



# 441 & 467 Prospect Avenue Rezoning

240280 ZMK  
240281 ZRK  
240282 ZSK

Review Session  
June 24, 2024

# PROJECT SUMMARY

## Applicant:

Arrow Linen Supply Co., Inc.

## Action:

Zoning map amendment

Zoning text amendment

Zoning special permit

## Proposed Development:

Two new 13 story developments,  
totaling appx. 248,700 SF

244 DUs – 61MIH

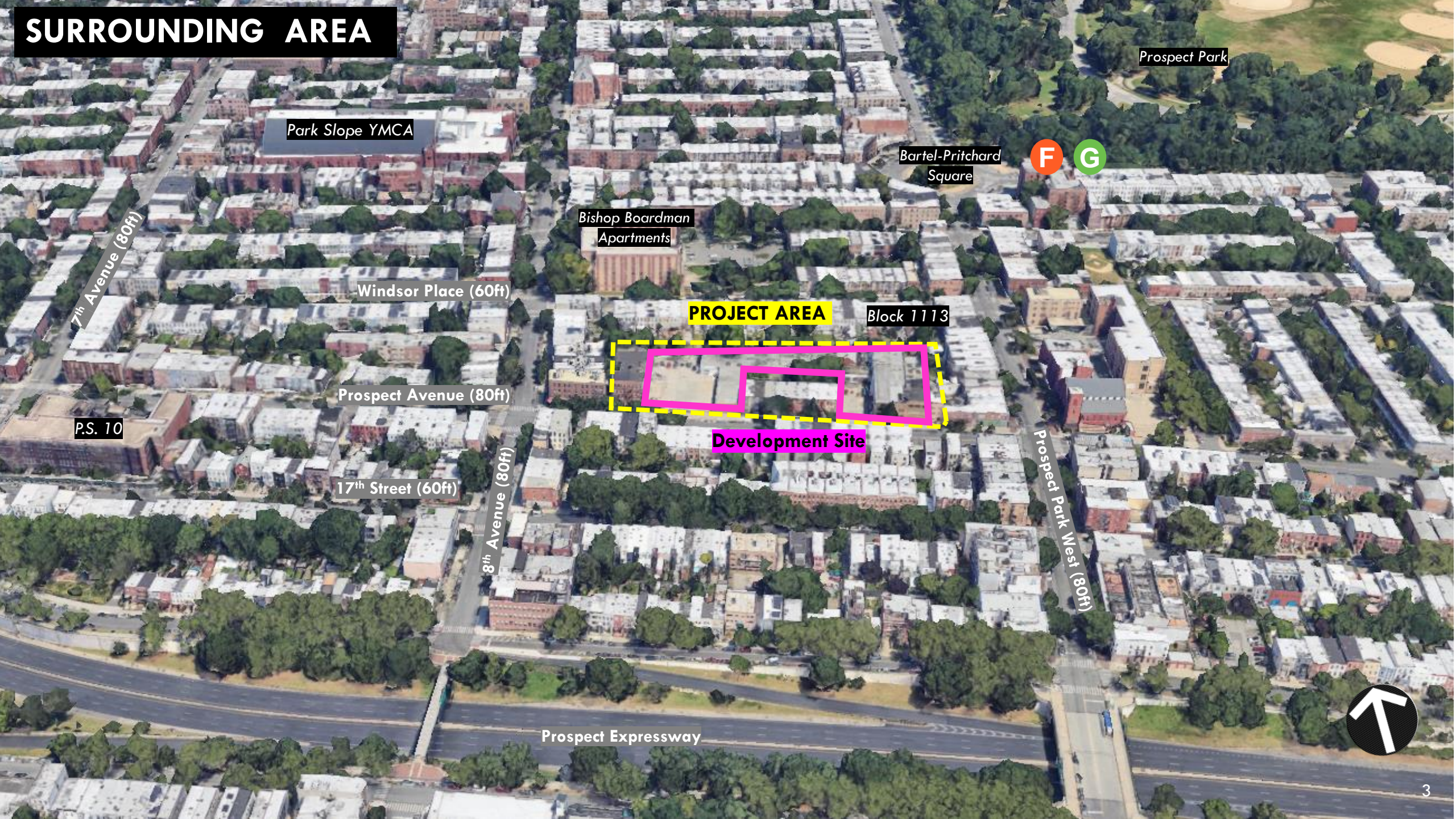
## Project Location:

Windsor Terrace,  
Brooklyn  
CB 7





# SURROUNDING AREA



Prospect Park

Park Slope YMCA

Bartel-Pritchard  
Square



Bishop Boardman  
Apartments

PROJECT AREA

Block 1113

Windsor Place (60ft)

Prospect Avenue (80ft)

Development Site

P.S. 10

17th Street (60ft)

8th Avenue (80ft)

Prospect Park West (80ft)

Prospect Expressway





# LAND USE & ZONING

## Project Information

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

## Existing Commercial Overlays & Zoning Districts

- |  |  |  |                   |
|--|--|--|-------------------|
|  |  |  | Zoning Districts  |
|  |  |  | Special Districts |
|  |  |  |                   |
|  |  |  |                   |
|  |  |  |                   |

