
Maximum Building Height	85 ft. (115 ft. with Qualifying Affordable Housing)	145 ft. (185 ft. with Qualifying Affordable Housing)
Parking Requirement	Within Outer Transit Zone, parking required for 15% of market rate units.	Within Outer Transit Zone, parking required for 12% of market rate units - waived if fewer than 40 spaces required



Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

MIH Option 1:
25% affordable housing set-aside at an average of **60% of AMI**

MIH Option 2:
30% affordable housing set-aside at an average of **80% of AMI**



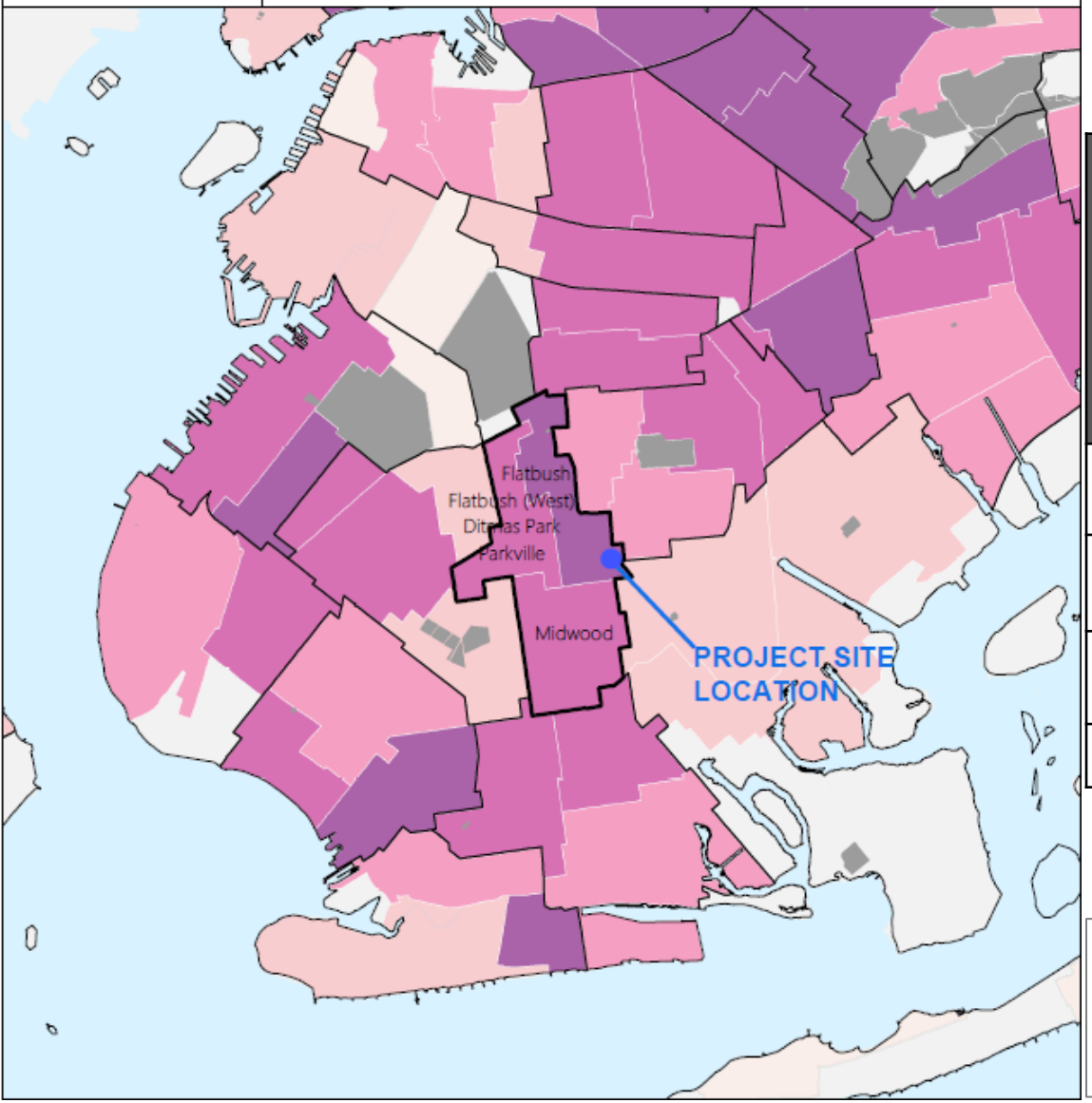
DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

