446-448 PARK AVENUE REZONING
MARCH 17, 2021

1. INTRODUCTION

446-448 Park Realty Corp., (the "Applicant") proposes a zoning map amendment to rezone 444, 446, 448 and 462 Park Avenue (Block 1898, p/o Lots 35, 37, 38 and 7501) and 83, 85, 86, 87, and 89 Franklin Avenue (Block 1899, Lots p/o 26, 27, 28, 29 and 30) (the "Proposed Project Area") in the Bedford Stuyvesant neighborhood within Brooklyn Community District 3, from an M1-1 zoning district to an M1-4/R6A (MX-4) zoning district. The proposed zoning map amendment will facilitate the development of a six-story plus cellar residential building with a total floor area of approximately 11,373 square feet (3.49 FAR) and a total of 11 dwelling units (the "Proposed Development") to be constructed at 446-448 Park Avenue, Block 1898, Lots 37 and 38 (the "Proposed Development Site").

In addition, the Applicant proposes a zoning text amendment to Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Brooklyn Community District 3 to establish the Proposed Project Area as a Mandatory Inclusionary Housing ("MIH") Designated Area. The Applicant proposes mapping both Option 1 and Option 2 to provide maximum flexibility for non-applicant-controlled sites. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI. The proposed zoning text amendment will facilitate the development of affordable housing units within the Proposed Development at the Proposed Development Site. The Proposed Development will provide approximately three affordable housing units pursuant to either Option 1 or Option 2 of the MIH program. The applicant will seek additional input from Brooklyn Community Board 3 and City Council Member Stephen Levin regarding the level of affordability for the Proposed Development.

2. BACKGROUND

<u>Area Rezonings</u>

The Proposed Project Area is adjacent to the 2001 Flushing-Bedford Rezoning (C 000109 ZMK, N 000110 ZRK, May 9, 2001) which rezoned 15 blocks from M1-1, M1-2 and M3-1 zoning districts to R7-1 and M1-2/R6A zoning districts while creating a new Special Mixed Use District (MX-4) in Brooklyn Community Districts 1 and 3 to permit residential and mixed manufacturing and residential uses in an area that the City Planning Commission noted had a decline in manufacturing and commercial uses resulting in an increase in auto related uses, junk yards, vacant land and non-conforming residential uses. The Flatbush-Bedford Rezoning sought to accommodate the growing need for housing while preserving industrial and commercial uses in the proposed mixed-use district.

The Proposed Project Area is approximately 500 feet north of the Bedford-Stuyvesant North Rezoning (C 120294 ZMK, N 120295 ZRK, and N 120296 ZRY, October 11, 2012) which rezoned all or portions of 140 blocks of Community District 3 in Brooklyn to incentivize the development of affordable housing and map contextual residential zoning districts. Within 600' of the Project Area, the Myrtle Avenue commercial corridor was rezoned to an R7A/C2-4 zoning district to facilitate mixed-use medium density housing and to strengthen commercial activities.

The Proposed Project Area is also in close proximity to the Rose Castle Rezoning (C 160221 ZMK, N 160222 ZRK, May 10, 2017), which rezoned portions of two blocks north of the Proposed Project Area from an M1-2 zoning district to R7A/C2-4 and M1-2/R6A zoning districts to facilitate the development of two mixed-use buildings with a total of approximately 300 dwelling units.

Area Board of Standards and Appeals (BSA) Cases

Within Brooklyn Community District 3, the BSA has granted approximately 60 variances to permit residential use in a manufacturing district contrary to use regulations. The following cases are an example of some of the BSA variances granted to blocks within and surrounding the Proposed Project Area.

Block 1898

96-03-BZ

On November 18, 2003, the BSA granted a variance to 86 Franklin Avenue, Brooklyn (Block 1898, Lot 39 (now Lot 7501)), located directly adjacent to the Proposed Development Site and within the Proposed Project Area, to permit the construction of a residential building contrary to use regulations. This building was constructed in 2006 and consists of a six-story, approximately 13,960-square foot (4.19 FAR), multi-family elevator building with seven dwelling units.