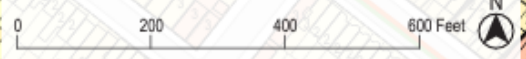
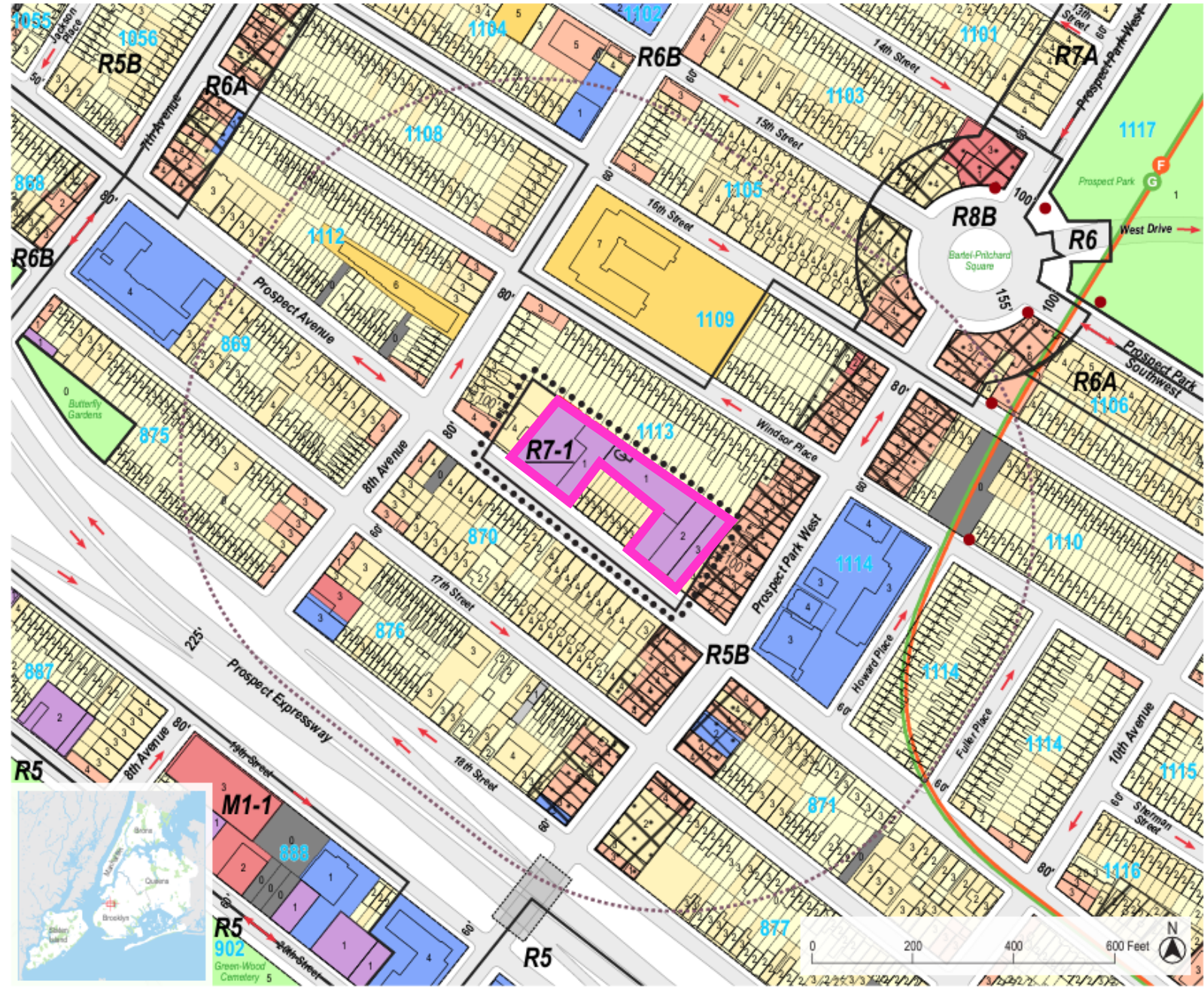
- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

## 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

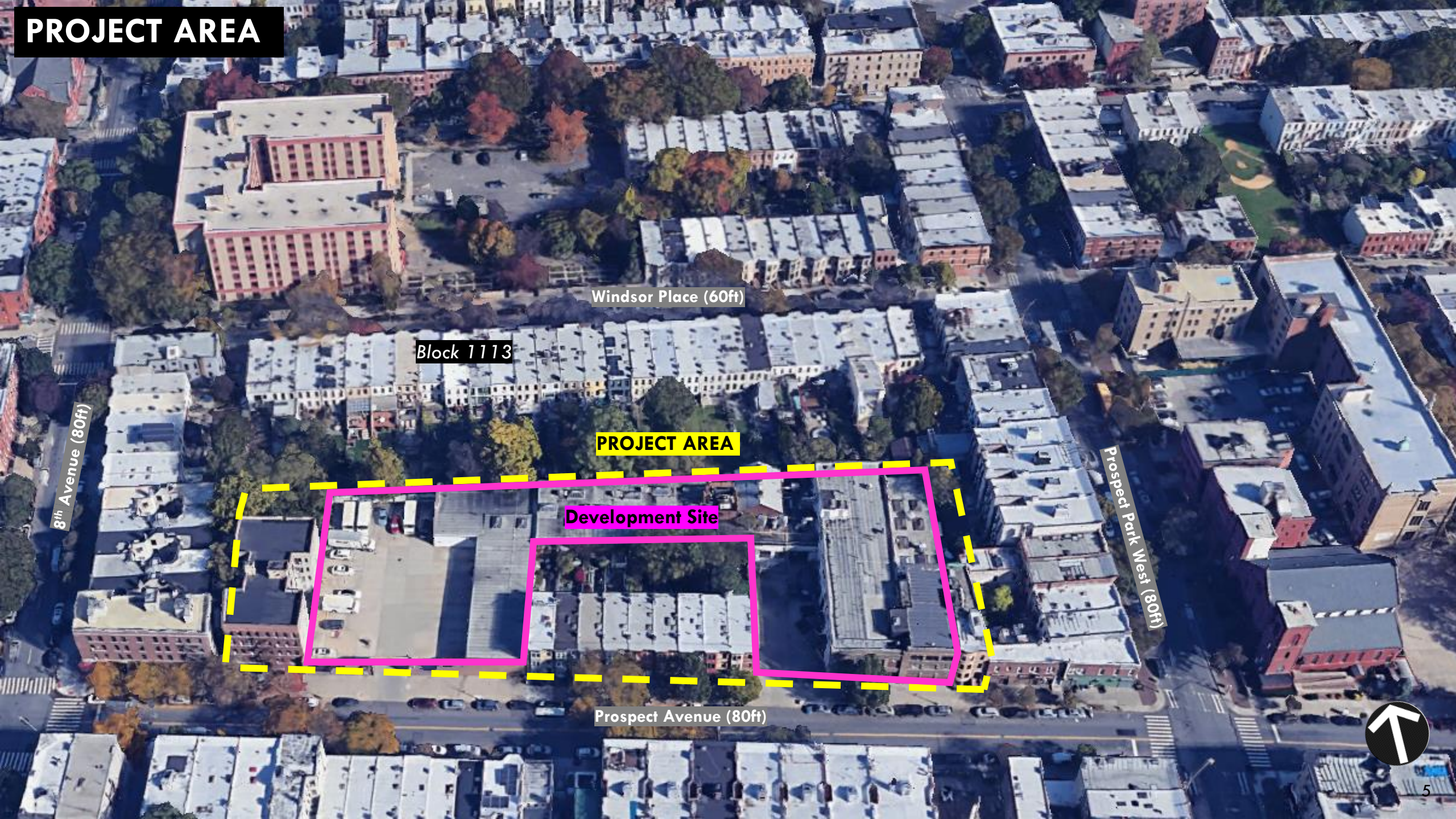
May 2023

Urban Cartographics





# PROJECT AREA



8th Avenue (80ft)

