

Belmont Osborn Rezoning

Review Session
April 24, 2023

NYC PLANNING

PROJECT SUMMARY

Applicant:
Osborn Belmont Properties, LLC

Action:
Zoning map amendment
Zoning text amendment

Proposed Development:
Two new 7 story developments, totaling appx. 210,000 SF (200 DUs), including appx 34,000 SF of retail space

Project Location:
Brownsville, Community District 16, Brooklyn





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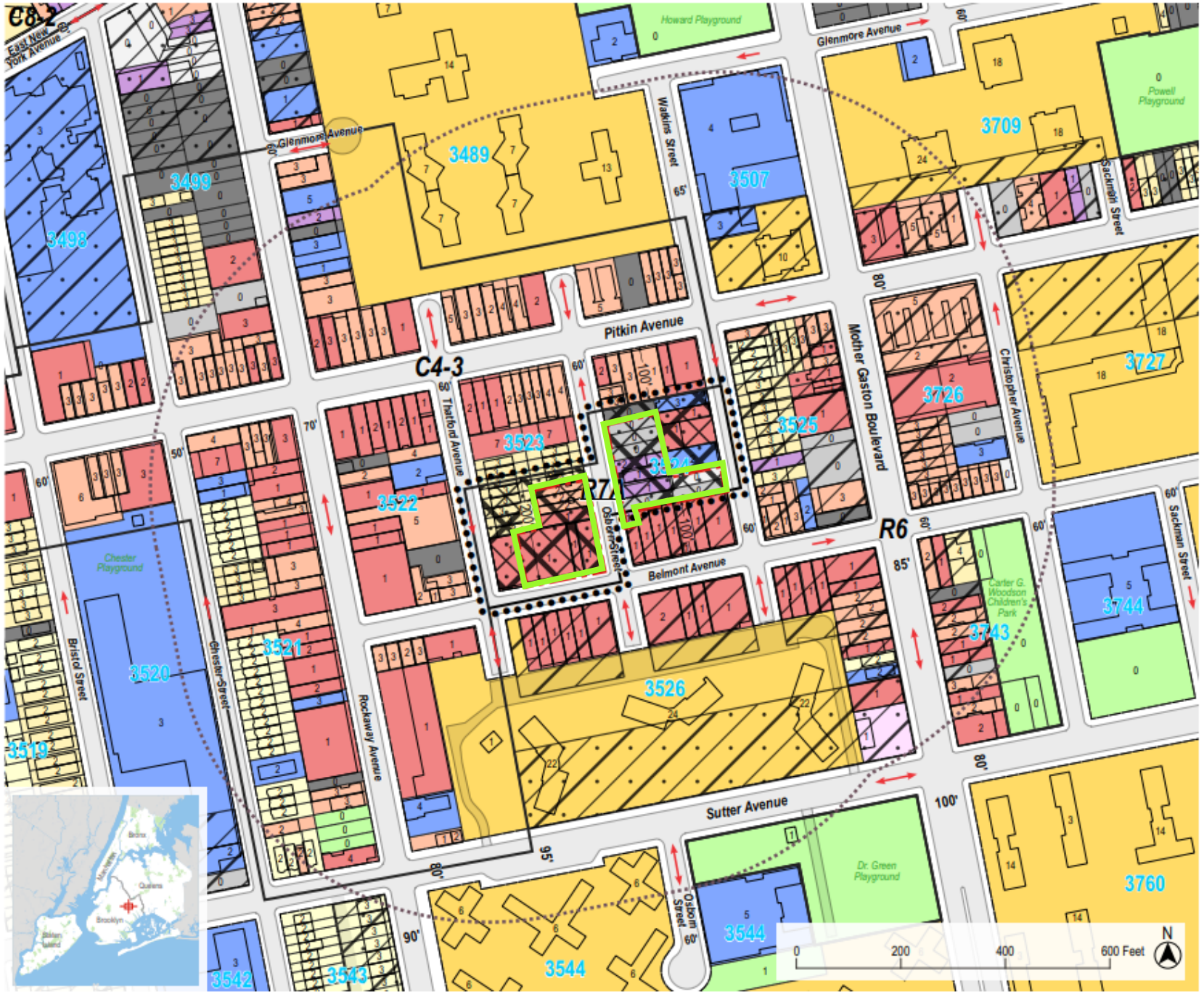
SURROUNDING AREA



