703 Myrtle Avenue Rezoning
Myrtle Avenue Brooklyn
May 3, 2022

1. Introduction

Alexandra Levy (the "Applicant") proposes a zoning map amendment and a zoning text amendment to facilitate the development of an eight story mixed –use building (the "Proposed Development") with an affordable housing set aside of approximately 17 permanently affordable housing units, pursuant to Mandatory Inclusionary Housing ("MIH") Option 1 and Option 2, in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3.

The proposed zoning map amendment to rezone an approximate 8,620 square feet consists of the southern portion of Block 1735, which is located on the north side of Myrtle Avenue between Spencer Street and Walworth Street (lots 33, 34, 35, p/o 32, p/o 36, p/o 37, p/o 38, and p/o 39) (collectively the "Project Area" from an M1-1 district to a R7D/C2-4 district).

The proposed text amendment of Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 3, Brooklyn would establish the Project Area as a MIH Area under Options 1 and 2 (collectively the "Proposed Actions").

2. Background

The surrounding area has been subject to a number of land use approvals initiated by the NYC Department of City Planning ("DCP") and by private applicants.

<u>DCP-Initiated Land Use Actions</u>

Land use actions initiated by DCP in the surrounding area include the Flushing/Bedford Rezoning (C 000109 ZMK, effective May 9, 2001) and the North Bedford-Stuyvesant Rezoning (C 120294 ZMK, effective October 11, 2012).

- The Flushing/Bedford Rezoning, west of the Proposed Development, rezoned approximately 15 blocks in Community District 1 and Community District 3 from M1-2 and M3-1- districts to a R7-1 district and from M1-1 and M1-2 districts to a M1-4/R6A district, creating a new Special Mixed Use (MX-4) District, (N 000110 ZRK).

- The Bedford-Stuyvesant North Rezoning, east of the Proposed Development, rezoned an approximately 140-block area to incentivize the development of affordable housing and map contextual residential zoning districtst. This rezoning mapped an R7D/C2-4 zoning district on portions of Myrtle Avenue directly to the east of the proposed Project Area extending east from Nostrand Avenue for several blocks. This rezoning also mapped an R7A/C2-4 zoning district on Myrtle Avenue two blocks west of the project area extending west from Bedford Avenue for several blocks to facilitate mixed-use medium density housing and to strengthen commercial activities.

<u>Private Land Use Actions</u>

The City Council has approved various private rezoning applications in the area to permit mixed-use development near the Project Area. Two rezonings are located to the north of the Project Area on Flushing Avenue within Brooklyn:

- 376-378 Flushing Ave, 43 Franklin Ave(Rose Castle)

- Wallabout Street Rezoning

More recently, the City Council approved a rezoning adjacent to the Project Area at 723 Myrtle Avenue (C 170025 ZMK, effective November 30, 2017), which sought to rezone three blocks fronting on Myrtle Avenue, between Walworth Street and Nostrand Avenue to a similar zoning district proposed here. With R7D/C2-4 mapped on the northern portion of Myrtle Avenue and

R6B/C2-4 south of Myrtle Avenue. The City Planning Commision report notes that the R7D/C2-4 density is consistent with the existing Myrtle Avenue corridor and would bring existing nonconforming residential and mixed-use buildings into conformance, similar to what is proposed. Myrtle Avenue is a busy street with a variety of mixed-use buildings and commercial uses. Extending the R7D/C2-4 to the Project Area would create a cohesive continuation of conforming uses on Myrtle Ave.

Other Land Use Actions

In addition, the Board of Standards and Appeals (the "BSA") has issued land use approvals in the surrounding area. On March 16, 2012, the BSA granted a special permit pursuant to ZR § 73-19 to allow the legalization of an existing school located at 84 Sandford Street between Park Avenue and Myrtle Avenue (Block 1736, Lot 14) in an M1-1 district (BSA Cal. No. 97-08-BZ). On November 15, 2012, the BSA granted a variance pursuant to ZR § 72-21 to allow for the enlargement and conversion of an existing manufacturing building located at 118 Sandford Street between Park Avenue and Myrtle Avenue (Block 1736, Lot 32) within an M1-1 district to residential and commercial uses, a total floor area of 12,566.5 (3.33 FAR) with 12 residential units (BSA Cal No. 187-11-BZ). Most recently, on January 14, 2014, the BSA granted a special permit pursuant to ZR § 73-19 to allow a school use located at 184 Nostrand Avenue between Vernon Avenue and Willoughby Avenue (Block 1753, Lots 42, 43) in an M1-2 district (BSA Cal. No. 16-12-BZ).