Block 1113

Windsor Place (60ft)

PROJECT AREA

Development Site

Prospect Park West (80ft)

Prospect Avenue (80ft)





# PROJECT AREA

FINANCE  
NEW YORK  
MARTHA E. STARR  
COMMISSIONER

## NYC Digital Tax Map

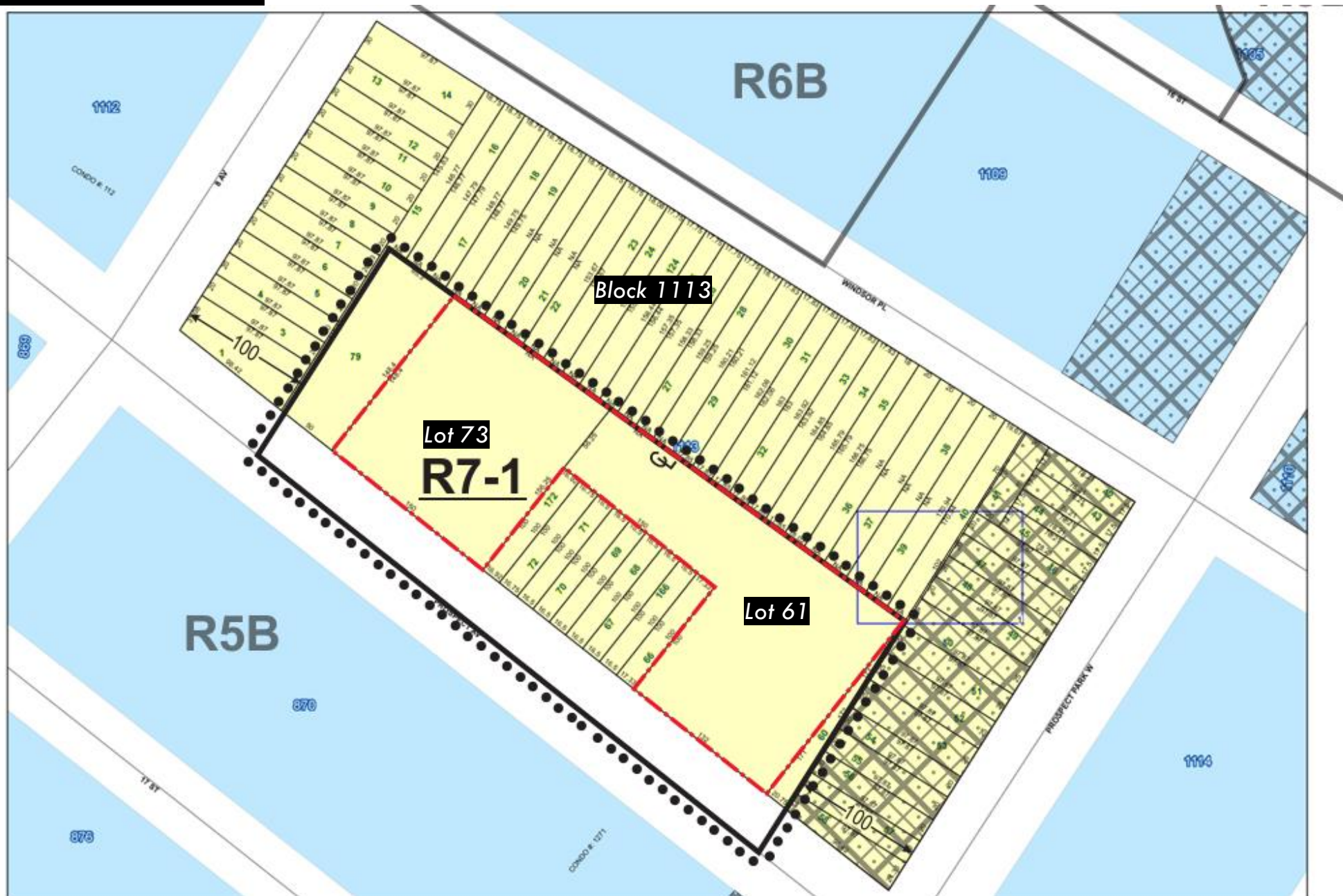
Effective Date : 12-04-2008 14:13:43  
End Date : Current  
Brooklyn Block: 1113



### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R5B Existing Zoning District
- Existing C2-4 Overlay
- R7-1 Proposed Zoning District