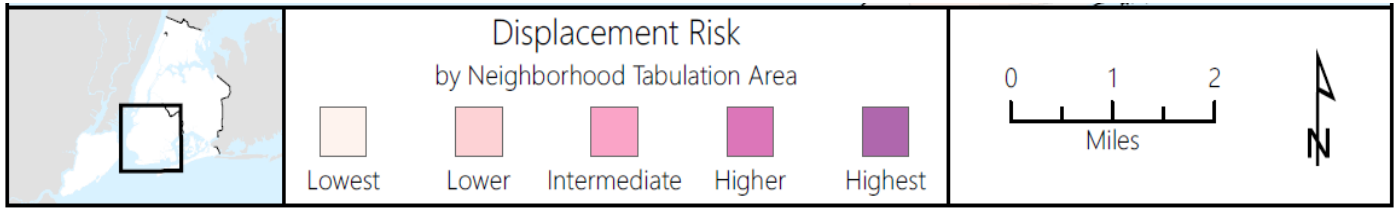
Flatbush & Midwood

PUMA 4314

The city's Displacement Risk Index (DRI) estimates comparative levels of residential displacement risk for New York City's neighborhoods. The DRI ranks neighborhoods from lowest to highest risk based on recent population characteristics, housing conditions, and market pressures.

There are five ranks with equal numbers of neighborhoods. For example, neighborhoods ranked "lowest" are among the 20% of NYC neighborhoods with the least intense displacement risk factors while neighborhoods ranked "highest" are among the 20% of neighborhoods with most intense displacement risk factors.





Income Restriction	Units		Anticipated Affordability*				
			AMI Band	Rent (2025)		Eligible Income (2025)	
				1-bedroom to 3-bedroom		1-person to 4 person	
Very Low Income	11	10%	**40%**	$1,220	$1,690	$45,400	$64,800
Low Income	18	15%	**60%**	$1,820	$2,530	$68,000	$97,200
Not Income Restricted	**83**	75%	n/a	$2,700	$3,500	N/A	N/A
Total	**112**	100%					

**Rents are based on unit size. Rents shown are illustrative (based on 2024 HUD Income Limits, rounded to the nearest $10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

Annual Median Household Income:

$79,256

Flatbush and Midwood (PUMA 4314)

Higher than Brooklyn and lower than NYC

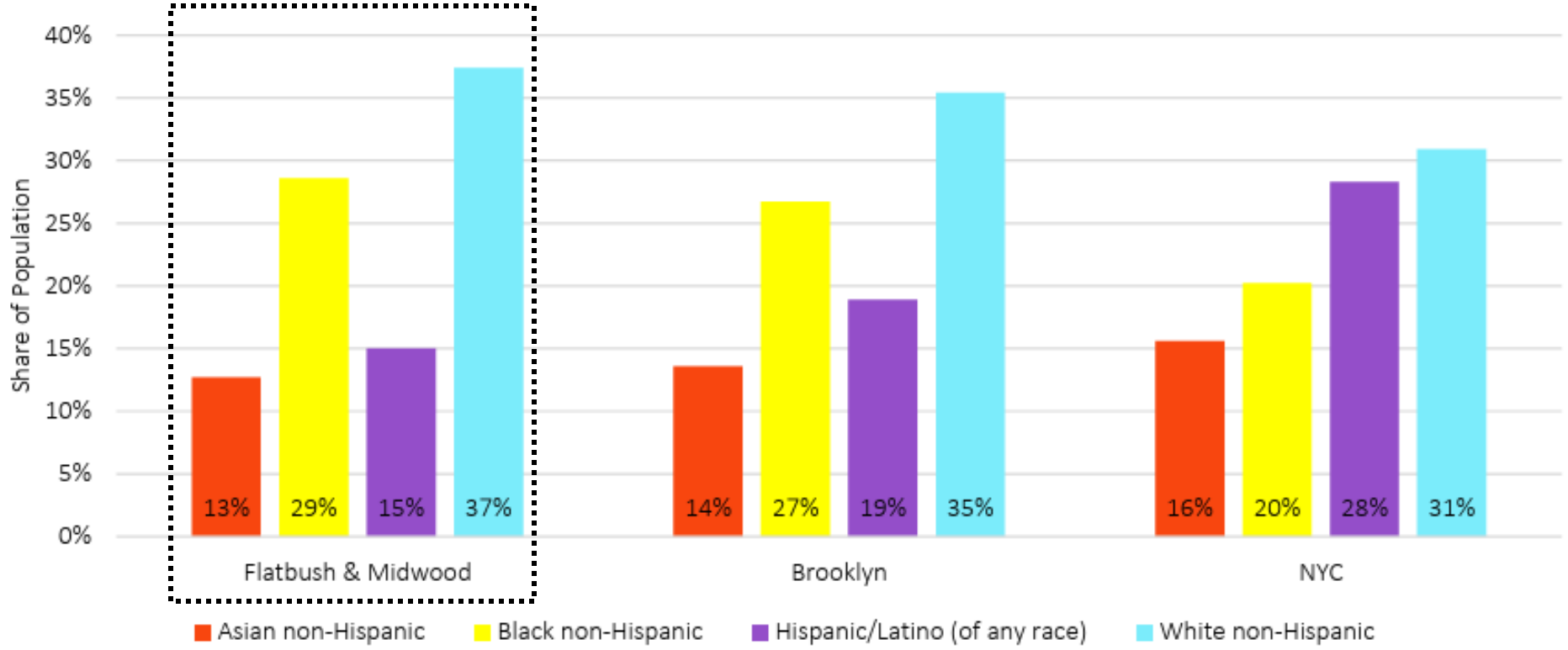
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Demographic Conditions