LAND USE & 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		

- 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

March 2021

Urban Cartographics

PROJECT AREA



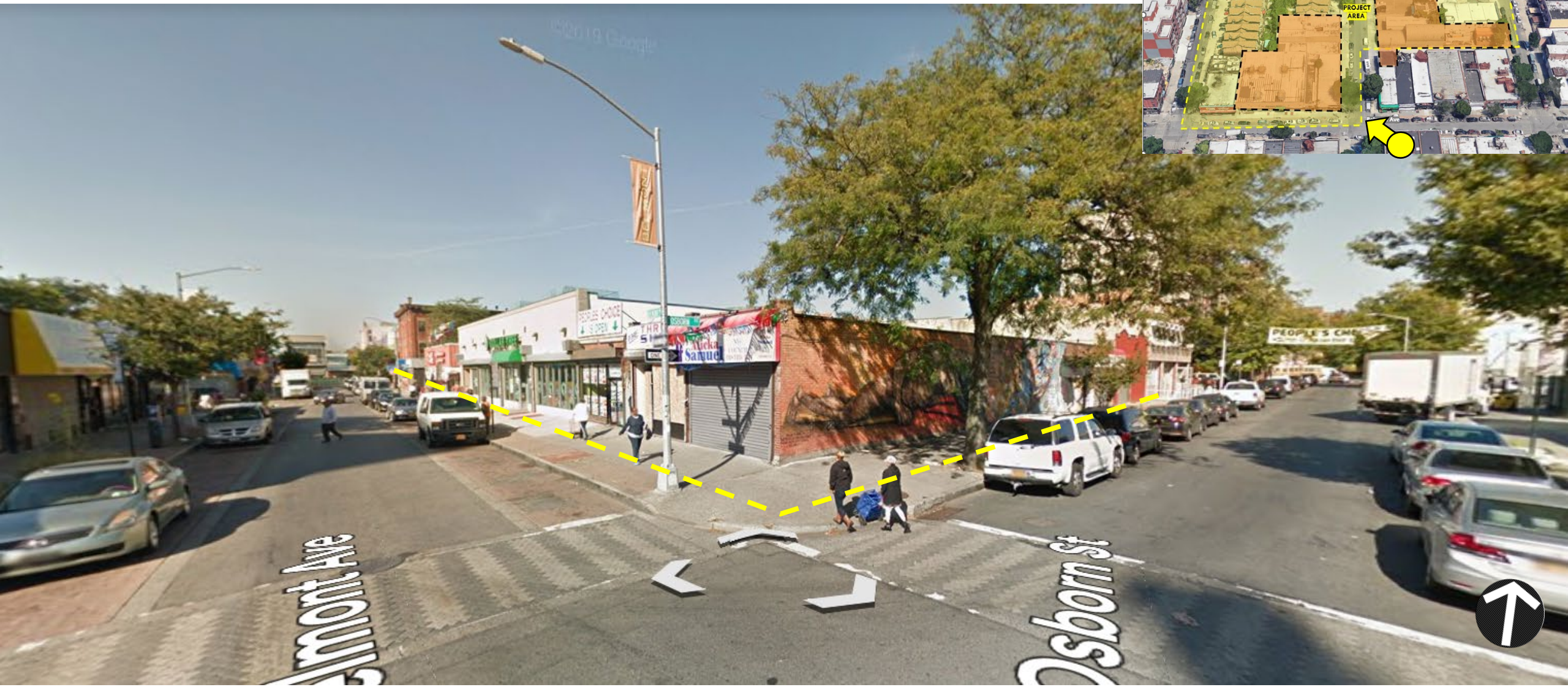
Site Photos


Thomas Street
Osborn Street
Pitkin Ave
Watkins Street
PROJECT AREA
Belmont Ave

Site Photos


Thatford Ave
Osborn Street
Pitkin Ave
Wortman Ave
PROJECT AREA
Belmont Ave

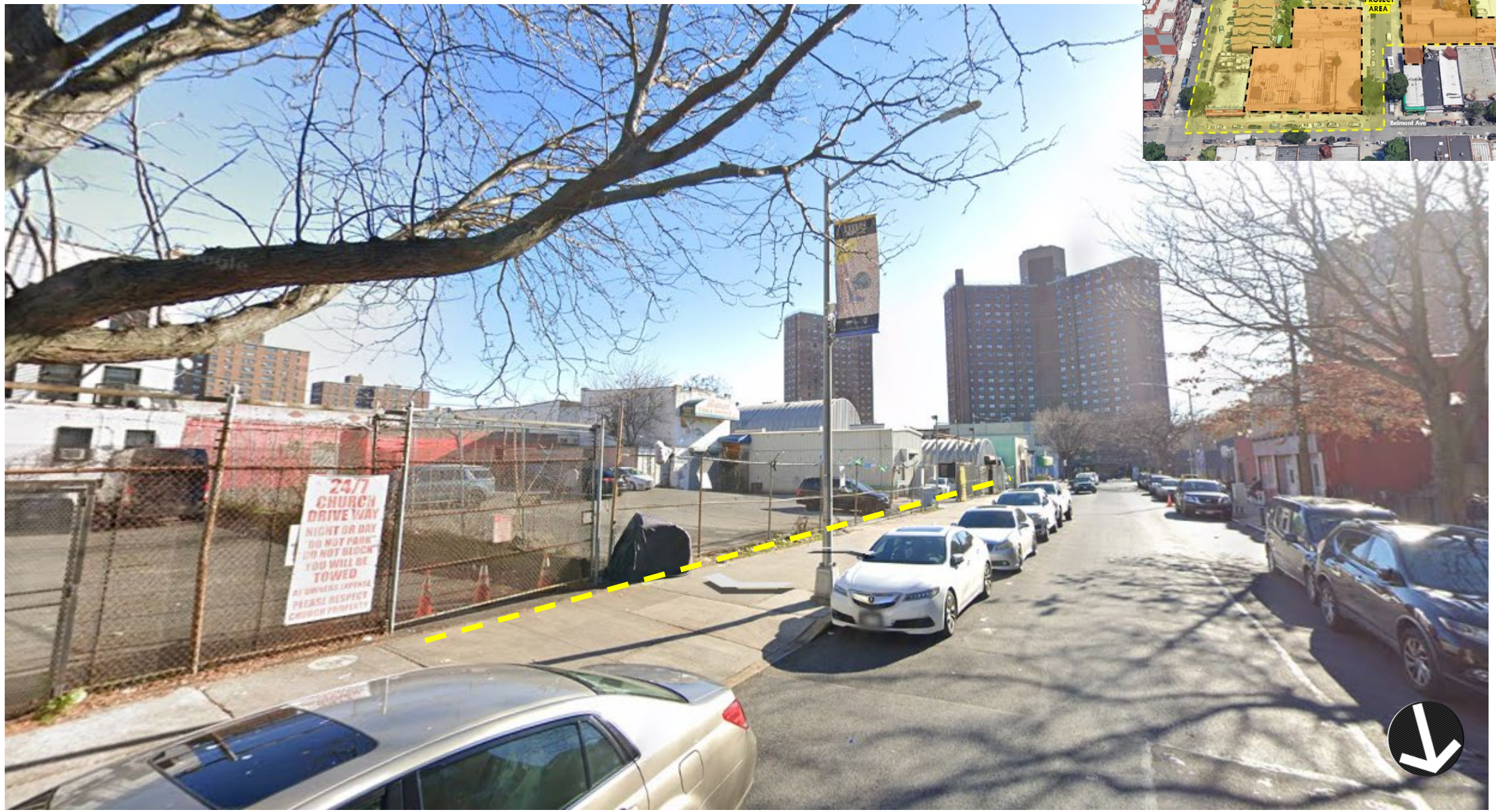
Site Photos


PROJECT AREA
Pitkin Ave
Osborn Street
Thatford Ave
Belmont Ave
Osborn st

Site Photos



Site Photos


24/7
CHURCH
DRIVE WAY
NIGHT OR DAY
DO NOT PARK
DO NOT BLOCK
YOU WILL BE
TOWED
PLEASE RESPECT
CHURCH PROPERTY


Pitkin Ave
Osborn Street
Belmont Ave
PROJECT
AREA

Site Photos


ONE WAY
STOP
Watkins St
DO NOT
ENTER

PROJECT
AREA
Belmont Ave
Pitkin Ave
Osborn Street
Thatford Ave
Watkins Street

Site Photos



PROJECT AREA
Pitkin Ave
Belmont Ave
Osborn Street
Thatford Ave

PROPOSED DEVELOPMENT



Site 1: 7 stories, 103,400 sf, (4.6) FAR, 104 DUs (26 MIH)
17,000 sf commercial, 56 parking spaces