# Site Photos



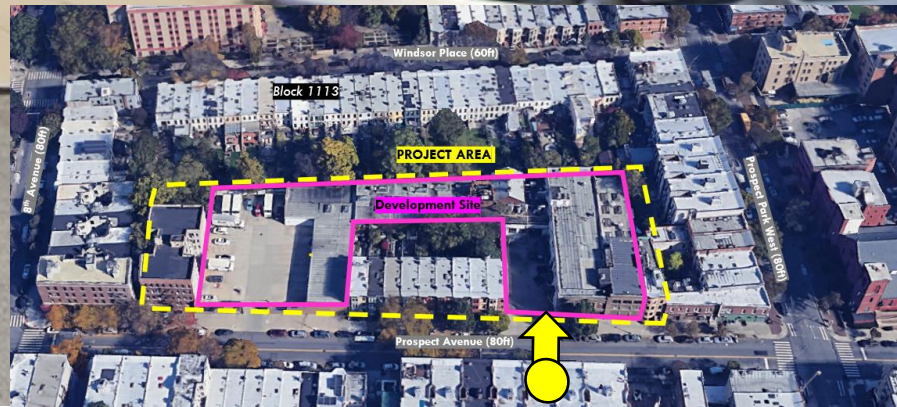


# Site Photos





# Site Photos





# Site Photos





# Site Photos





# Site Photos



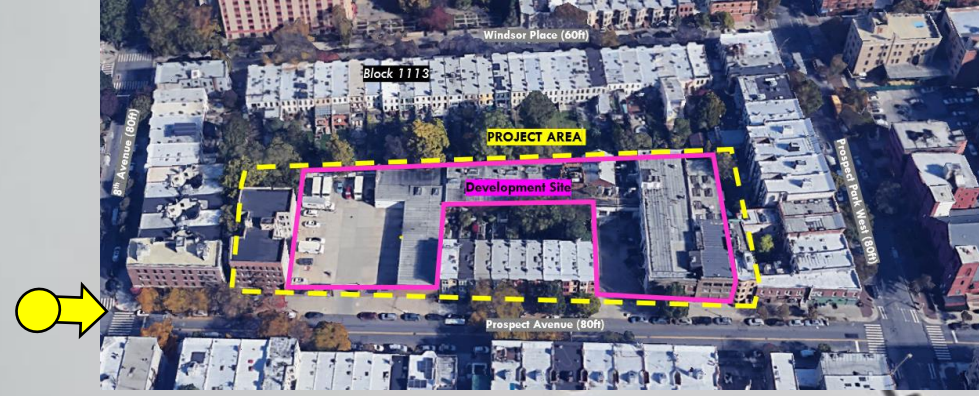


# Site Photos





# Site Photos





# PROPOSED DEVELOPMENT



**Proposed Development:** Two new 13 story buildings,  
248,700 sf, (4.6) FAR, 244 DUs (61 MIH)



# PROPOSED DEVELOPMENT





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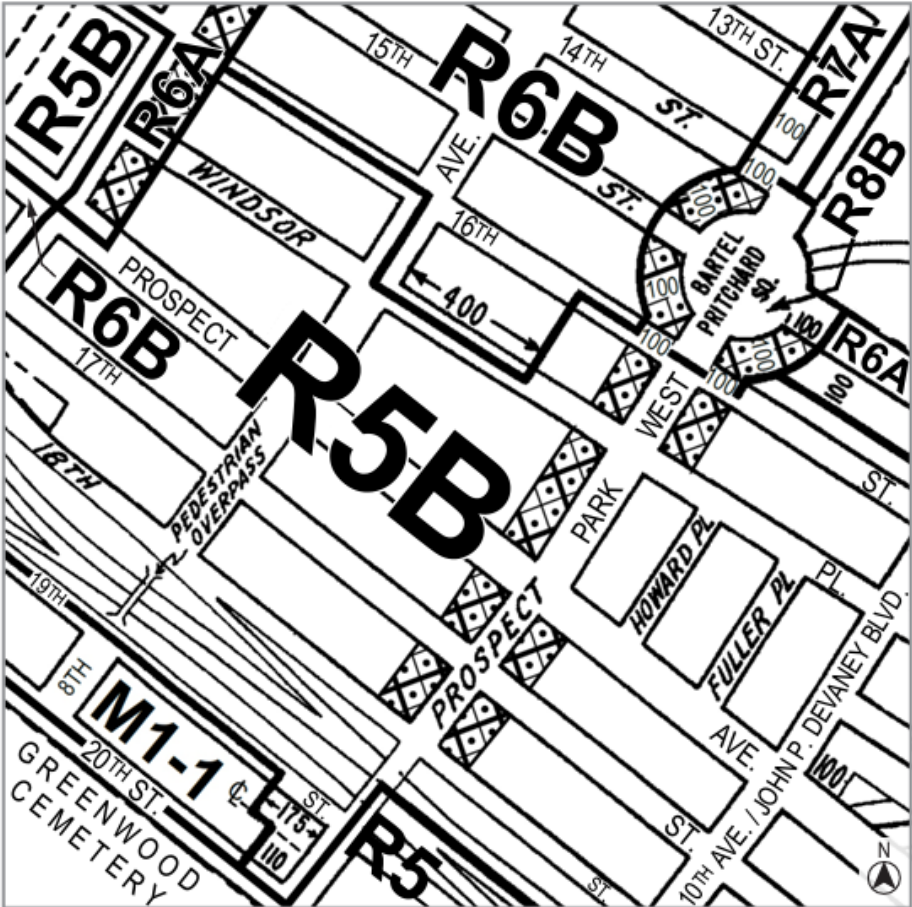
Gerald J. Callendo, R. A. P. C.  
Architectural  
Consultant  
Interior design  
Exterior design  
Civil  
Mechanical  
Electrical  
Plumbing  
HVAC  
Fire  
Life Safety  
Accessibility  
Code  
100-11 Avenue B  
Brooklyn, N.Y. 11215  
Tel: 718-624-0000 Fax: 718-624-0001