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]."



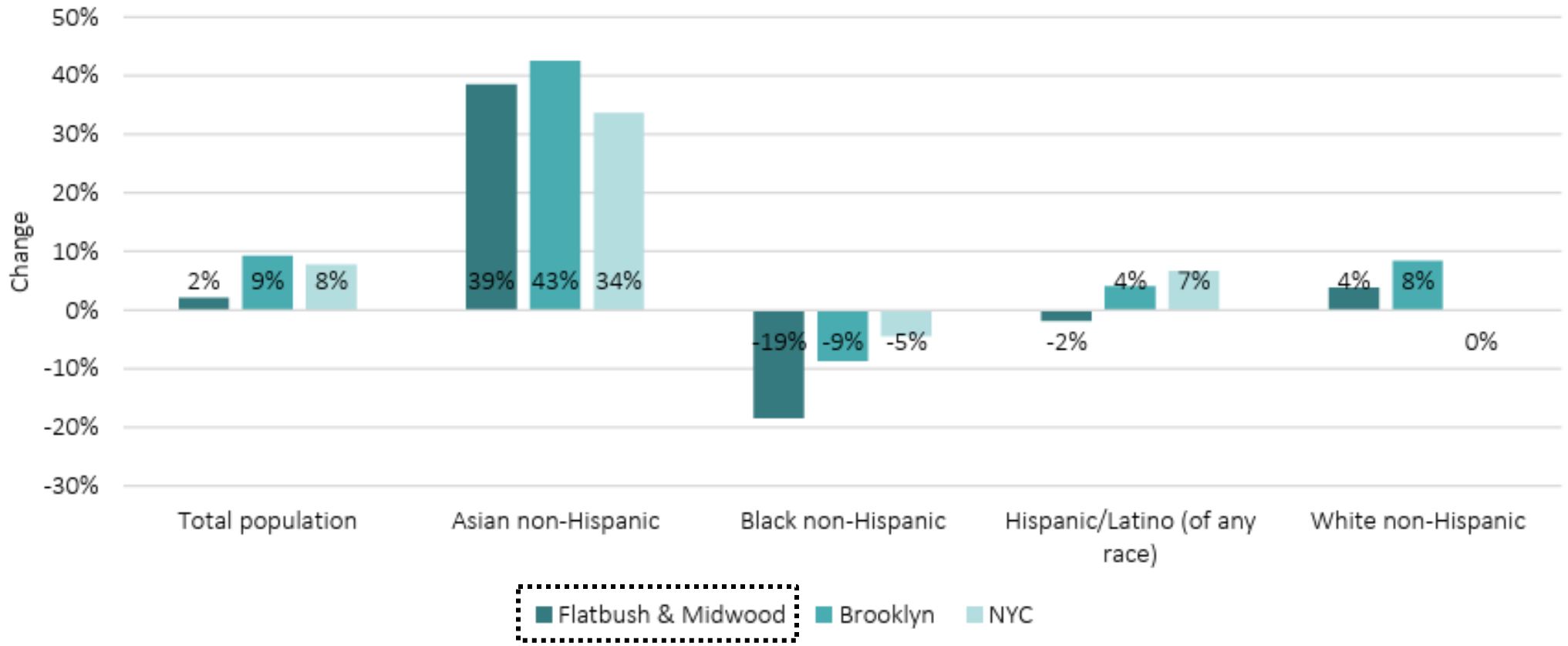
Source: Census 2020; Community Profile Table 1.01