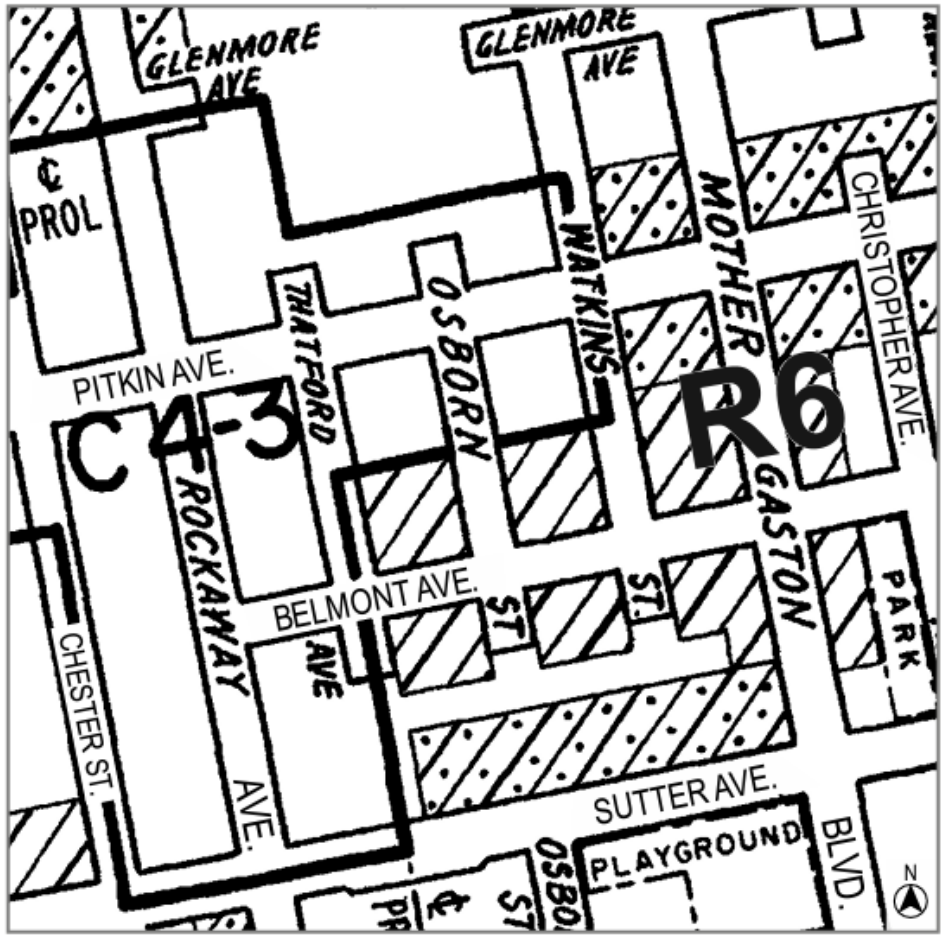
PROPOSED DEVELOPMENT



Site 2: 7 stories, 107,200 sf, (4.59 FAR). 96 DUs (24 MIH), 17,200 sf commercial, 53 parking spaces