441 & 467 PROSPECT AVE, BROOKLYN, NY 11215



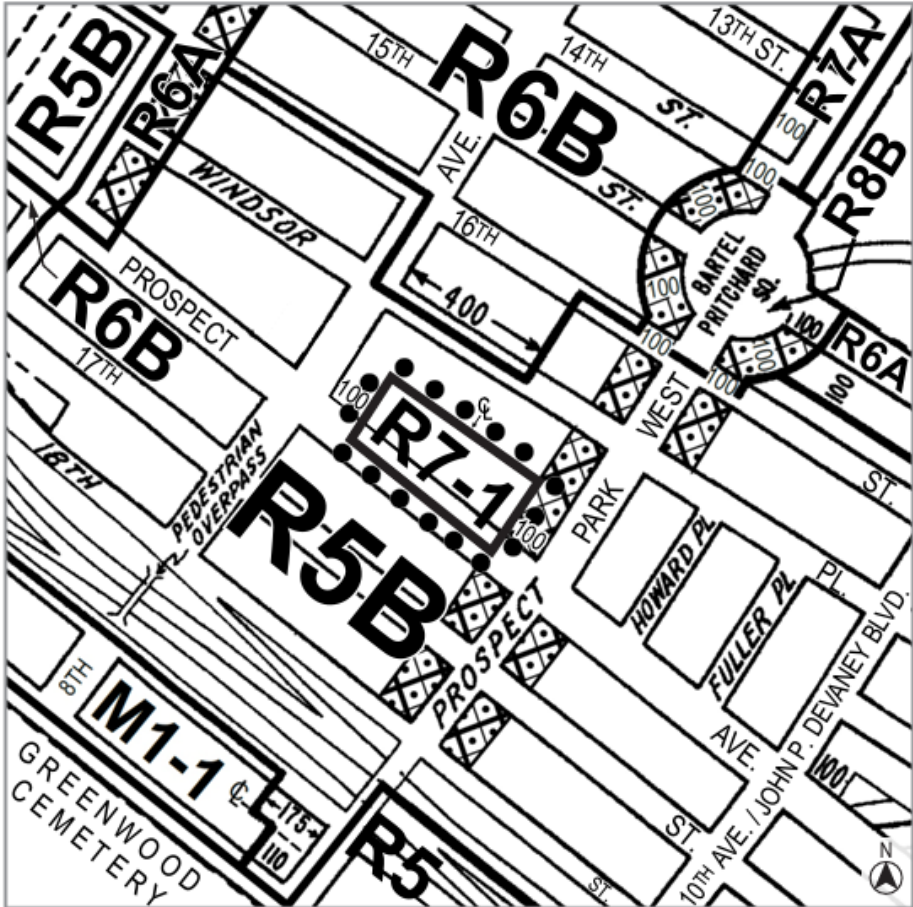
# ZONING MAP AMENDMENT

## Existing: R5B



Current Zoning Map (16d)

## Proposed: R7-1



Proposed Zoning Map (16d) - Area being rezoned is outlined with dotted lines

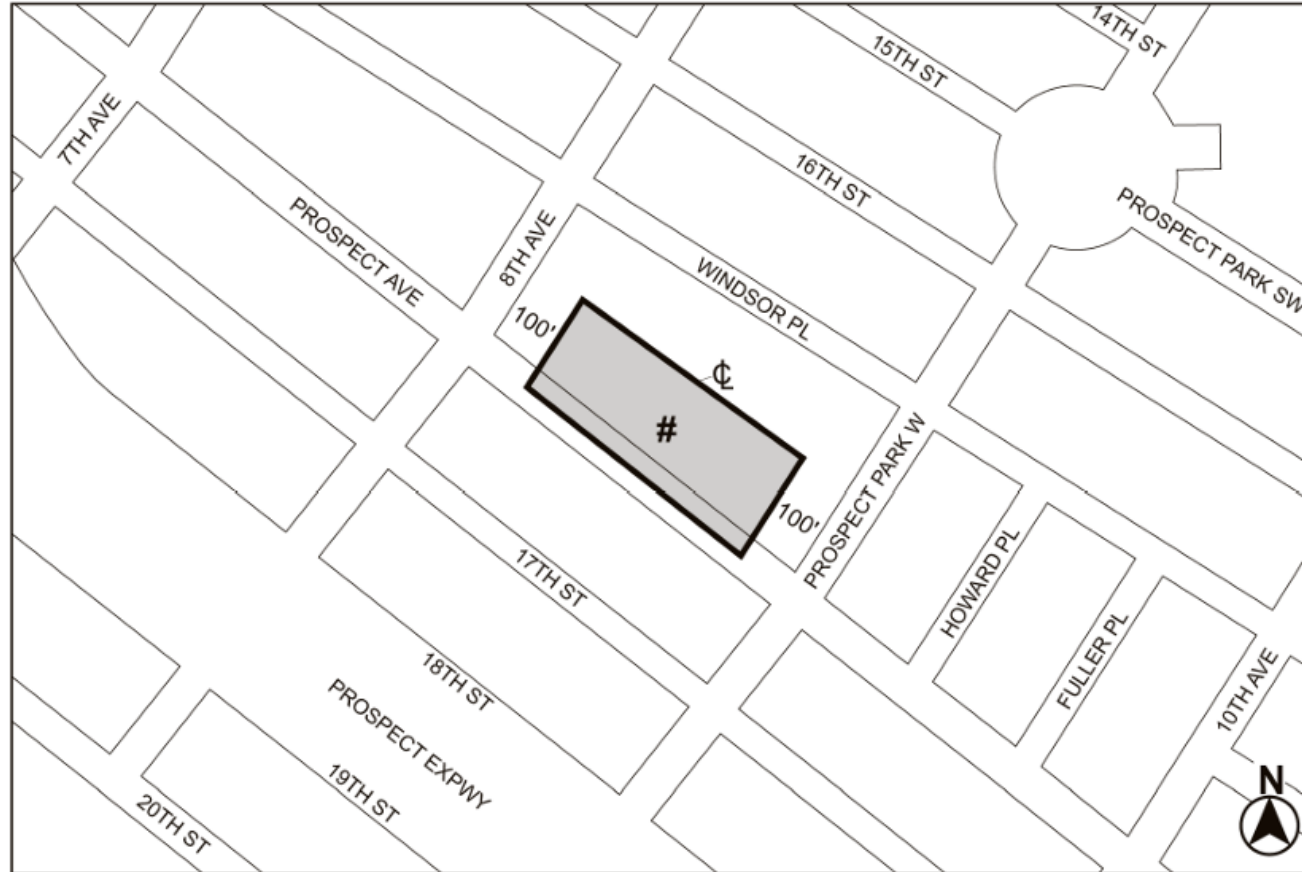
Rezoning from R5B to R7-1

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.



# ZONING TEXT AMENDMENT

Map 4 – [date of adoption]

