703 MYRTLE AVE REZONING



Review Session
February 27, 2023
220453ZMK
220454ZRK

Brooklyn
Community District 03

NYC PLANNING

BACKGROUND

APPLICANT	▪ Ranco Capital, LLC
PROPOSED ACTIONS	▪ Zoning map amendment from M1-1 to R7D/C2-4 ▪ Zoning text amendment to Appendix F to map MIH
PROPOSED DEVELOPMENT	▪ Eight-story mixed-use building ▪ **54** dwelling units (including **18 income-restricted**) ▪ **48,000 sf** (5.6 FAR) ▪ **4,469 ZSF** of commercial space ▪ **11** off-street parking spaces in the proposed cellar

*The project area includes Brooklyn Block 1735 (lots 33, 34, 35, p/o 32, p/o 36, p/o 37, p/o 38, and p/o 39)

PROJECT LOCATION

- 703 Myrtle Avenue
- Brooklyn, Community District 03
- City Council District 33 (Lincoln Restler)



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PROJECT LOCATION



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EXISTING CONDITIONS & ZONING

703 Myrtle Avenue, Brooklyn
Area Map

Block: 1735, Lots: 32 (p/o), 33, 34, 35, 36 (p/o), 37 (p/o), 38 (p/o) & 39 (p/o)

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

Existing Commercial Overlays & Zoning Districts

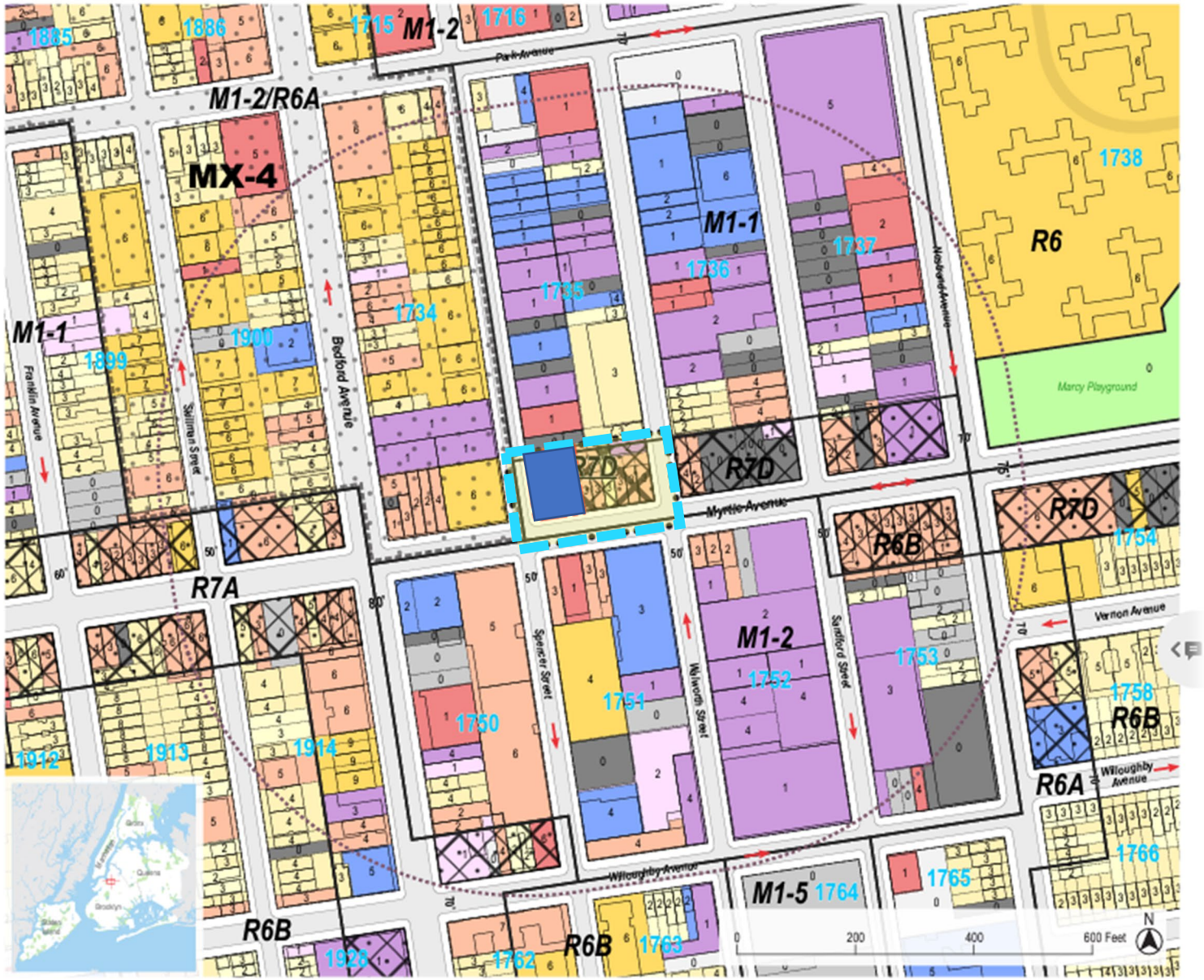
C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