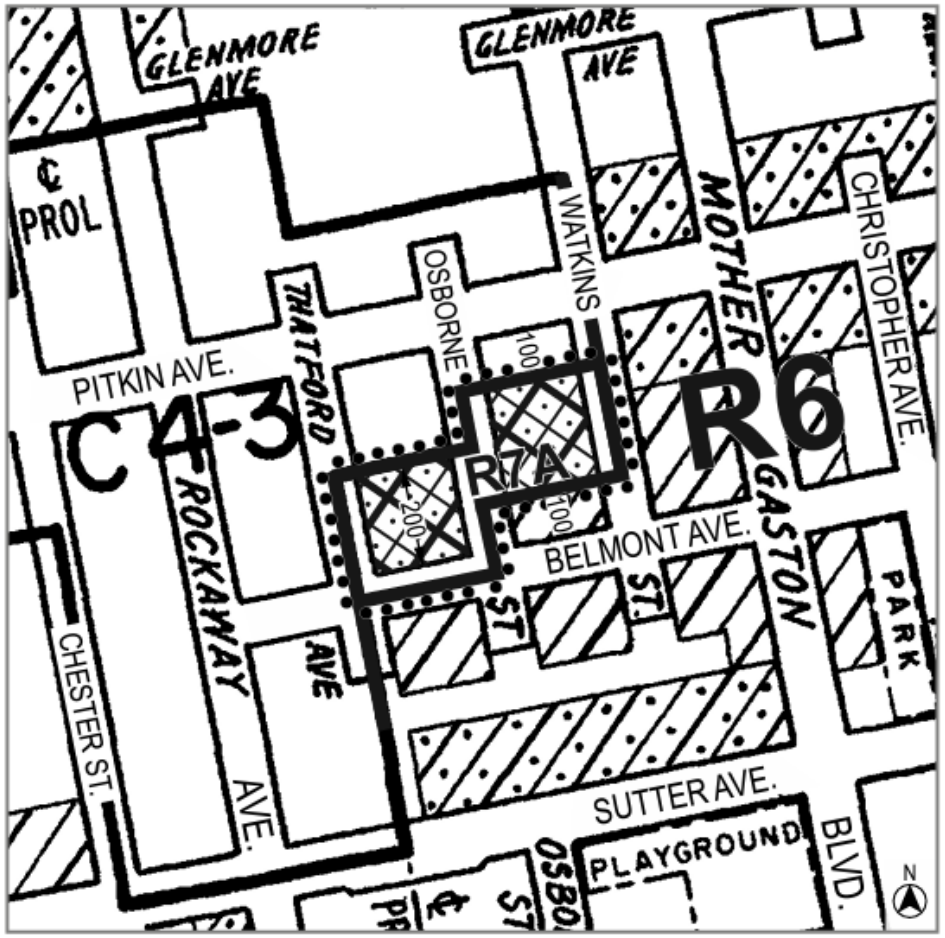
ZONING MAP AMENDMENT

Existing: R6/C1-3/C4-3



Current Zoning Map (17d)

Proposed: R7A/C2-4



Proposed Zoning Map (17d) - Area being rezoned is outlined with dotted lines

Rezoning from R6/C1-3 to R7A/C2-4
Rezoning from C4-3 to R7A/C2-4

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.

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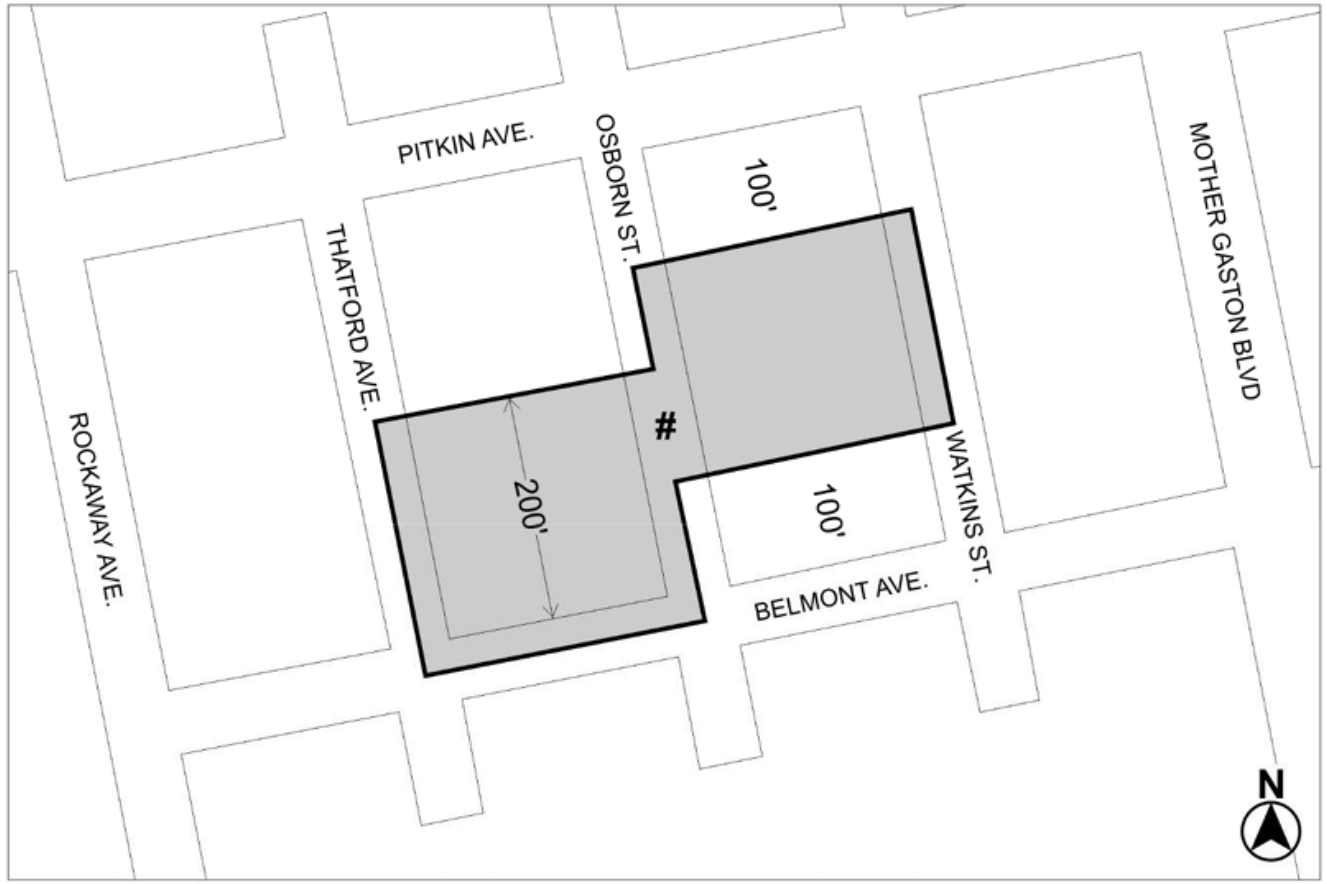
ZONING TEXT AMENDMENT