3. Description of the Surrounding Area

The Project Area is located in the Bedford-Stuyvesant neighborhood in the Borough of Brooklyn within Community District 3. The Project Area is near the borders of Community District 1, known as South Williamsburg, which has a district boundary two blocks north along Flushing Avenue, and Community District 2, known as Clinton Hill, which has a district boundary running along Classon Avenue. Myrtle Avenue, a wide street at 75-ft., is the area's most significant east-west commercial street, with medium and high-density apartment buildings, including New York City Housing Authority ("NYCHA") developments, and significant ground floor retail activity. Bedford Avenue and Nostrand Avenue, the 80-ft wide streets that run perpendicular to Myrtle Avenue, are respectively northbound and southbound transit corridors, well-served by bus lines.

The area surrounding the Project Are is characterized by a variety of warehouse/distribution, commercial, mixed use buildings, community facility, and conforming and nonconforming residential uses. Myrtle Avenue is a commercial arterial for this area and is 75 feet in width along this segment. The predominant uses in the M1-2 district south of Myrtle Avenue are industrial-related and residential.

The prevailing built form of the area, described below, is a mix of mid-rise, mostly contextual-type residential buildings and a mix of low- and mid-rise commercial buildings. The buildings in the immediate surrounding area are typically 3-6 stories in height. Directly east of the Project Area sits a four-story building, a two-story building, and five vacant properties next to one another. Located three blocks east of the Development Site, the NYCHA Housing complex which contains many six-story buildings. In addition, Marcy Playground, maintained by the NYC Department of Parks and Recreation, is located on Myrtle Avenue between Nostrand Avenue and Marcy Avenue. The playground includes benches, game tables, a baseball diamond, spray showers, playground equipment, and basketball courts.

Existing Zoning Districts

The existing zoning districts in the surrounding area include residential, commercial, and manufacturing designations.

M1-1

The Project Area is located in an M1-1 district that extends south from Park Avenue to Myrtle Avenue, and from Spencer Street to the west to Nostrand Avenue to the east. The existing M1-1 zoning district permits light industrial uses (Use groups 4-14,16,17) such as woodworking shops, repair shops, wholesale service, storage facilities, limited community

facility uses, and commercial uses. The maximum FAR for permitted manufacturing and commercial uses within the M1-1 district is 1.0 and 2.4 for permitted community facility uses.

M1-2

There is an M1-2 zoning district mapped west of the Project Area that extends south from Myrtle Avenue to Willoughby Avenue and from Bedford Avenue to the west to Nostrand Avenue to the east. There is also an M1-2 zoning district one block to the north of the Project Area that extends south from Flushing Avenue to Park Avenue, generally from Cumberland Avenue to the west to Franklin Avenue and Skillman Street to the east. The M1-2 zoning district permits light manufacturing, commercial and limited community facility uses. The maximum FAR for permitted manufacturing and commercial uses within the M1-2 district is 2.0 and 4.8 for community facility uses. In the M1-2 district north of Park Avenue the predominant land use is industrial-related.

MX-4

There is an MX-4 zoning district with an M1-2/R6A designation located to the north and east of the Project Area extending south from Flushing Avenue to Myrtle Avenue, generally bounded by Franklin Avenue and Spencer Avenue. The MX-4 zoning district permits residential, commercial, and light manufacturing uses with a maximum FAR of 3.6 under the Inclusionary Housing ("IH") program. Above a base height of 40 to 60 feet (65 feet with IH), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 70 feet (75 feet with IH). The predominant land use is in the MX-4 district is residential.