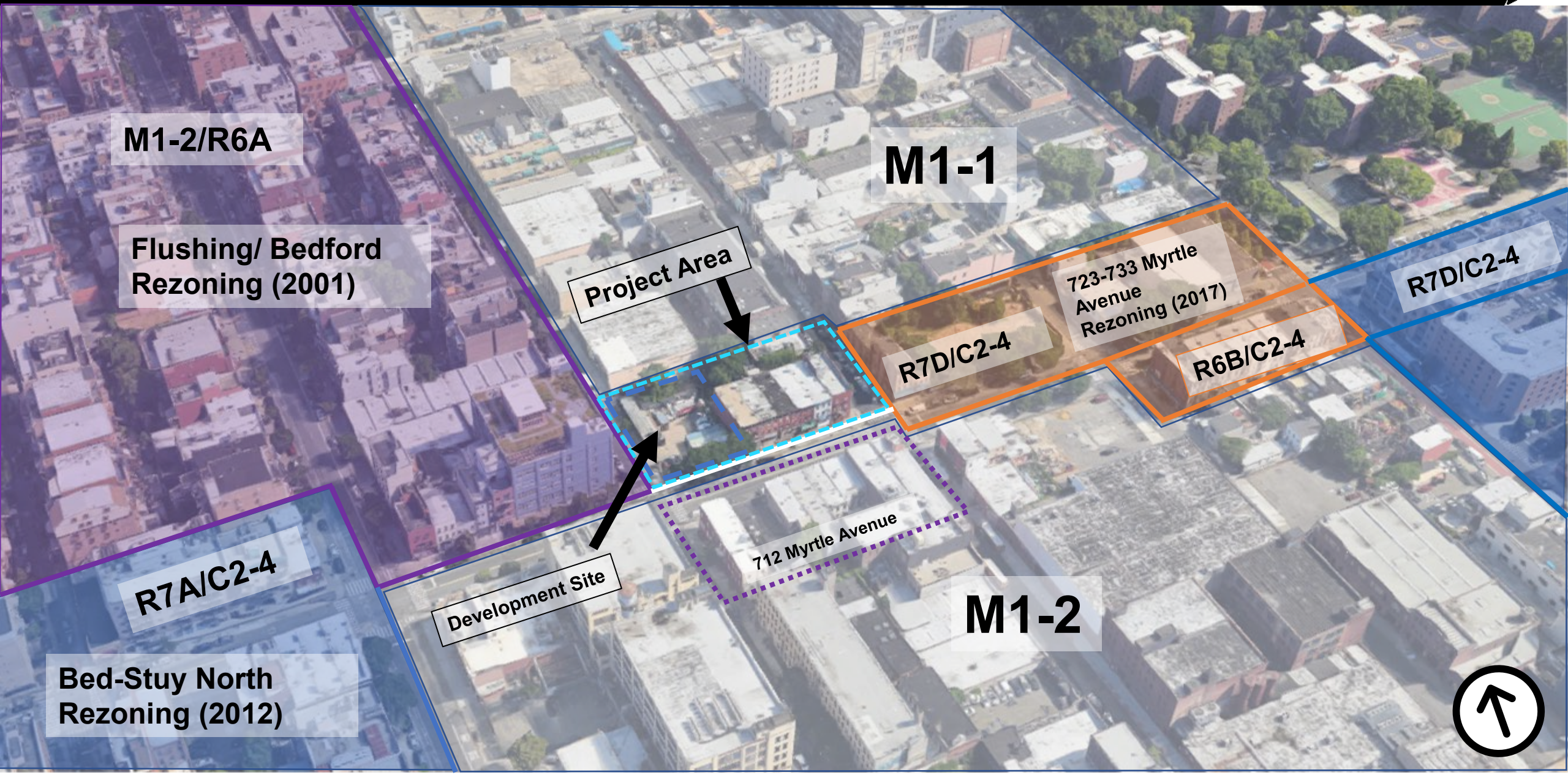
Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions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

October 2020

Urban Cartographics



SURROUNDING AREA



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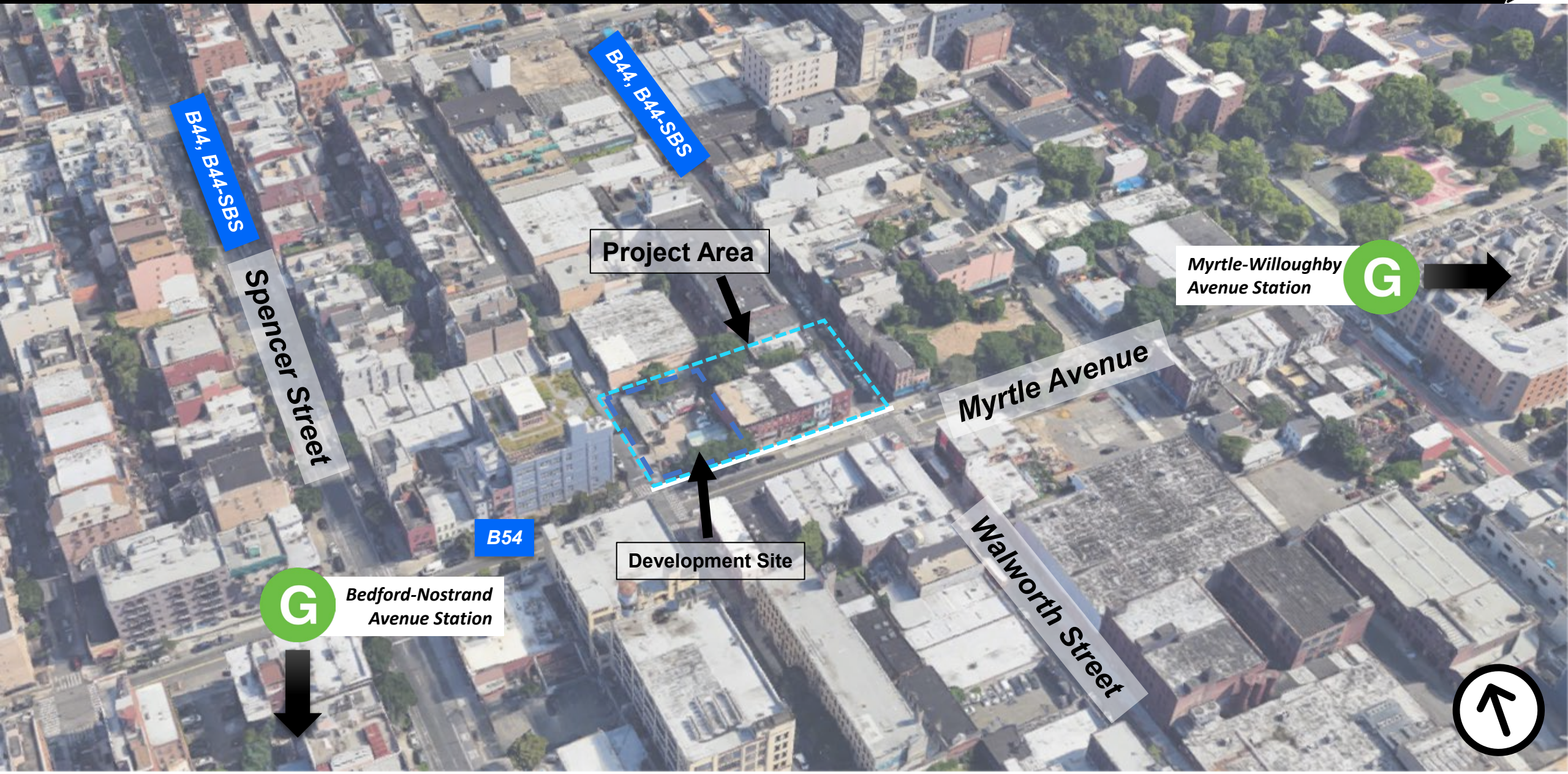