Map 6 – [date of adoption]

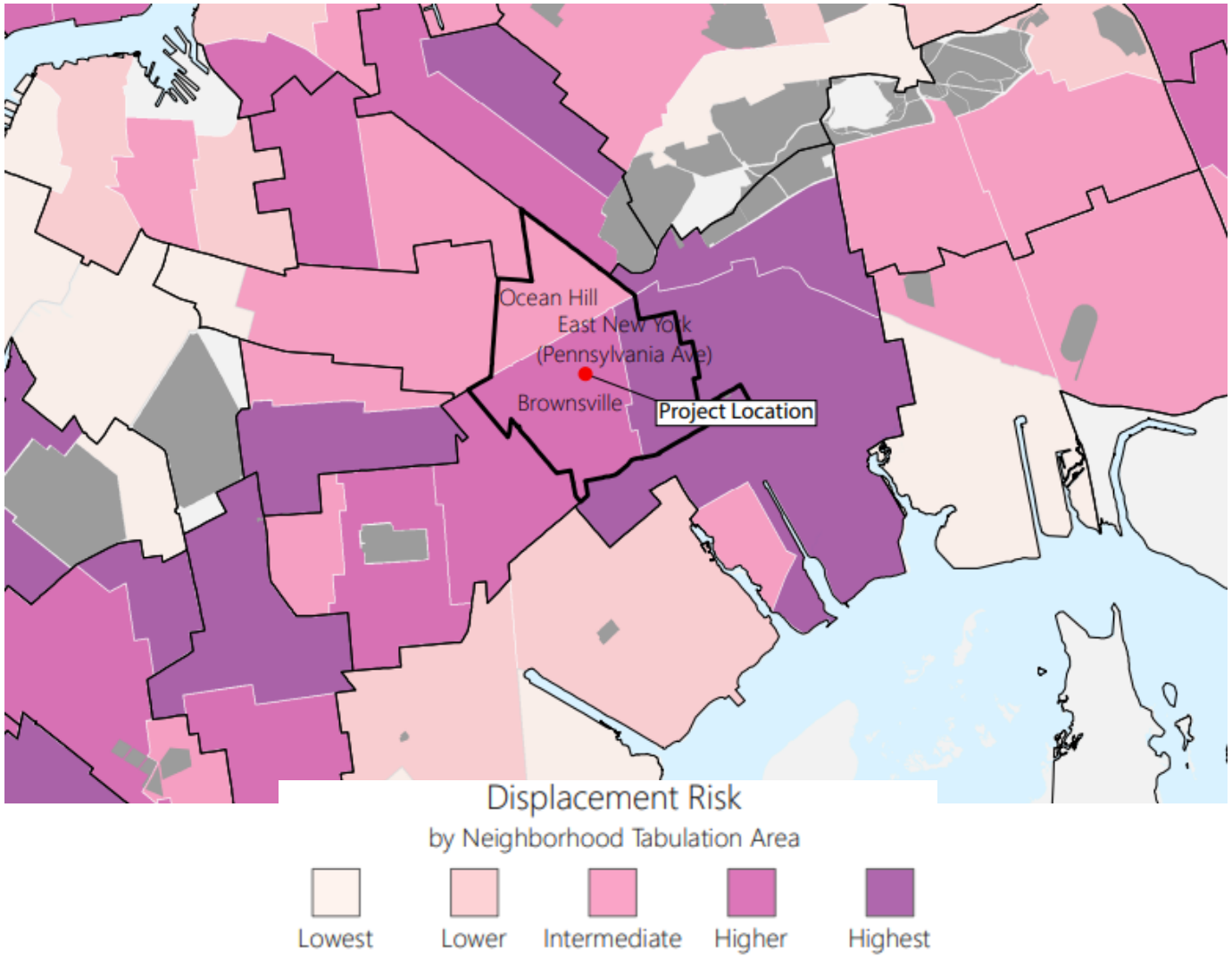


Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

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

Portion of Community District 16, Brooklyn

Applicant Data from Racial Equity Report on Housing and Opportunity



*The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

Annual Median Household Income:

$29,863

[Brownsville and Ocean Hill]

Public Use Microdata Area (PUMA) 4007