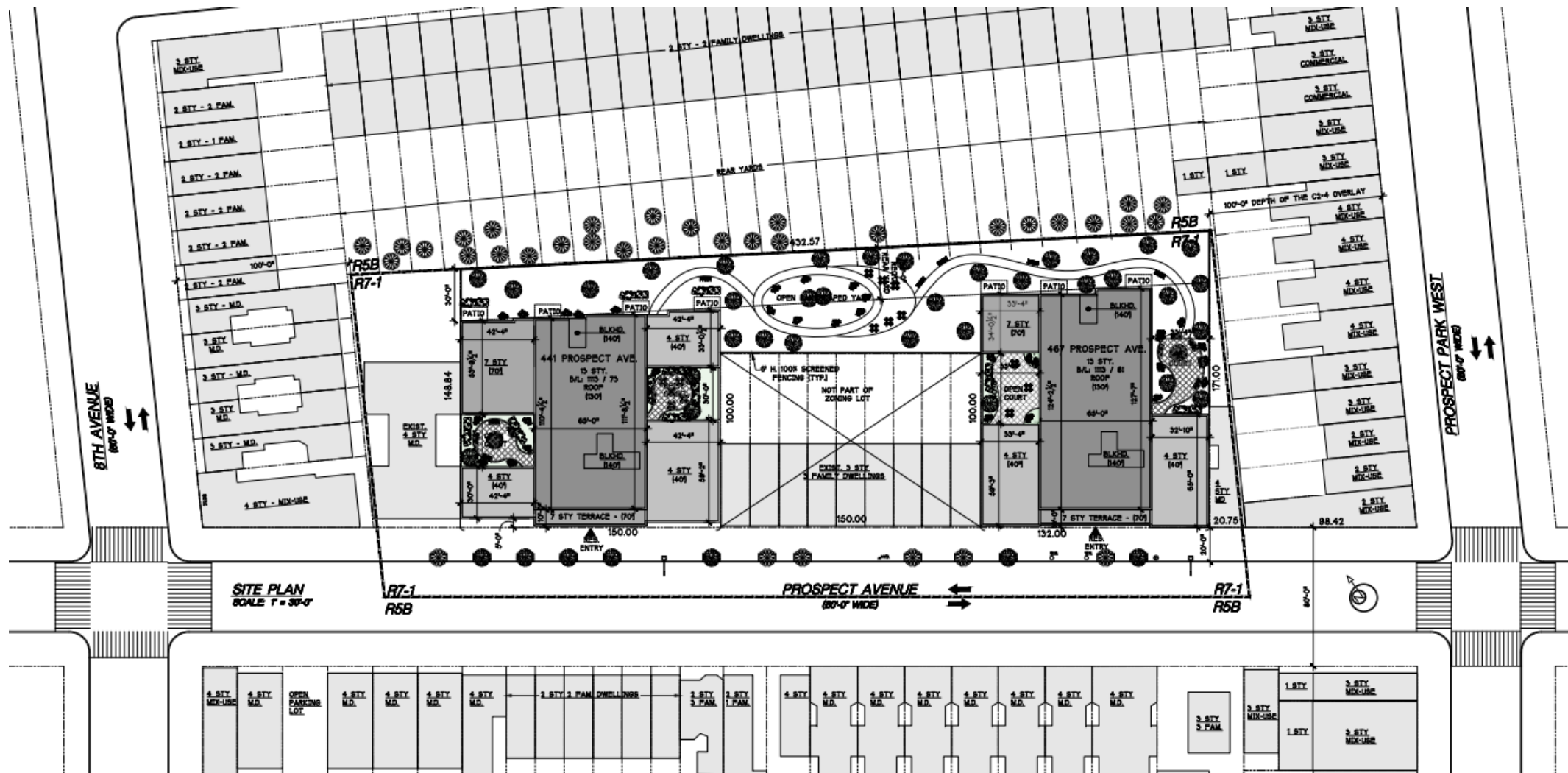


Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

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



# Parking Special Permit



**SITE PLAN**  
SCALE 1" = 30'-0"

## Parking Requirement Analysis

ZR Section No.	Item / Description	Permitted/Required	Proposed Conceptual Plan	Compliance/Notes
25-23	Required Parking Spaces	50%	None provided	Does not Comply - requires Special Permit ZR 74-533
25-251	Residential (MIH)	None Required in Transit Zone	None provided	Complies

## List of Required Actions

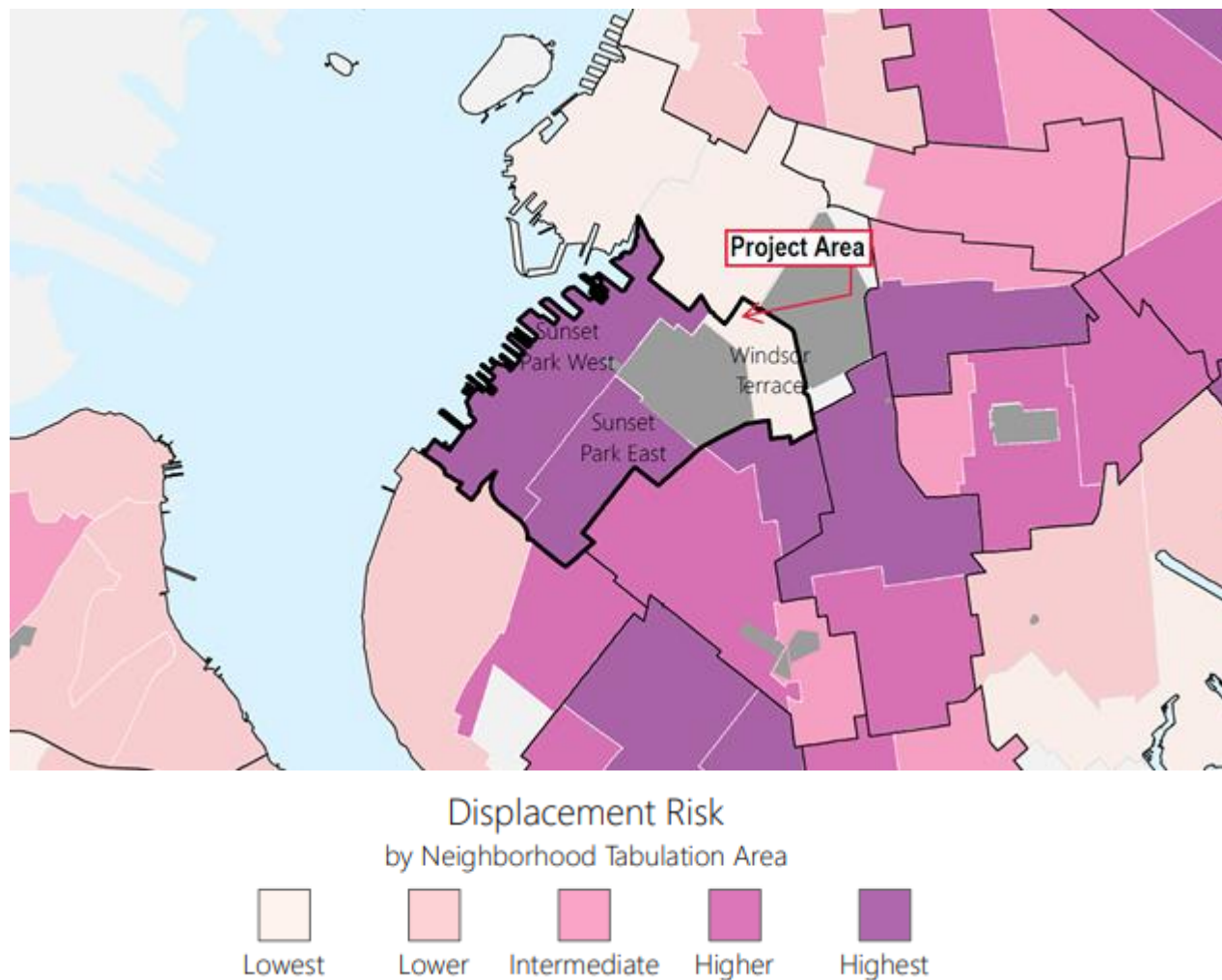
1. Zoning Map Change from R5B to R7-1
2. Zoning Text Amendment to Appendix F to designate Project Area as a MIH Development
3. Special Permit pursuant to ZR 74-533 to modify the parking requirements of ZR 25-23.