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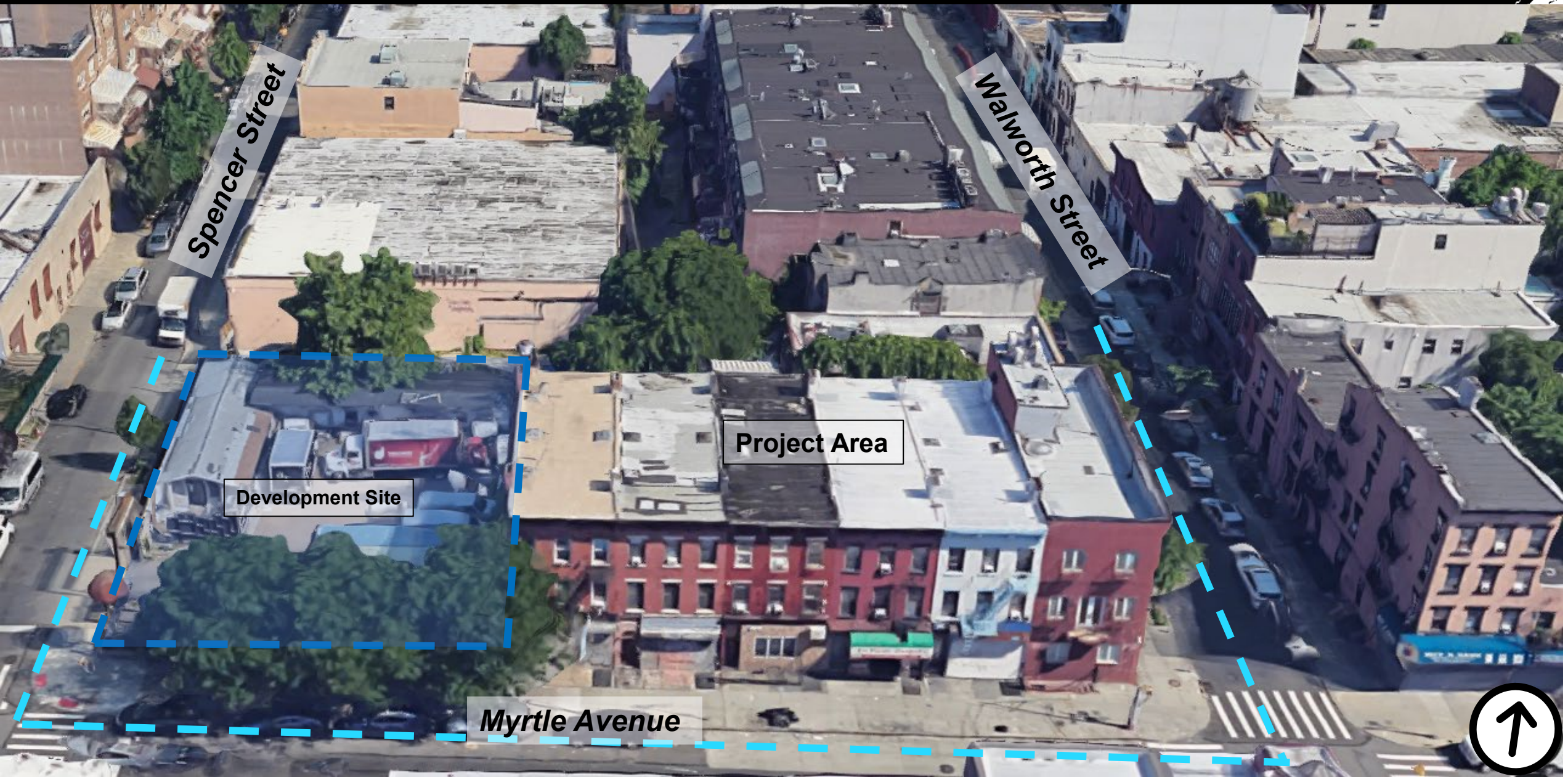
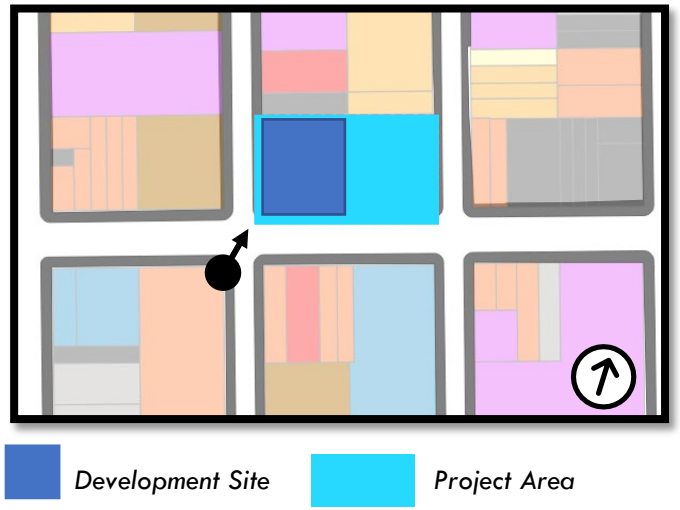


PROJECT AREA PHOTOGRAPHS





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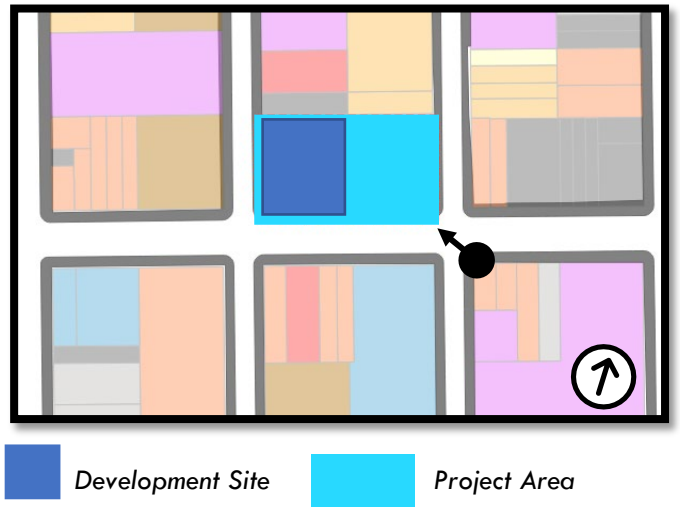

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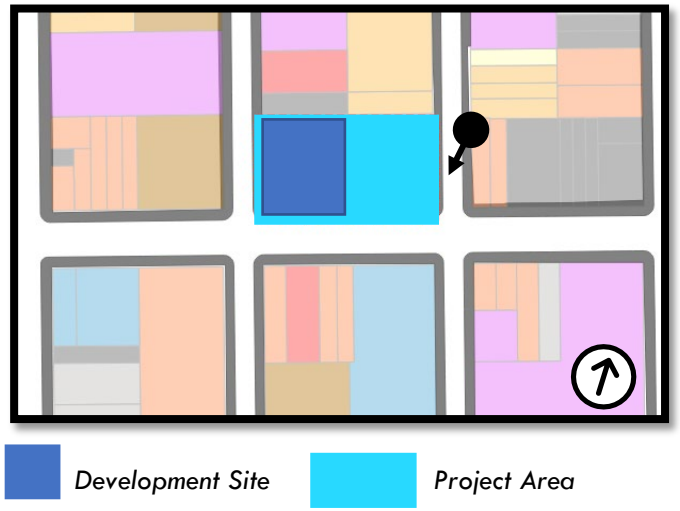