R6

Mapped to the north and east of the Project Area, there is an R6 zoning district that extends south from Flushing Avenue to Myrtle Avenue and from Nostrand Avenue to the west and Marcy Avenue to the east. R6 districts allow all housing types at a maximum FAR of up to 2.43 is allowed for residential uses and up to 4.8 FAR is allowed for buildings containing community facility uses. R6 is a height factor district where residential and community facility uses are permitted with no fixed height limits and building envelopes are regulated by a sky exposure plane and open space ratio after a maximum base height of 60 feet. Residential development under the optional Quality Housing Program has a maximum FAR of 2.2 on narrow streets with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets with a height limit of 70 feet. Off-street parking is required for 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. In R6 districts, if fewer than five spaces are required, the off-street parking requirement is waived.

R7A/C2-4

There is an R7A/C2-4 zoning district mapped to the west of the Project Area along Myrtle Avenue generally between Bedford Avenue and Washington Park. The R7A zoning district permits a maximum FAR of 4.6 under the IH program. Above a base height of 40 to 65 feet (75 feet with IH), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 80 feet (up to 95 feet with IH). The predominant land use in the R7A/C2-4 district is mixed residential and commercial.

R7D/C2-4

There is an R7D/C2-4 zoning district mapped immediately to the east of the Project Area along Myrtle Avenue generally between Bedford Avenue and Washington Park. The R7D zoning district permits a maximum FAR of 5.6 under the IH program. Above a base height of 60 to 85 feet (95 feet with IH), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 105 feet (up to

115 feet with IH). R7D/C2-4 districts require that ground-floor uses be non-residential, promoting mixed-use buildings which are predominate in the area.

R6A

There is an R6A zoning district mapped to the east and south of the Project Area generally along Nostrand Avenue from 100 ft. south of Myrtle Avenue to Macon Street. Portions of this district are mapped with C2-4 commercial overlays. The R6A zoning district permits a maximum FAR of 3.6 under the IH program. Above a base height of 40 to 60 feet (65 feet with IH), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 70 feet (up to 85 feet with IH). The predominant land use in the R6A district is residential.

R6B

There are R6B zoning districts mapped to the southwest and southeast of the Project Area. To the southwest, there is an R6B zoning district mapped generally from Willoughby Avenue to just north of Dekalb Avenue and extending east from 100 ft. east of Bedford Avenue to Walworth Street. To the southwest, there is an R6B zoning district mapped generally from 100 ft. south of Myrtle Avenue to 100 ft. north of Dekalb Avenue and extending east generally between Nostrand Avenue and Marcy Avenue (with the exception of certain blockfronts mapped with R6A and R7A districts with C2-4 overlays). The R6B zoning district permits residential and community facility uses with a maximum FAR of 2.2 under the IH program. Above a base height of 30 to 40 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 50 feet. The predominant land use in the R6B district is residential.

M1-5

There is an M1-5 zoning district mapped to the south of the Project Area generally between Willoughby Avenue to the north and Dekalb Avenue to the south, and between Walworth and Sandford Streets in the northern portion of the district and Spencer Street and Nostrand Avenue in the southern portion of the district. The M1-5 zoning district permits an FAR up to 5.0 and building height and setbacks are controlled by a sky exposure plane. The predominant land use in the M1-5 district is industrial-related.

Public Transit

The Project Area is within the Transit Zone, and there are multiple public transit options, including MTA subway and bus service. The B54 line runs east/west from downtown Brooklyn to Ridgewood along Myrtle Avenue. The B44 line at Flushing Avenue and Nostrand Avenue provides additional north/south bus service from Sheepshead Bay to Williamsburg. In addition, the Myrtle-Willoughby MTA subway station with G line service is located at the intersection of Myrtle Avenue and Marcy Avenue, several blocks east of the Project Area.

Other Zoning Designations

There are Inclusionary Housing Designated Areas ("IHDA") mapped near the Project Area. To the east of the Project Area, an IHDA is mapped generally along Myrtle Avenue from Nostrand Avenue to Marcus Garvey Boulevard to the east, and along Marcy Avenue from Stockton Street to just north of Lafayette Avenue. To the west of the Project Area, an IHDA is mapped generally along Myrtle Avenue from Bedford Avenue to Classon Avenue, and extending further west to Washington Park. To the south of the Project Area, an IHDA is mapped generally along Bedford Avenue to Quincy Street, and portions of Classon Avenue, Kent Avenue, and Dekalb Avenue.