## SITE DATA

Block	1113
Lots	61 & 73
Address	441 & 467 Prospect Ave.
Community District	307
Zoning Section Map	16d
Zoning Lot Area	54,085.44 sf
Zoning District	R7-1



# 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:

**\$67,769**

[Sunset Park and Windsor Terrace]

Public Use Microdata Area (PUMA) 4012

**> Brooklyn and NYC**

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	25
Low Income (51-80% AMI)	25
Moderate Income (81-120% AMI)	11
Not Income Restricted	183
Total New Units	244

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

**\$1,270 (Studio) to \$2,200 (3BR)**

Estimated average income

of a household earning 60% AMI\*:

**\$59,300 (1person) to \$91,500 (5 person)**

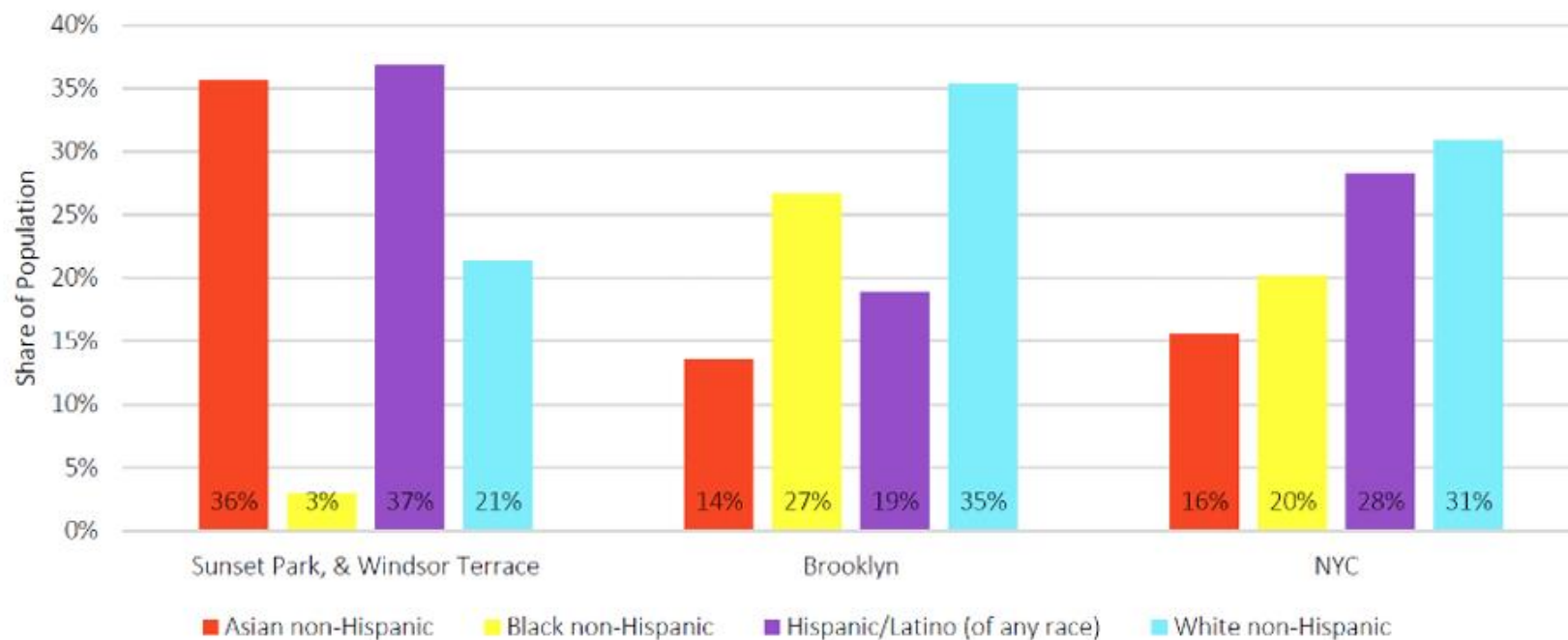


## Demographic Conditions

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