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- **54** dwelling units (including **18 income-restricted**)
- **4,469 ZSF** of commercial space
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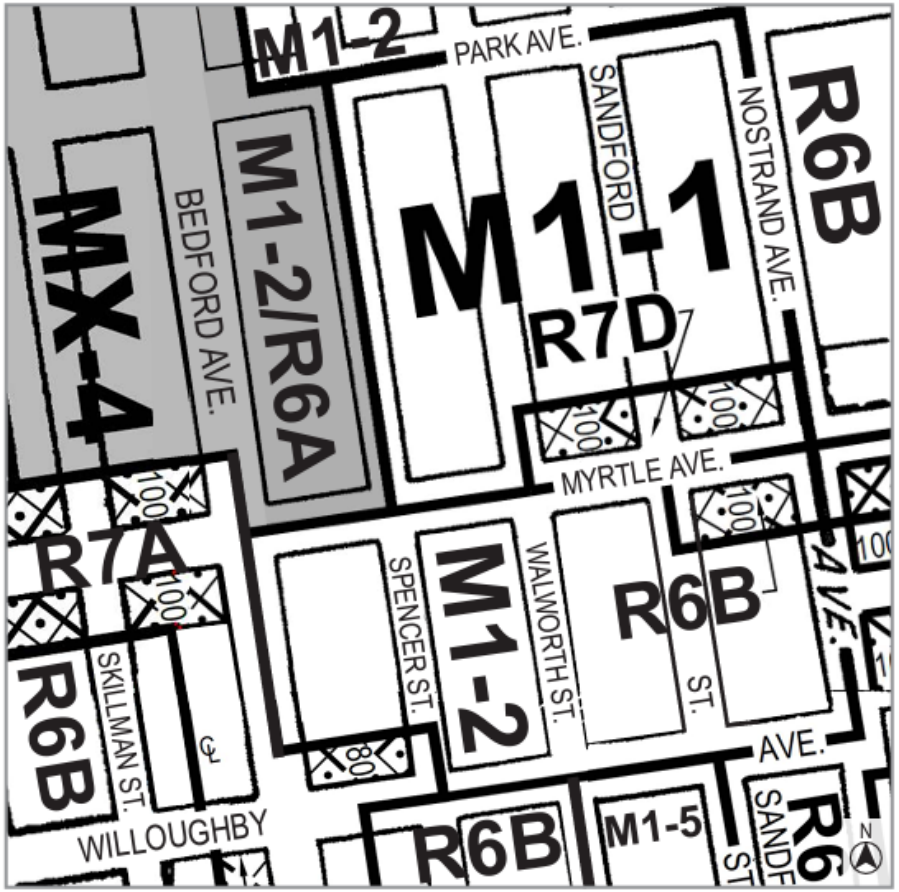
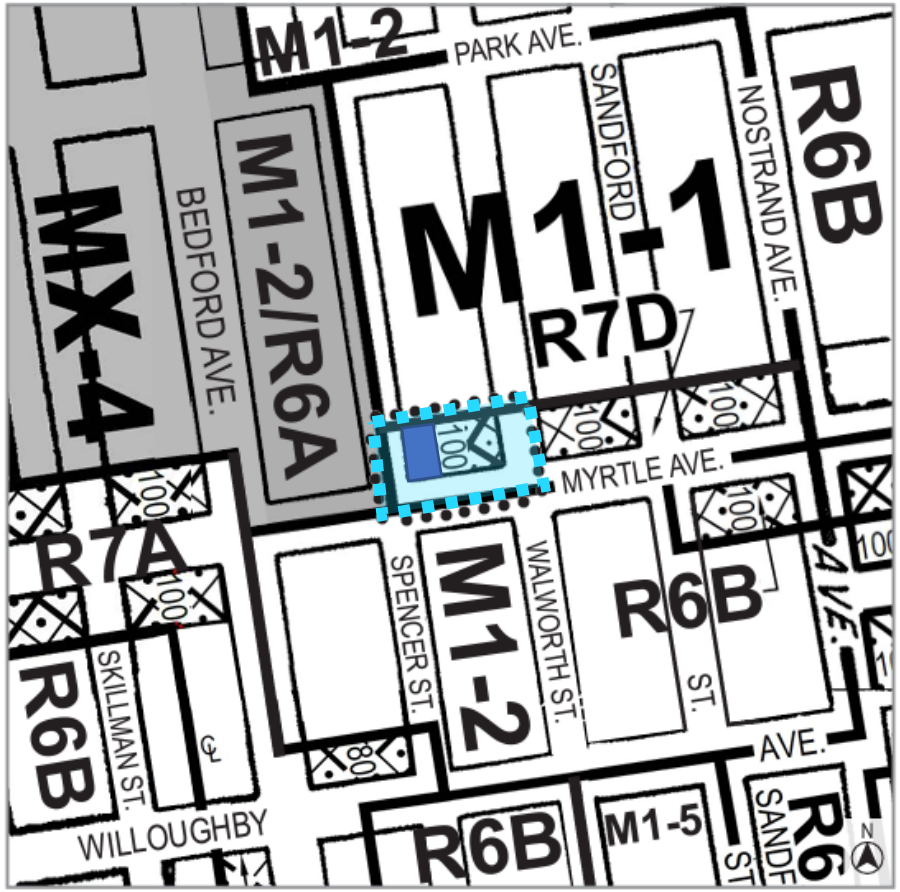
ZONING MAP AMENDMENT

Zoning Change Map



Current Zoning Maps (12d & 13b & 16c & 17a)