> Brooklyn and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	19
Low Income (51-80% AMI)	31
Moderate Income (81-120% AMI)	--
Not Income Restricted	150
Total New Units	200

Estimated monthly rent of affordable units for households earning 60% AMI*:

$1,400 to $2,090

Estimated average income of a household earning 60% AMI*:

$56,000 to $99,300

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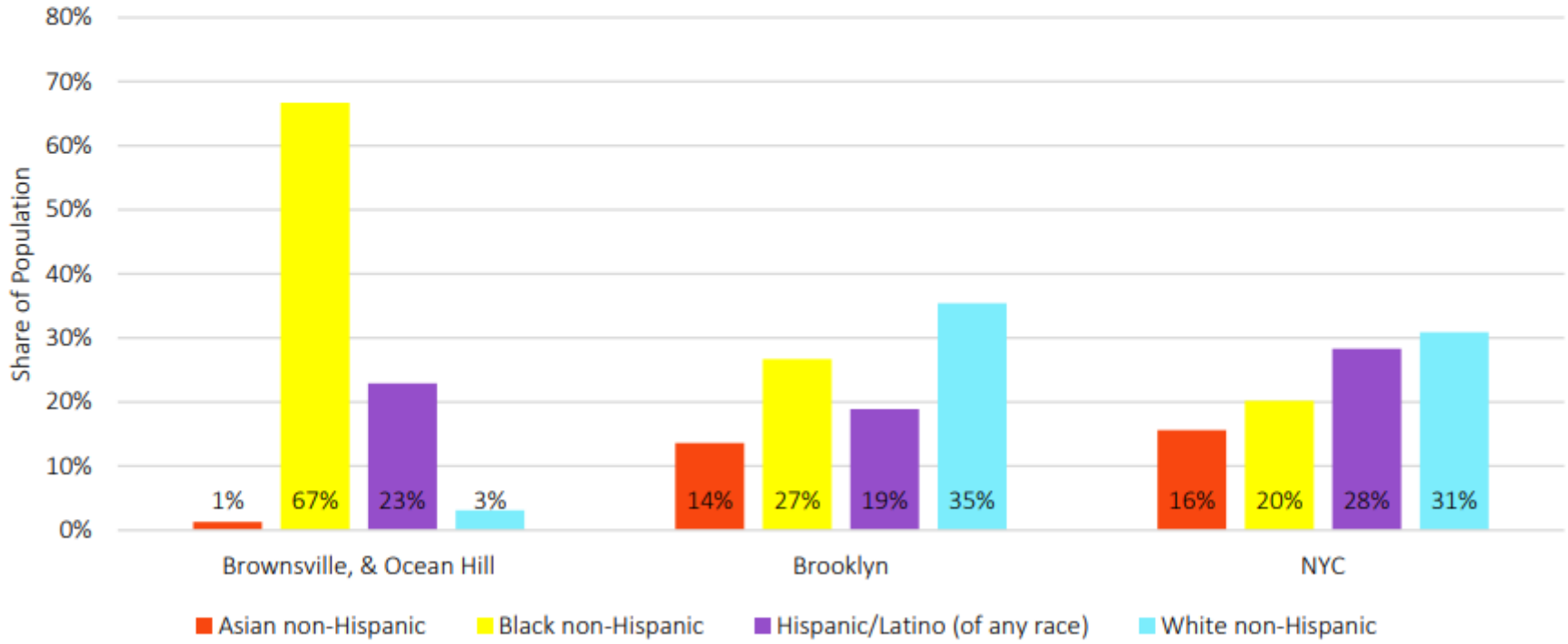
Applicant Data from Racial Equity Report on Housing and Opportunity