245-04-BZ

On March 28, 2006, the BSA granted a variance to 102/04 Franklin Avenue, Brooklyn (Block 1898, Lots 45 and 46 (now Lot 7502)) to permit the construction of a residential building contrary to use regulations. This building was constructed in 2008 and consists of a three-story, approximately 8,811-square foot (1.84 FAR), multi-family walk-up building with five dwelling units.

328-04-BZ

On November 21, 2006, the BSA granted a variance to 108/110 Franklin Avenue, Brooklyn (Block 1898, Lots 49 and 50 (now Lot 7503)) to permit the construction of a residential building contrary to use regulations. This building was constructed in 2012 and consists of a four-story, approximately 13,036-square foot (2.77 FAR), multi-family walk-up building with seven dwelling units.

220-07-BZ

On November 10, 2009, the BSA granted a variance to 847 Kent Avenue, Brooklyn (Block 1898, Lot 10) to permit the construction of a residential building contrary to use regulations. This building was constructed in 2017 and consists of a four-story, approximately 6,600-square foot (2.2 FAR), multi-family walk-up building with four dwelling units.

231-10-BZ

On February 14, 2012, the BSA granted a variance to 430-440 Park Avenue, Brooklyn (Block 1898, Lots 29-34) to permit the construction of a school, contrary to use, floor area, rear yard, and street wall/setback/total height regulations, to permit the development of a six-story, approximately 48,621-square foot (4.5 FAR) building. On February 23, 2016, the BSA granted an extension of time to complete construction and obtain a Certificate of Occupancy for the subject building.

Block 1897

16-01-BZ, 17-01-BZ, 18-01-BZ, 19-01-BZ, and 20-01-BZ

On July 10, 2001, the BSA granted five variances to 99, 101, 103, 135 and 137 Taaffe Place, Brooklyn (Block 1897, Lots 1, 2, 19, 120, and 21 (now Lots 7501-7505) to permit the construction of five residential buildings contrary to use regulations. These buildings were constructed in 2004 and consist of four-story, multi-family walk-up buildings with three dwelling units each and FARs ranging from 2.16-2.31.

374-01-BZ and 375-01-BZ

On January 7, 2003, the BSA granted variances to 836 and 838 Kent Avenue, Brooklyn (Block 1897, Lots 36 and 37 (now Lots 7506 and 7507)) to permit the construction of two multi-family residential buildings contrary to use regulations. These buildings were constructed in 2004 and 2006 and consist of four-story, multi-family walk-up buildings with three dwelling units each and FARs of 1.84 and 2.16.

78-13-BZ
On March 4, 2014, the BSA granted a variance to 876 Kent Avenue, Brooklyn (Block 1897, Lot 56) to permit the construction of a residential building contrary to use regulations. This building was constructed in 2015 and consists of a four-story, approximately 5,165-square foot (2.3 FAR), multi-family walk-up building with four dwelling units.

Block 1899

353-98-BZ and 354-98-BZ
On May 23, 2001, the BSA granted variances to 96 and 100 Skillman Avenue, Brooklyn (Block 1899, Lots 148 and 151 (now Lots 7503 and 7505)) to permit the construction of two multi-family residential buildings contrary to use regulations. These buildings were constructed in 2002 and 2008 and consist of seven-story, multi-family elevator buildings with 12 dwelling units each and FARs of 3.21 and 3.26.

77-12-BZ
On April 8, 2014, the BSA granted a variance to 91 Franklin Avenue, Brooklyn (Block 1899, Lot 24) to permit the construction of a residential building contrary to use regulations. This building is currently under construction and will consist of a three-story, approximately 15,587-square foot (2.52 FAR), multi-family walk-up building with eight dwelling units.

3. DESCRIPTION OF THE SURROUNDING AREA

Zoning

The area within a 600-foot radius of the Proposed Project Area (the "Surrounding Area") is zoned M1-1, M1-2, M1-2/R6A (MX-4) and R7A/C2-4. The Proposed Project Area is also located within the Transit Zone.

M1-1 and M1-2
M1-1 and M1-2 districts are manufacturing districts which permit commercial, light industrial, and select community facility uses, generally including retail uses, woodworking shops, repair shops, and wholesale service and storage facilities. All permitted industrial uses must meet M1 performance standards. The maximum permitted FAR is 1.0 for industrial and commercial uses and 2.4 for certain community facility uses. Required off-street parking varies by use, but 1 per 300 square feet is required for general retail uses, and may be waived if fewer than 15 spaces are required.