Proposed Zoning Maps (12d & 13b & 16c & 17a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R7D/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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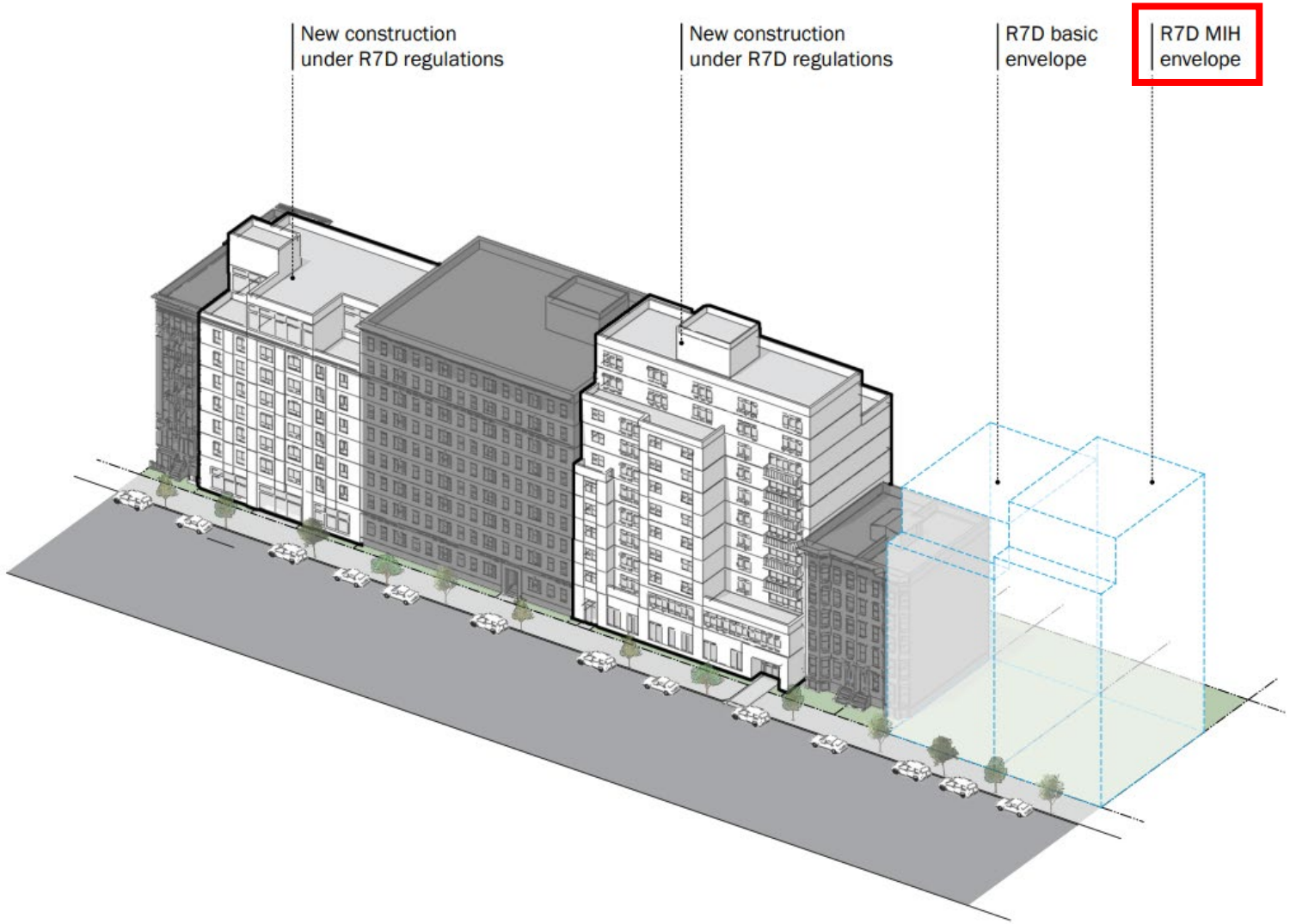
ZONING MAP AMENDMENT: R7D/C2-4 Districts

Max Building Height	**115 Feet**
Max no. of Stories	**11**
Base Height	**60 to 95 feet**
Max Residential FAR	**5.60**
Max Commercial FAR	**2.00**
Max Manufacturing FAR	**N/A**
Max Community Facility FAR	**4.2**
Parking	**30%** of dwelling units. No reqmt for income-restricted units in a transit zone.