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]."



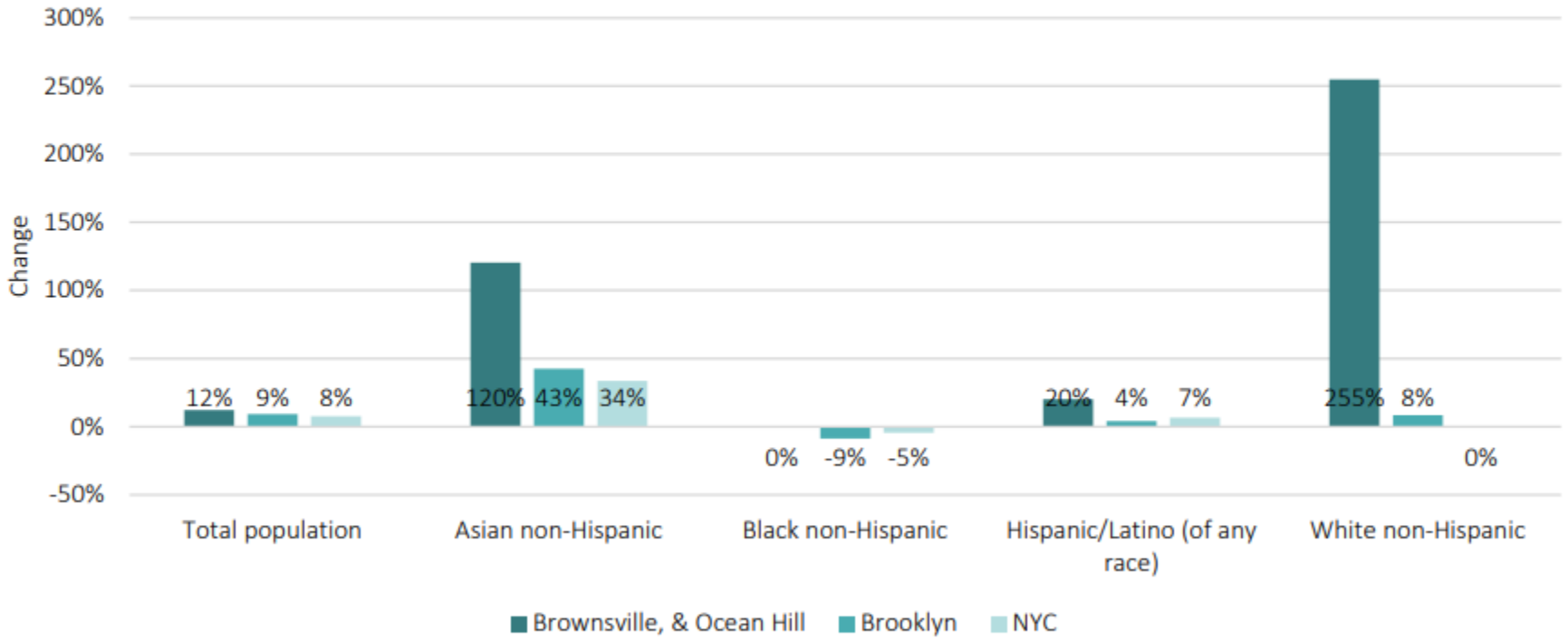
Source: Census 2020; Community Profile Table 1.01

Applicant Data from 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

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