M1-2/R6A (MX-4)
An M1-2/R6A zoning district (Special Mixed-Use MX-4 District) is located to the east of the Proposed Project Area. The MX-4 zoning district permits a mix of light industrial and commercial uses up to 2.0 FAR and community facility and residential uses up to 3.0 FAR. R6A districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- or seven-story apartment buildings set at or near the street line. Above a maximum base height of 60 feet (65 feet with a qualifying ground floor), a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street, before rising to a maximum height of 70 feet (75 feet with qualifying ground floor). Off-street parking is required for 50% of all dwelling units. Parking can be waived if five or fewer spaces are required.

R7A/C2-4
R7A zoning districts are medium density contextual residential zoning districts where the Quality Housing bulk regulations are mandatory. C2-4 zoning districts are commercial overlay districts mapped within residence districts along streets that serve local retail needs. An R7A/C2-4 zoning district is mapped extensively along Myrtle Avenue with an Inclusionary Housing Designated Area south of the Proposed Project Area, and along Flushing Avenue north of the Proposed Project Area. The maximum residential FAR in an R7A zoning district is 4.6 with inclusionary housing. Above a maximum base height of 65 feet (75 feet with qualifying ground floor) or 75 feet with inclusionary housing, a 10-

foot setback is required on a wide street and a 15-foot setback is required on a narrow street, before rising to a maximum height of 80 feet (85 feet with qualifying ground floor) or 90 feet with inclusionary housing (95 feet with qualifying ground floor). Off-street parking is required for 50 percent of all dwelling units, with lower requirements for income-restricted housing units (IRHU). Parking can be waived if fifteen or fewer spaces are required.

Typical retail uses permitted within C2-4 zoning districts include neighborhood grocery stores, restaurants, and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R6 through R10 zoning districts, the maximum commercial FAR is 2.0. One parking space is required for every 1,000 square feet of floor area.

Land Uses and Prevailing Built Form

Existing land uses within the Surrounding Area primarily consist of multi-family residential buildings in every direction but northwest of the Proposed Project Area, which largely consists of light industrial uses ranging from one to four stories within the M1-2 zoning district. To the northeast, east, south and west, within the M1-2/R6A (MX-4) and M1-1 zoning districts, are primarily multi-family walk-up and elevator buildings ranging from two to seven stories in height. Several commercial buildings and mixed-use residential and commercial buildings are also dispersed within the Surrounding Area. Within the Surrounding Area, approximately 71.8% of lots are used for multi-family residences, approximately 14.9% for mixed residential and commercial buildings, approximately 8.7% for industrial buildings, and approximately 4.6% are vacant lots.

Approximately one quarter of a mile northwest of the Proposed Project Area is the Brooklyn Navy Yard. The Brooklyn Navy Yard was used by the U.S. Navy as a shipyard from 1806 to 1966 and is now used for manufacturing and office space. It is a notable job center containing businesses currently employing approximately 7,000 people that will be expanded throughout to 2020s to employ approximately 20,000 people. There are several landmarked buildings in the Brooklyn Navy Yard including Dry Dock #1, Surgeon's House and Old United States Naval Hospital.

Several community facilities are also located within the Surrounding Area. Approximately 200 feet north of the Proposed Project Area is the Hychel Hatorah private high school, Bnos Spinka Boys School (a private preschool and elementary school) and the Babove 32 daycare. Directly southeast of the Proposed Project Area is the Bnos Square of Williamsburg private preschool and elementary school. Approximately 400 feet south of the Proposed Project Area is the Talmud Torah Tashbar private preschool and elementary school. Approximately 300 feet southwest of the Proposed Project Area is the P.S./I.S. 157 Benjamin Franklin Health & Science Academy, which is a K-8 public school with an approximate capacity of 1,200. Approximately 500 feet north by northwest of the Proposed Project Area is the Ach Tov V'Chesed private elementary school and preschool. Finally, approximately a quarter of a mile southwest is Pratt Institute, a private university, that enrolls approximately 5,000 students. Pratt Institute's campus includes several landmarked buildings including the Pratt Institute Library, Main Building, South Hall, Memorial Hall, and Faculty Rowhouses.