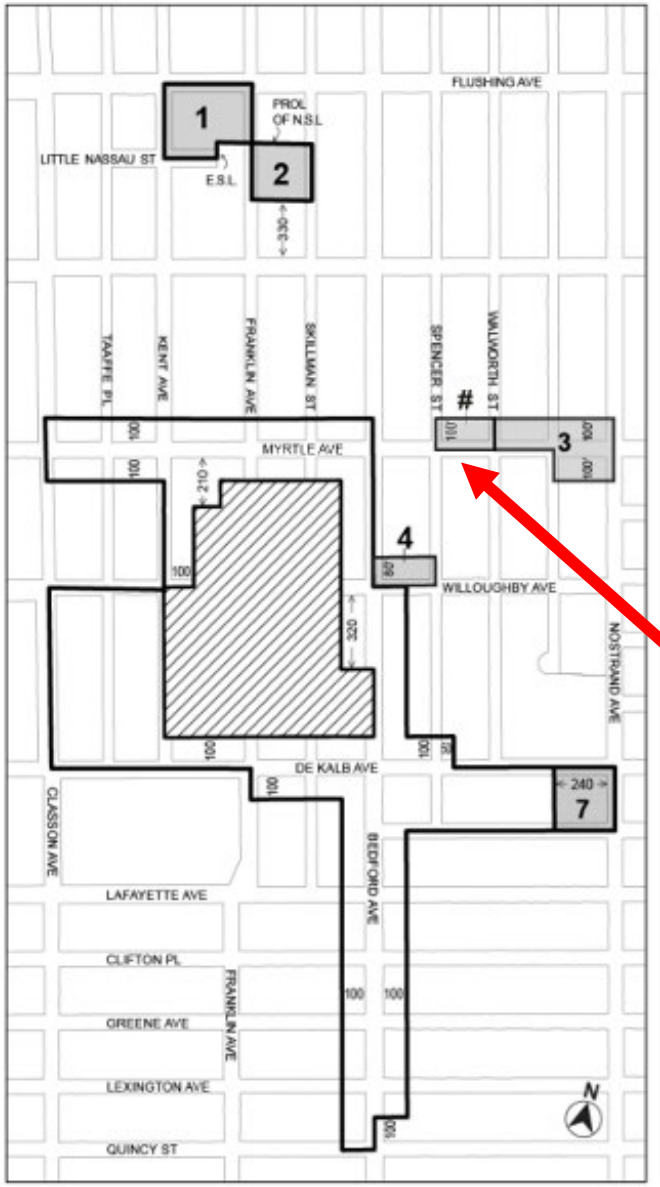
ZONING TEXT AMENDMENT

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**

*The applicant is proposing 18 MIH units to comply with **MIH Option 2***



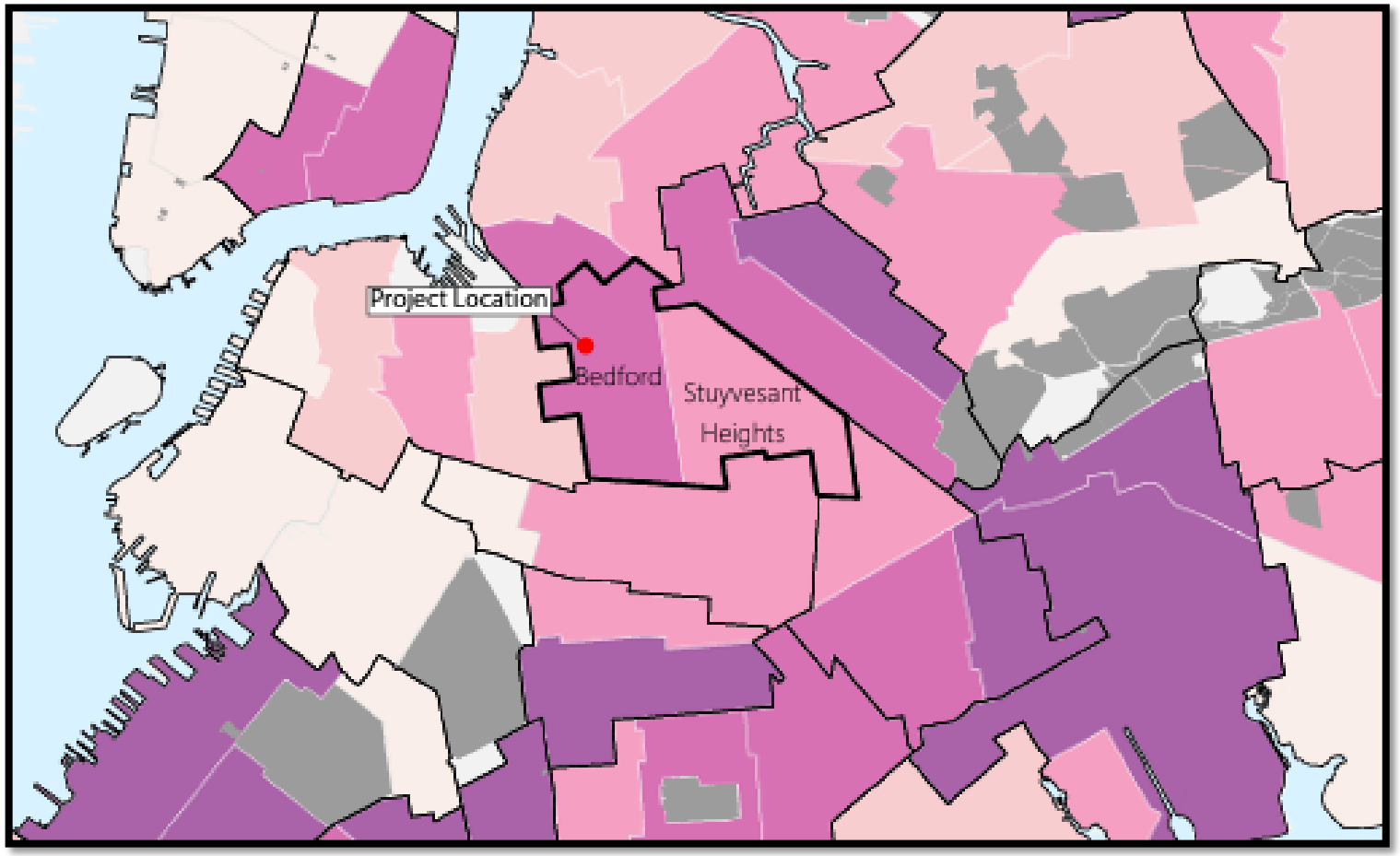
Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
Area **2** – 5/10/17 MIH Program Option 1 and Option 2
Area **3** –11/30/17 MIH Program Option 1
Area **4** – 2/13/19 MIH Program Option 1 and Option 2
Area **7** – 11/10/21 MIH Program Option 2
Area # – [date of adoption] MIH Program Option 1 and Option 2

Excluded Area

Portion of Community District 3, Brooklyn

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



Bedford – Stuyvesant
Annual Median Household Income:

$53,646

> Brooklyn and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	**--**
Low Income (51-80% AMI)	**12**
Moderate Income (81-120% AMI)	**6**
Not Income Restricted	36
Total New Units	**54**

Estimated monthly rent of affordable units for households earning 80% AMI* in NYC:

$1,970

Estimated average income of a household earning 80% AMI* in NYC:

$78,800

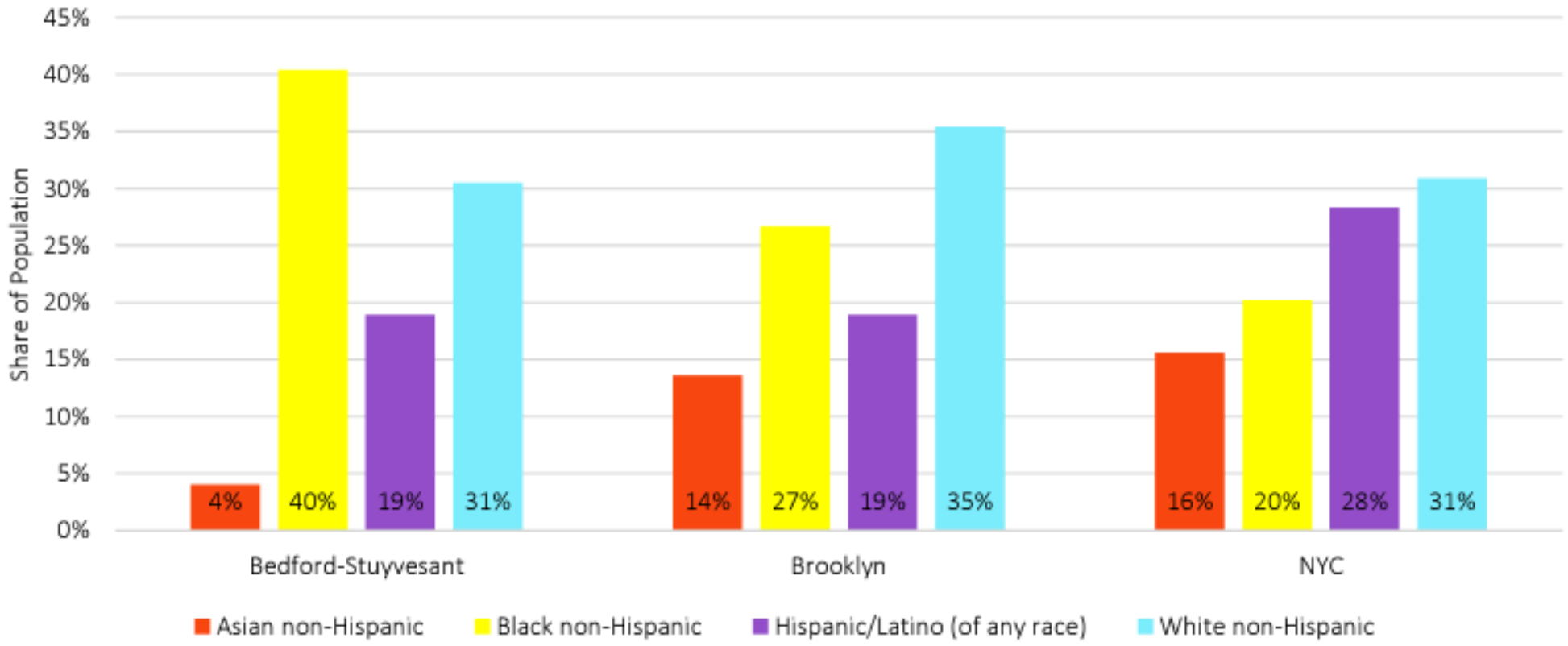
NYC PLANNING *The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