There are several Mandatory Inclusionary Housing ("MIH") Program Areas mapped near the Project Area. Immediately to the east, an MIH Program Option 1 area is mapped along Myrtle Avenue between Walworth St. and Nostrand Avenue. To the southwest, an MIH Program Option 1 and 2 Area is mapped along Willoughby Avenue between Spencer Street and Bedford Avenue. To the northwest, an MIH Program Option 1, Option 2, and Workforce Option area is mapped in

an area between Flushing Avenue, Little Nassau Street, Franklin Avenue, and Kent Avenue. An MIH Program Option 1 and 2 area is mapped in an area midblock between Flushing Avenue, Park Avenue, Franklin Avenue, and Skillman Street to the northwest.

The Project Area is also located within a FRESH Program area that provides zoning and discretionary tax incentives.

4. Description of the Proposed Project Area

The proposed Project Area is located in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3. The Project Area includes 8 tax lots on the southern side of Block 1735 between Spencer and Walworth Street which are currently zoned M1-1.

The proposed Project Area is primarily developed with three-story, mixed-use buildings, residential buildings, commercial, light-manufacturing, and industrial uses with surface accessory parking lots. While the Project Area is currently within M1-1, mixed-use and residential development are the most common land uses within the proposed rezoning boundaries. Residential development accounts for nearly 50 percent of the 600 feet of Myrtle Avenue frontage within the proposed Project Area. In addition to the nonconforming residential properties, the Myrtle Avenue frontage is characterized by vacant sites, with open uses and parking accounting for nearly 34 percent of the Myrtle Avenue frontage within the Project Area. The existing conditions of the properties within the Project Area are as follows:

Block 1735, Lot 32 (124 Walworth Street) is an approximately 1,665 square foot, interior lot on Walworth Street, and is currently improved with a two-story industrial and manufacturing building of approximately 3,000 square feet and an FAR of approximately 1.8. The building was built in 1931.

Block 1735, Lot 33 (713 Myrtle Avenue) is an approximately 1,760 square foot corner lot on the northwest corner of Walworth Street and Myrtle Avenue, and is currently improved with a three story, approximately 3,960 square foot, mixed-use residential and commercial building with two residential units and one commercial unit. The building has an approximate FAR of 2.25. The building was built in 1931.

Block 1735, Lot 34 (711B Myrtle Avenue) is an approximately 1,520 square foot interior lot currently improved with a three story, mixed-use residential and commercial building of approximately 3,420 square feet and an FAR of 2.25. There are two residential units and one commercial unit. The building was built in 1931.

Block 1735, Lot 35 (709 Myrtle Avenue) is an approximately 1,520 square foot interior lot currently improved with a three story, mixed-use residential and commercial building of approximately 3,420 square feet and an FAR of 2.25. There are two residential units and one commercial unit. The building was built in 1931.

Block 1735, Lot 36, (707A Myrtle Avenue) is an approximately 2,155 square foot lot currently improved with a 3,600 square foot, three story multifamily walk-up building with three residential units and FAR of approximately 1.67. The building was built in 1931.

Block 1735, Lot 37 (707 Myrtle Avenue) is an approximately 2,155 square foot lot currently improved with a 3,600 square foot, three story, mixed-use residential commercial building with an FAR of approximately 1.67. The building has two residential units and one commercial unit. The building was built in 1931.

Block 1735, Lot 38 (705 Myrtle Avenue) is an approximately 2,155 square foot lot currently improved with a 3,600 square foot, three story, mixed-use residential commercial building with an FAR of approximately 1.67. The building has two residential units and one commercial unit. The building was built in 1931.

5. Description of the Proposed Development Site

The proposed Development Site consists of one tax lot, Block 1735 Lot 39. It is an approximately 8,620 square feet corner lot on the northeast corner of Spencer Street and Myrtle Avenue. The lot is an unimproved rectangular corner lot used for storage. The lot has never maintiained a building and was purchased by the Applicant in 2011.