DATA FROM APPLICANT'S 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

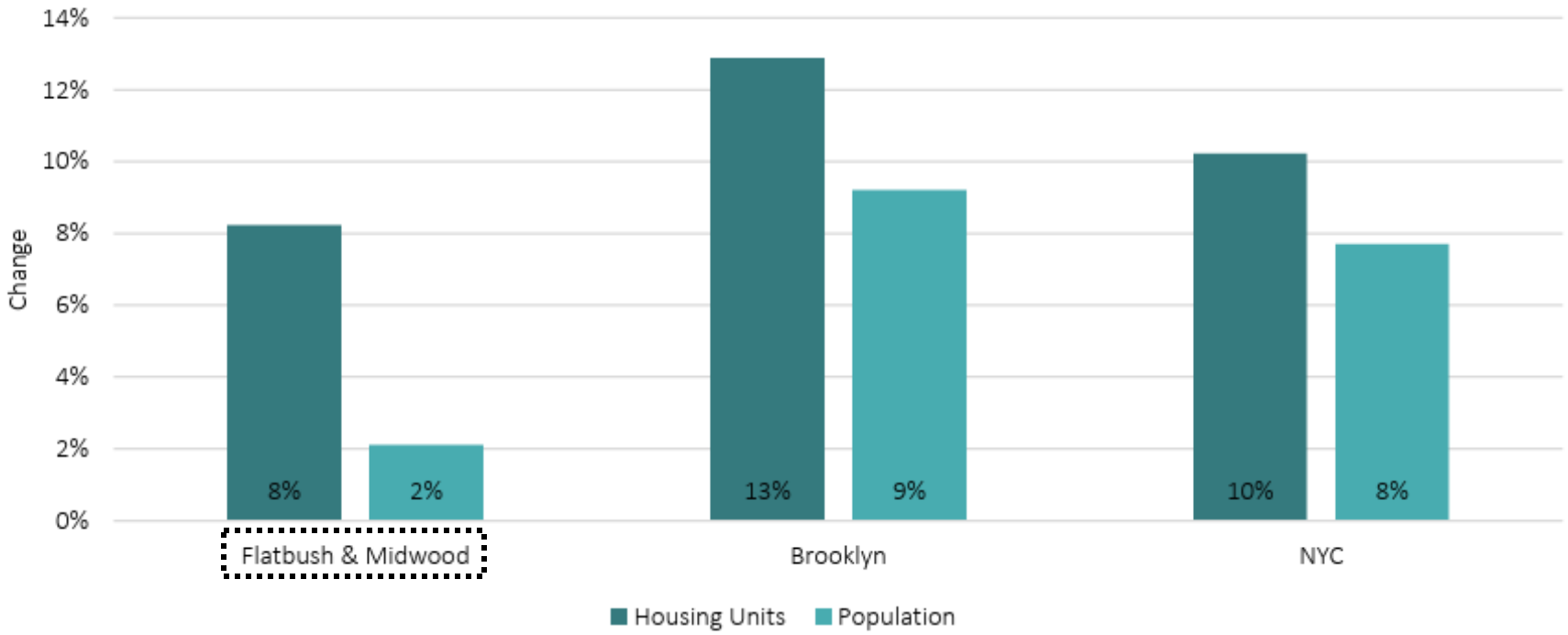
DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