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]."

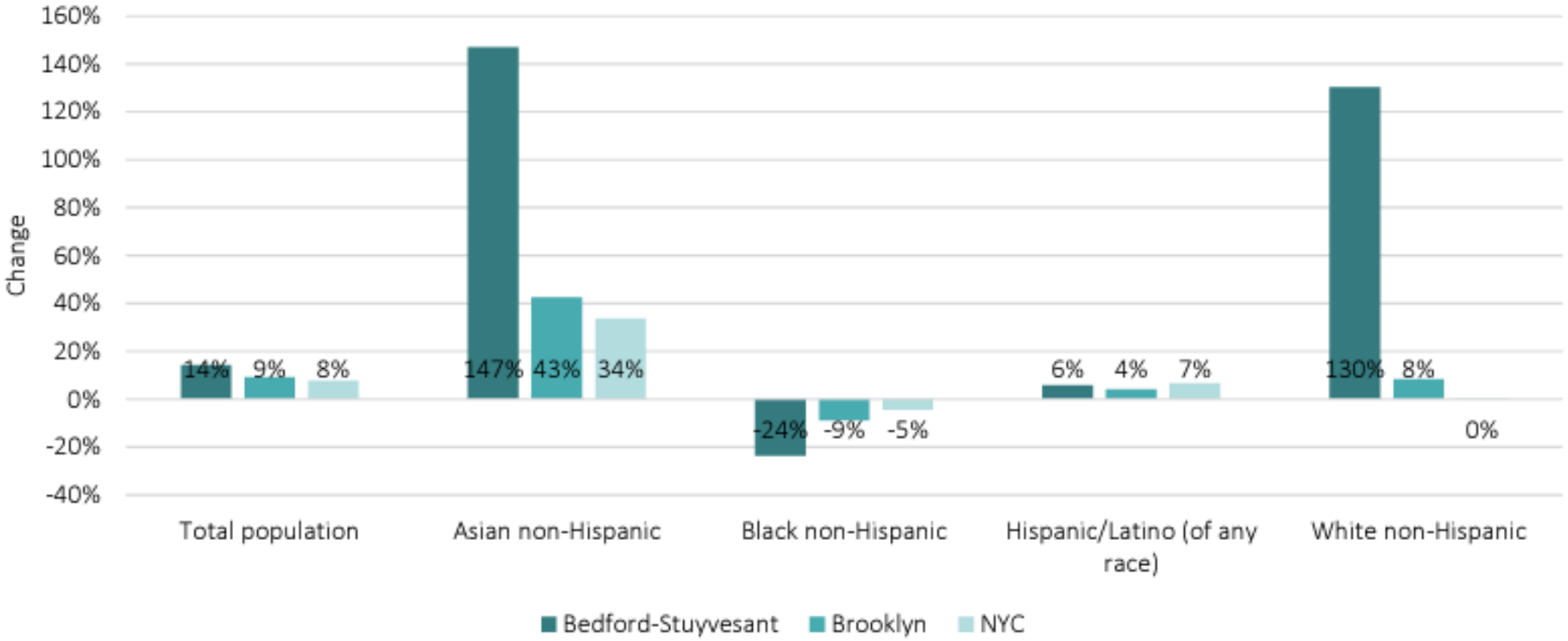


Source: Census 2020; Community Profile Table 1.01

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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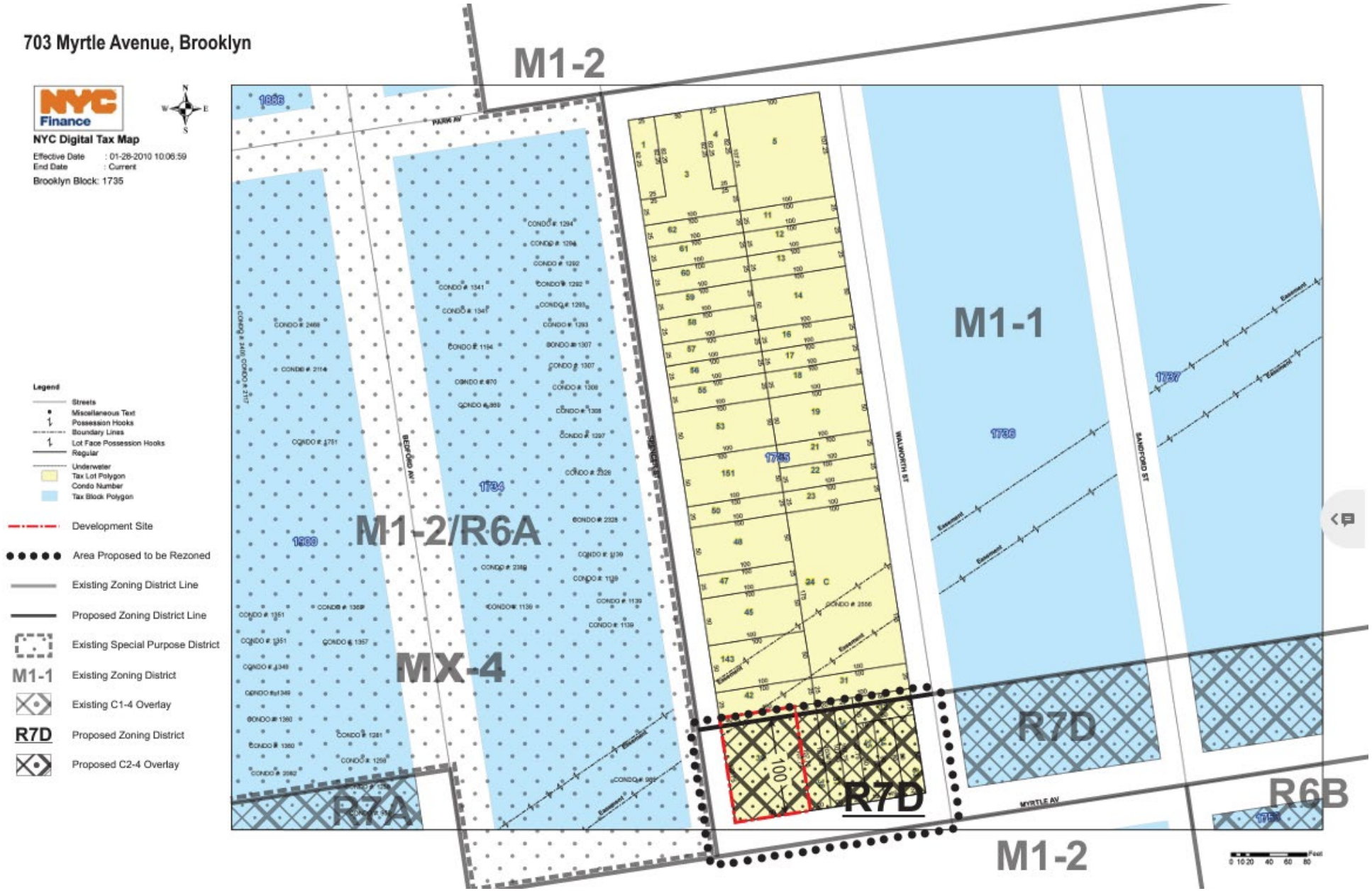
APPENDIX