6. Description of the Proposed Development

As indicated above, the Proposed Development will consist solely of Lot 39. The Proposed Development is a new, eight-story, with cellar, 55,444 gross square feet (48,268 zoning square feet), 5.6 FAR mixed-use building with approximately 65 dwelling units, of which approximately 17 would be MIH units, with 4,433, square feet of ground floor retail and a 1,350 square foot courtyard for the residence. The building will be 98 feet tall and will have terraces and balconies in some of the units. The Proposed Development will be meeting the parking requirements for 14 vehicular and 34 bicycle parking spaces. The vehicle parking is in the celler and will be accessible through a ramp that has an 11 foot wide curb cut entry on Spencer Street. The curb cut is on the north west side of the Proposed Development, approximately 96 feet away from the the intersection of Spencer Street and Myrtle Avenue. The bicycle parking will be located in the first floor lobby. The Applicant plans to pursue MIH Option 1 and provide 25 percent of the residential floor area as affordable housing at an average of 60 percent of the Area Median Income ("AMI") (with a minimum of 10 percent at 40 percent AMI), resulting in approximately 17 permanently affordable units.

The Proposed Development would not be possible under the existing M1-1 zoning regulations, which does not permit residential uses. The Applicant believes that the increased bulk that would be permitted under the proposed R7D/C2-4 zoning district is appropriate for the area based on recent land use trends in the surrounding area and the underutilization of the Development Site. The R7D district would permit residential development up to 5.60 FAR with Inclusionary housing, and mapping a C2-4 district would permit the continuation of ground floor locally serving retail along Myrtle Avenue, which is a wide street at 75 feet and appropriate for such development and uses.

7. Actions Necessary to Facilitate the Proposal

The actions necessary to facilitate the proposal are: 1) a zoning map amendment to map a R7D/C2-4 zoning district coterminous with the Project Area currently zoned as M1-1 (the Proposed Zoning Map Amendment); and 2) a zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas & Mandatory Inclusionary Housing Areas for Community District 3, Brooklyn to establish the Project Area as an MIH Area (Proposed Text Amendment). There are no additional actions needed pursuant to any other City, State, or Federal agency.

<u>Proposed Zoning Map Amendment</u>

The Proposed Zoning Map Amendment would promote the development of a new mixed-use medium density building at the Development Site, including affordable housing, in an under-utilized M1-1 zoned area where new residential development is not permitted. Along Myrtle Avenue, the existing M1-1 zoning district within the Project Area are characterized by predominately residential and mixed use development. The M1-1 zoning district has remained since 1961 therefore, many of the existing uses are non-comforming. The proposed R7D/C2-4 zoning district would allow for residential development compatible with the existing land use patterns and zoning in the area. The proposed R7D/C2-4 commercial district would be mapped to a depth of 100 feet from Myrtle Avenue. Existing development along Myrtle Avenue, including a number of buildings recently developed under the R7D/C2-4 district to the east, is characterized by multi-family apartment buildings with ground floor commercial space for local retail. The proposed rezoning would benefit the community by enhancing the unimproved Development Site with new mixed-use development to replace the existing parking and storage use.

The R7D/C2-4 zoning district proposed for the Project Area, on the north side of Myrtle Avenue between Spencer Street and Walworth Street, would allow medium-density apartment buildings at a maximum FAR of 5.6 for developments that provide affordable housing pursuant to the MIH program requirements. The maximum building height for eligible MIH program buildings with

qualifying ground floors is 115 feet or 11 stories. Buildings must set back above a maximum base height of 95 feet or 9 stories to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising up to the maximum building height. Off-street parking is required for 50 percent of the residential dwelling units, but is not required for affordable housing units within the Transit Zone. The proposed C2-4 commercial overlay mapped with the R7D district requires active ground floor uses. The proposed C2-4 district permits Use Groups 5 through 9 and 14 allowing commercial development with up to 2.0 FAR. However, Use Group 5 uses would not be permitted at this site because of its distance from a limited access highway. The proposed C2-4 overlay district requires one accessory parking space per 1,000 sq. ft. of commercial floor area for general retail or service uses. Mapping an R7D/C2-4 in this area provides opportunities for medium-density housing development under the MIH program while allowing for active commercial uses on the ground floor. The proposed C2-4 overlay would support the development of mixed residential and commercial uses and would strengthen Myrtle Avenue as a retail and service corridor. Currently, Myrtle Avenue has pockets of C2-4 overlays both to the east and west of the Project Area. This rezoning would bridge the gap and create more continuity between the commercial overlays to the east of Walworth Street and the west of Bedford Avenue.