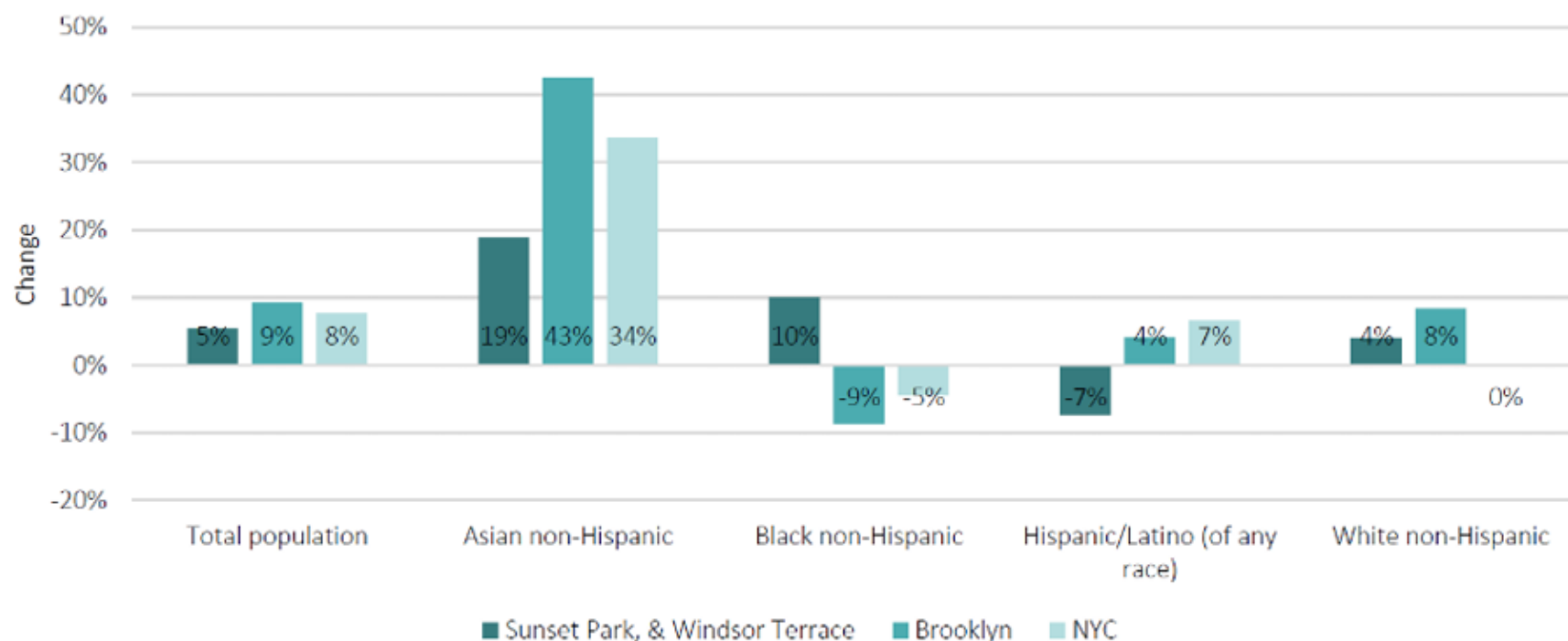


# Applicant Data from Racial Equity Report on Housing and Opportunity

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



## Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

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

*"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."*



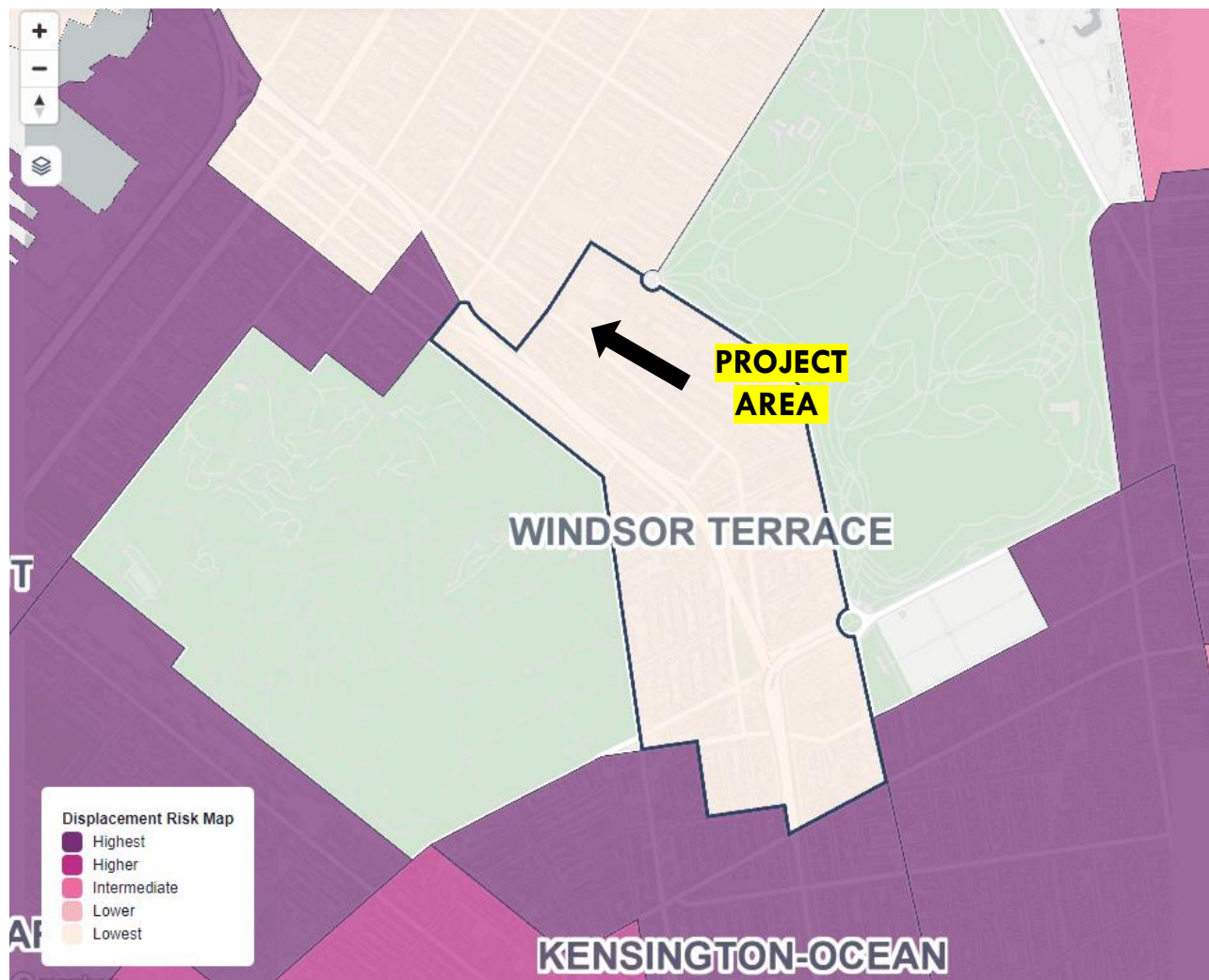
Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01



# Windsor Terrace-South Slope Demographics

Windsor Terrace-South Slope Neighborhood Tabulation Area [BK0701]	
Median Household Income	\$134,366
Hispanic Latino	13.2%
White alone	69.5%
Black or African American alone	2.6%
Asian Alone	9.4%

Source: NYC Planning Population Fact Finder





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CB 7