APPENDIX 1: Tax Map



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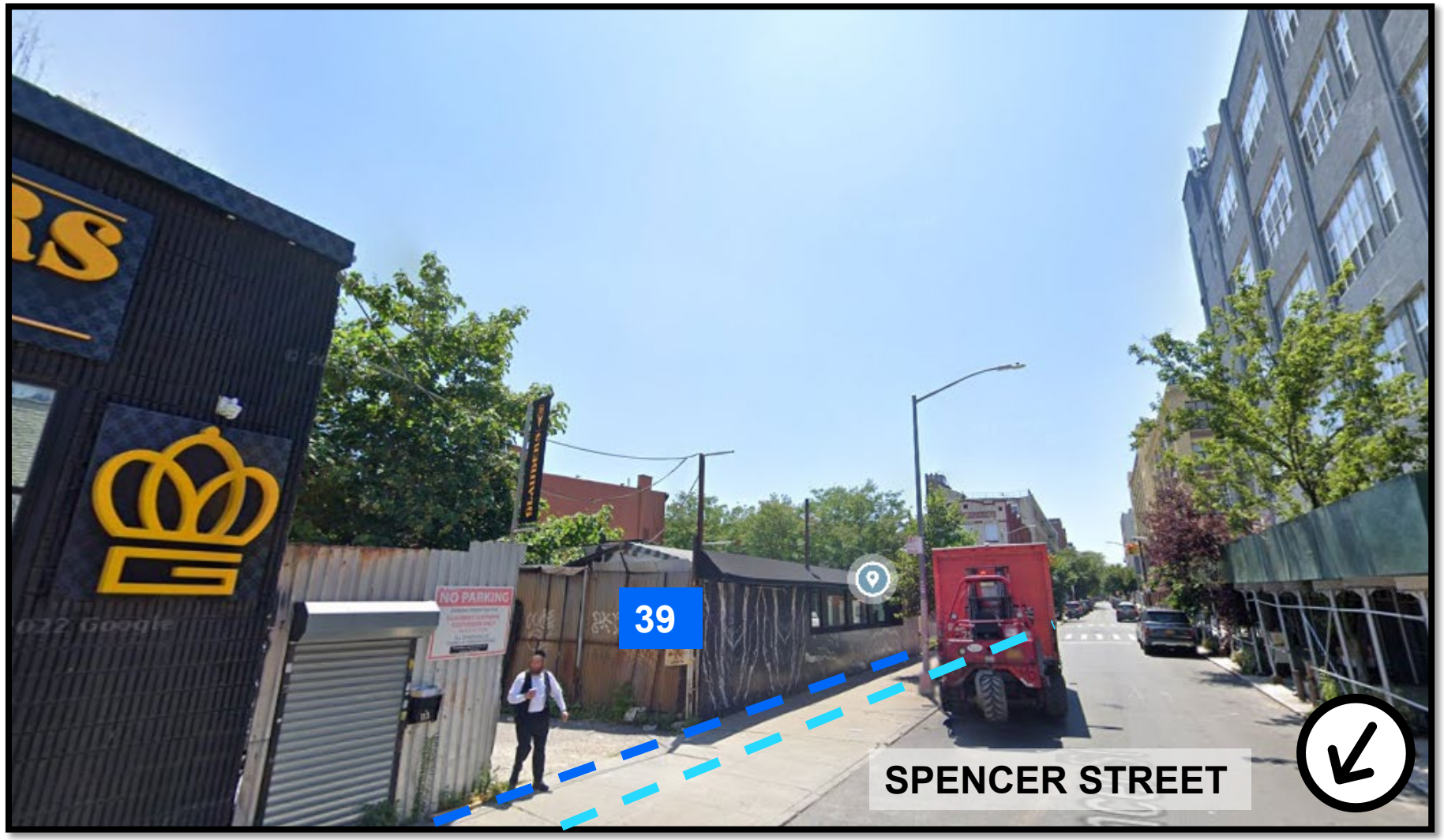

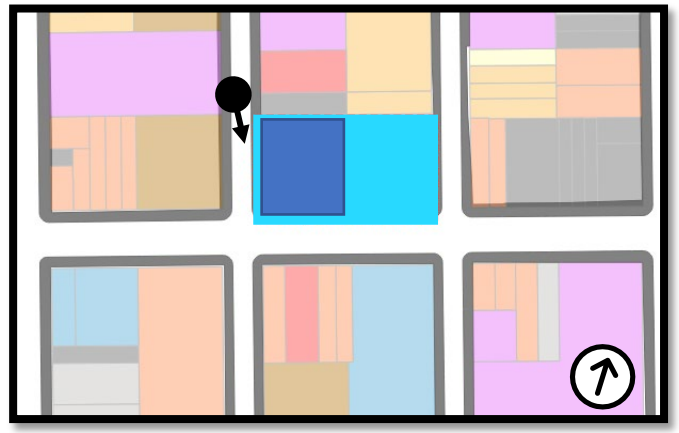

Development Site

Project Area