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

"From 2010 to 2024, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

CONCLUSION

- Zoning map amendment: C4-4A to C6-3
- Zoning text amendment to Appendix F to map MIH

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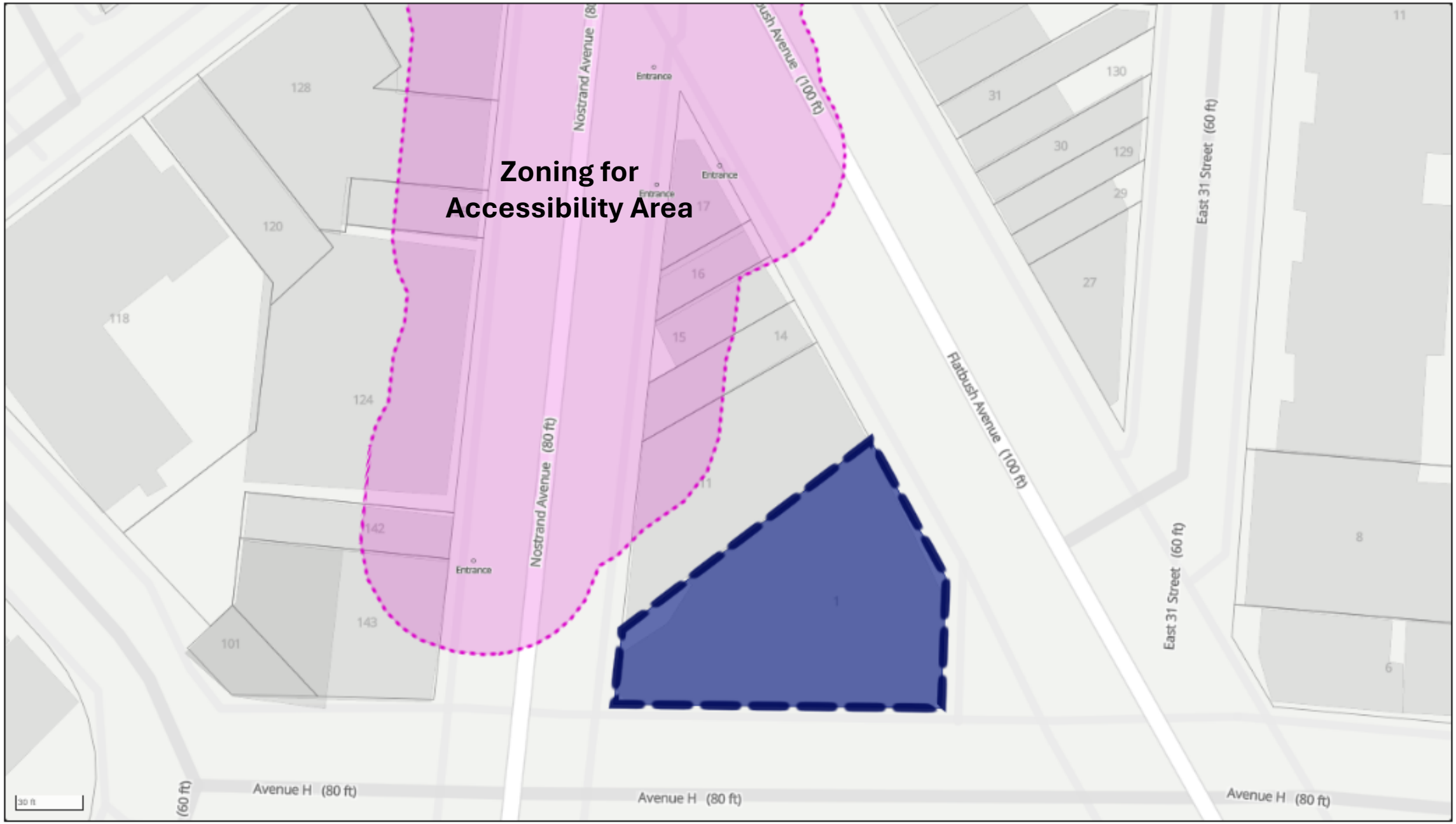
Community District 14, Brooklyn