Parks

Taaffe Playground is a 1.82-acre park located west of the Proposed Project Area at the intersection of Taaffe Place and Park Avenue. This park has passive and active recreation facilities, including basketball and handball courts, playground facilities, and spray showers.

Public Transportation

The Proposed Project Area is located within the Transit Zone and five New York City Transit ("NYCT") G-train subway stops are located within one mile of the Proposed Project Area. Further, NYCT's J, M, and Z trains stop approximately one-mile northeast of the Proposed Project Area. In addition, the B48 (running from Prospect Lefferts Gardens to East Williamsburg), B54 (running from Downtown Brooklyn to Bushwick), B44 (running from Williamsburg to Sheepshead Bay), B62 (running from Long Island City to Downtown Brooklyn), B57 (running from Red Hook to Maspeth), and B38 (running from Downtown Brooklyn to Ridgewood) busses run within the

Surrounding Area. Furthermore, a Citi Bike station is located approximately 600 feet south of the Proposed Project Area for which there is a bike lane on Franklin Avenue. Approximately 900 feet northwest of the Proposed Project Area is the Brooklyn-Queens Expressway.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The Proposed Project Area is located in the Bedford Stuyvesant neighborhood within Brooklyn Community District 3. The Proposed Project Area fronts on Franklin and Park Avenues, which are 60 feet and 70 feet wide, respectively. The Proposed Project Area consists of 444, 446, 448 and 462 Park Avenue (Block 1898, p/o Lots 35, 37, 38 and 7501) and 83, 85, 86, 87, and 89 Franklin Avenue (Block 1899, Lots p/o 26, 27, 28, 29 and 30). The Proposed Project Area is zoned M1-1, a low-density, light industrial district with a maximum permitted FAR of 1.0 for commercial and industrial uses, and 2.4 for select community facility uses.

446 and 448 Park Avenue, Block 1898, Lots 37 and 38, (the "Proposed Development Site") are combined as a single zoning lot with approximately 40 feet of frontage on Park Avenue and approximately 3,256 square feet of lot area. Lots 37 and 38 are currently vacant. Lot 38 was previously improved with a legal non-conforming, three-story plus basement residential building originally built in 1905 but demolished in 2014 due to impaired structural integrity.

444 Park Avenue, Block 1898, Lot 35, is an approximately 2,282-square foot lot improved with a legal non-conforming, three-story, approximately 4,380-squre foot (1.92 FAR), multi-family residential building built in 1905 with six dwelling units.

86 Franklin Avenue, Block 1898, Lot 7501 (former lot 39), is an approximately 3,331-square foot lot improved with a six-story, approximately 13,960-square foot (4.19 FAR), multi-family residential building built in 2006 pursuant to a BSA variance (96-03-BZ) with seven dwelling units.

89 Franklin Avenue, Block 1899, Lot 26, is an approximately 2,517-squre foot lot improved with a legal non-conforming, three-story, approximately 2,466-square foot (0.98 FAR), two-family residential building built in 1910.

87 Franklin Avenue, Block 1899, Lot 27, is an approximately 1,385-squre foot lot improved with a legal non-conforming, three-story, approximately 1,785-square foot (1.29 FAR), two-family residential building built in 1901.

85 Franklin Avenue, Block 1899, Lot 28, is an approximately 1,385-square foot lot improved with a legal non-conforming, three-story, 1,785-square foot (1.29 FAR) two-family residential building built in 1901.

83 Franklin Avenue, Block 1899, Lot 29, is an approximately 1,651-square foot lot improved with two buildings built in 1940. This lot includes a legal-nonconforming, four-story, mixed-use residential and commercial building with three dwelling units and a ground floor coffee shop and a one-story fish market with approximately 3,840-square feet of floor area (2.33 FAR) between both buildings.

462 Park Avenue, Block 1899, Lot 30 is an approximately 1,249-square foot lot improved with a legal non-conforming, three-story, approximately 2,250-square foot (1.8 FAR), multi-family residential building built in 1901 with three dwelling units.