The increase in density to the proposed R7D/C2-4 district would facilitate the development of greatly needed housing, including affordable housing in Community District 3. The proposed R7D/C2-4 zoning district would promote the development of underused sites and strengthen the commercial character of Myrtle Avenue with both the addition of new commercial space and new residential consumers.

The City has confirmed the appropriateness of R7D zoning near wide, busy streets and transit in the 2012 Bedford-Stuyvesant North Rezoning (C 120294 ZMK) mapped immediately to the east along Myrtle Avenue. The proposed zoning map amendment is consistent with the City's policy goals outlined in the 2012 Bedford-Stuyvesant North Rezoning by providing opportunities for housing development, including affordable housing, and strengthening Myrtle Avenue as a retail and service corridor. The proposed rezoning responds to the increased demand for new housing by permitting mixed development on Myrtle Avenue pursuant to the same bulk regulations approved in the Bedford-Stuyvesant North Rezoning and the 723 Myrtle Avenue Rezoning adjacent to the Project Area. The proposed extension of the R7D/C2-4 zoning district from Nostrand Avenue directly to the east of the Project Area creates consistency with the existing zoning along Myrtle Avenue. The proposed actions would activate and enliven Myrtle Avenue and benefit businesses and the community by creating a more engaging experience for pedestrians. New commercial and community facility uses would enhance the existing ground floor character of Myrtle Avenue.

The proposed development fully complies and conforms with the proposed zoning districts. On the Development Site, the proposed building complies with the bulk regulations of the proposed R7D/C2-4 zoning district. Similarly, the proposed residential and commercial uses conform with the use provisions of the proposed R7D/C2-4 zoning district. The proposed R7D/C2-4 zoning district would bring the existing nonconforming residential uses on Block 1735 into conformance with the use provisions of the Zoning Resolution.

Proposed Text Amendment

The Proposed Text Amendment would require the Applicant to develop the Development Site in accordance the amendment of Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 3, Brooklyn . Pursuant to the MIH program, a percentage of the new dwelling units in the proposed development must be affordable units, resulting in an affordable housing set-aside for either 25 percent of the residential floor area at an average of 60 percent of AMI (Option 1) or 30 percent of the residential floor area at an average of 80 percent AMI (Option 2). The Applicant proposes mapping both MIH Option 1 and Option 2 within the Project Area to provide maximum flexibility for non-Applicant controlled properties. The MIH program ensures that new development within the Project Area would address the need for housing that serves low-income levels. These permanent income-restricted dwelling units are a demonstrated need in Bedford-Stuyvesant, providing 17 affordable dwelling units (80% AMI).

8. Conclusion

As discussed above, the Applicant proposes a zoning map amendment and text amendment to facilitate the development of a mixed residential, commercial, and community facility building in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3. The proposed zoning map amendment to establish an R7D/C2-4 zoning district would allow residential development, which is not permitted within the current M1-1 zoning district. The proposed text amendment to ZR Appendix F would establish the Project Area as an MIH Area. Furthermore, the Proposed Actions would improve the Project Area's conformance and compliance with zoning, while also increasing housing capacity and requiring new affordable dwelling units.

The proposed actions directly address the City's Housing New York: A Five-Borough, Ten-Year Plan objectives by facilitating this development. The rezoning would strengthen the commercial character and urban fabric of Myrtle Avenue while providing increased opportunities for housing development, including mandatory affordable housing. The Applicant would develop the underutilized Development Site, which has been unimproved for decades, with productive uses that address the City's need for additional housing. The development would create new dwelling units while supporting the shift from parking uses to residential use. The proposed actions would provide increased opportunities for housing development, mandatory affordable housing, and local retail on underutilized sites.