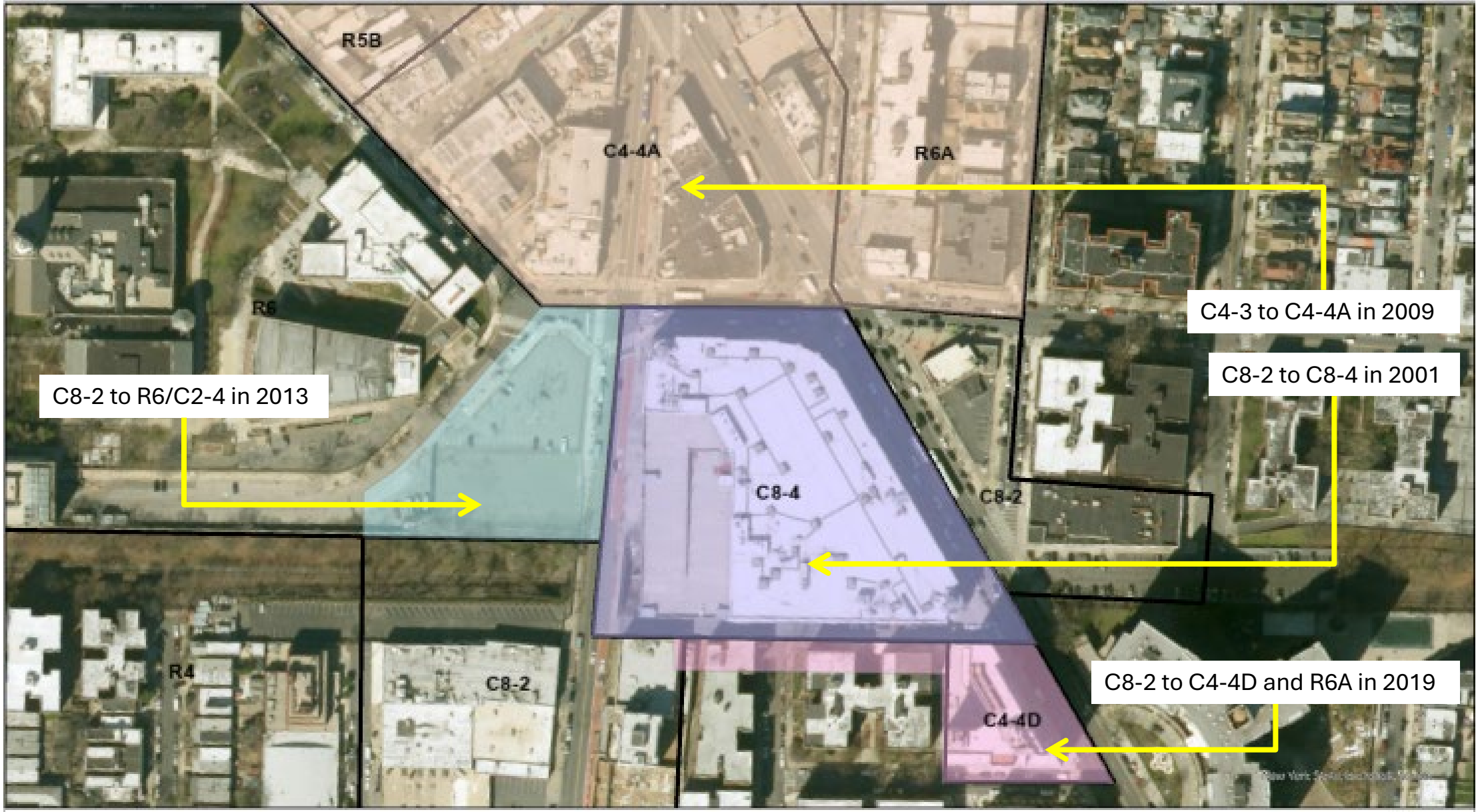
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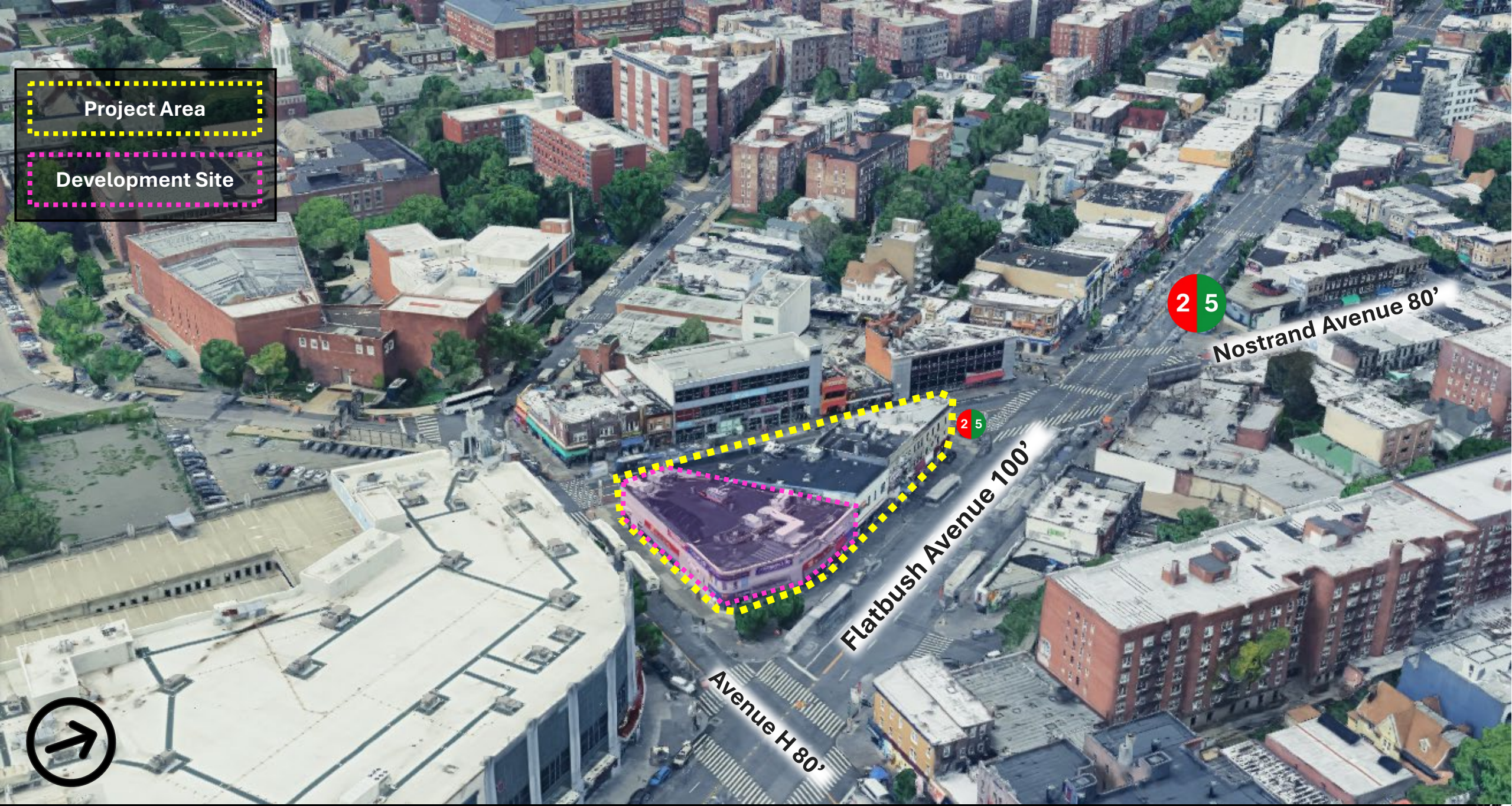
N 260316 ZRK



Appendix


Zoning for Accessibility Area
Nostrand Avenue (80 ft)
Flatbush Avenue (100 ft)
East 31 Street (60 ft)
Avenue H (80 ft)
Entrance
128
120
118
124
142
143
101
31
30
130
129
29
27
17
16
15
14
11
1
8
6


R5B
C4-4A
R6A
R6
C8-2 to R6/C2-4 in 2013
C4-3 to C4-4A in 2009
C8-2 to C8-4 in 2001
C8-4
C8-2
R4
C8-2
C4-4D
C8-2 to C4-4D and R6A in 2019
0
250
500
Feet


Project Area
Development Site
2 5
Nostrand Avenue 80’
2 5
Flatbush Avenue 100’
Avenue H 80’