5. DESCRIPTION OF PROPOSED DEVELOPMENT SITE

The Proposed Development Site is 446-448 Park Avenue, Block 1898, Lot 37 and 38, a single zoning lot with approximately 40 feet of frontage on Park Avenue, a lot depth of approximately 82 feet and approximately 3,256 square feet of lot area. Lots 37 and 38 are currently vacant. Lot 38 was previously improved with a legal non-conforming, three-story plus basement residential building originally built in 1905 but demolished in 2014 due to impaired structural integrity.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development at the Proposed Development Site is a new six-story plus cellar multi-family residential building with approximately 11,373 square feet (3.49 FAR) of floor area and 11 dwelling units. The Proposed Development will rise to a total height of 80'-0" with a base height of 65'-0" feet and a 15'-0" setback at the fifth floor. The Proposed Development requires 4 parking spaces, which will be waived.

The Proposed Development will be located within an MIH Designated Area, upon approval of the proposed zoning text map amendment of ZR Appendix F, and the applicant intents to provide affordable housing units pursuant to Option 1 or Option 2 of the City's MIH program. The Proposed Development will provide approximately three affordable housing units pursuant to either Option 1 or Option 2 of the MIH program. The applicant will seek additional input from Brooklyn Community Board 3 and City Council Member Stephen Levin regarding the level of affordability for the Proposed Development.

7. ACTIONS NECESSARY TO FACILITATE THE PROPOSAL

The actions necessary to facilitate the Proposed Development at the Proposed Development Site are: (1) a zoning map amendment to rezone the Proposed Project Area from and M1-1 zoning district to an M1-4/R6A zoning district; and (2) a zoning text amendment to amend ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Brooklyn Community District 3 to establish the Proposed Project Area as an MIH Designated Area.

<u>Rationale for the Zoning Map Amendment to an M1-4/R6A (MX-4) zoning district at the Proposed Project Area</u>

The Proposed Project Area has been zoned M1-1 since 1961. M1-1 zoning districts are low-density zoning districts that primarily yield light manufacturing establishments and warehouses on large zoning lots. The type of development facilitated by M1-1 zoning districts is inconsistent with the small lot sizes located within the Proposed Project Area along the south side of Park Avenue within a primarily residential area.

The proposed M1-4 zoning district is appropriate within the Proposed Project Area. Directly to the east of the Proposed Project Area lies a mixed-use M1-2/R6A (MX-4) zoning district. This district is intended "to promote the opportunity for workers to live in the vicinity of their work" (ZR Section 123-00). The M1-2/R6A zoning district permits a mix of light industrial and commercial uses up to 2.0 FAR, community facility uses up to 3.0 FAR and residential uses up to 3.6 FAR with inclusionary housing. However, the M1-2 zoning district pairing is unsuitable for the Proposed Project Area which is located in the Transit Zone, as this zoning district's parking requirements were designed to accommodate the auto-centric uses typical of the late 1950s and early 1960s. Coupling the proposed M1-4 zoning district with the proposed R6A zoning district is more appropriate as an M1-4 zoning district will promote commercial uses within the Proposed Project Area, but without a parking requirement. For example, M1-2 zoning districts generally require one parking space for every 300 square feet of space for general retail uses. The existing lots located within the Proposed Project Area are not sufficiently deep to accommodate surface parking without sacrificing ground floor space. The lack of a parking requirement in the M1-4 zoning district is appropriate for the walkable, transit accessible character of the Surrounding Area located within the Transit Zone, which has many walk-to-work opportunities.

In addition, the proposed R6A zoning district is appropriate within the Proposed Project Area. R6A districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- or seven-story apartment buildings set at or near the street line. Above a maximum base height of 60 feet (65 feet with qualifying ground floor) or 65 feet with inclusionary housing, a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street, before rising to a maximum height of 70 feet (75 feet with qualifying ground floor) or 80 feet (85 feet with quality ground floor) with inclusionary housing. Off-street parking is required for 50% of all dwelling units, with lower requirements for income-restricted housing units (IRHU). Parking can be waived if five or fewer

spaces are required.

The Proposed Project Area include lots containing non-conforming residential uses with non-complying bulk conditions. The proposed rezoning will facilitate 100 percent conformance and 89 percent compliance within the Proposed Project Area. Notably, the only remaining non-complying lot within the Proposed Project Area would be the six-story, 4.19 FAR residential building permitted by BSA variance (96-02-BZ) on Lot 7501.

The proposed M1-4/R6A zoning district would facilitate the development of medium-density, contextual housing that is consistent with the scale and character of the Surrounding Area. Mapping the proposed district would further the City's goals by promoting development on substantially underutilized property proximate to existing moderate-density residential communities and public transit. The Surrounding Area is undergoing a substantial rise in housing prices, strongly correlated with an inadequate supply of housing that has been unable to match the demand. The Proposed Project Area is an underutilized area primarily developed with low-rise buildings that would benefit from the development of residential buildings to help meet the demand for additional housing. The proposed actions would provide new opportunities for affordable and market-rate housing development in an area with increasingly unaffordable, aging housing stock. According to the 2006-2018 American Community Survey statistics, while housing has increased by 8.4 percent in in Census Tract 1237, which approximates the Surrounding Area, the population has increased by approximately 12.1 percent, which has reduced the amount of space per person in each dwelling unit. This increase in per unit density is correlated with the 30% rise in price from 2010 to 2018, as reported by the Furman Center, for this community district. The Proposed Development would add approximately 11 new dwelling units, of which approximately three would be permanently affordable to help meet this demand in an area where approximately 66 percent of the housing units were built before 1961.

Although the Proposed Development does not include any ground floor commercial uses, the proposed actions would allow for the development of new medium-density housing with active ground floor commercial uses that would serve the neighborhood, provide jobs, and expand an active streetscape. The proposed rezoning would provide for the productive use of underutilized property, promote zoning conformance and compliance, and provide for moderate growth in a transit-accessible area.

Rationale for the ZR Appendix F Text Map Amendment to map an MIH Designated Area at the Proposed Project Area

The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. The administration has released Housing New York, A Five-Borough, Ten-Year Housing Plan, which calls for the production and preservation of 200,000 affordable housing units within a decade.

The proposed affordable housing set asides would ensure that development within the Project Area would address the critical need for new affordable housing in Brooklyn Community District 3. The proposed MIH Area would address the City's Housing New York: A Five-Borough, Ten-Year Plan goals by increasing affordable housing to help ensure the community remains economically diverse in the face of increasing pressure for market-rate development. New affordable housing is a particularly critical need in Brooklyn Community District 3, where nearly half of the households are rent burdened. Indeed, Brooklyn Community Board 3, in its fiscal year 2021 statement of needs, highlighted affordable housing as its top priority. According to the U.S. Census Bureau, American Community Survey 2012-16 Five Year Estimates for Public Use Microdata Area 4003, which approximates Brooklyn Community District 3, 45.5 percent of households spend 35 percent or more of their income on rent.

The proposed text amendment to ZR Appendix F will permit the applicant to develop the Proposed Development Site in accordance with the MIH program and will ensure that any future residential development at the Proposed Project Area will address the need for housing to serve a broad range of the City's diverse incomes. The applicant proposes mapping MIH Options 1 and 2 within the Proposed Project Area to provide maximum flexibility for non-applicant controlled sites. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40%

AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI. The Proposed Development will provide approximately three affordable housing units pursuant to either Option 1 or Option 2 of the MIH program. The applicant will seek additional input from Brooklyn Community Board 3 and City Council Member Stephen Levin regarding the level of affordability for the Proposed Development.

8. CONCLUSION

The Applicant proposes a zoning map amendment to rezone the Proposed Project Area from an M1-1 zoning district to an M1-4/R6A (MX-4) zoning district. The proposed rezoning will facilitate the development of a new six-story plus cellar residential building with 11 dwelling units at the Proposed Development Site. The proposed rezoning will also bring the existing buildings within the Proposed Project Area into conformance and largely into compliance. The applicant also proposes a zoning text amendment to amend ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Brooklyn Community District 3, to establish the Proposed Project Area as an MIH Designated Area. The proposed zoning text amendment of Appendix F will facilitate the development of affordable housing units within the Proposed Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes. Together, these actions are consistent with the City's goals of strengthening neighborhoods, expanding housing, including affordable housing, and encouraging employment within transit accessible areas while respecting the character of the surrounding community.