

2118 Avenue U

CPC Review Session | Certification

230351ZMK

N230352ZRK

Brooklyn, Community District 15

Background

Applicant:
2118 Avenue U, LLC

Project Location:
2118 Avenue U (Corner of East 22nd Street)
Madison, Brooklyn, CD 15

Council District:
48 – Inna Vernikov

Actions Requested
- Zoning map amendment from R4/C1-3 to R6A/C2-4 and R4
- Zoning text amendment to Appendix F to map MIH

Proposed Development
- Four-story residential and commercial building
- 10 dwelling units, 3 income-restricted
- Ground-floor commercial



Project Location | Bird's Eye View



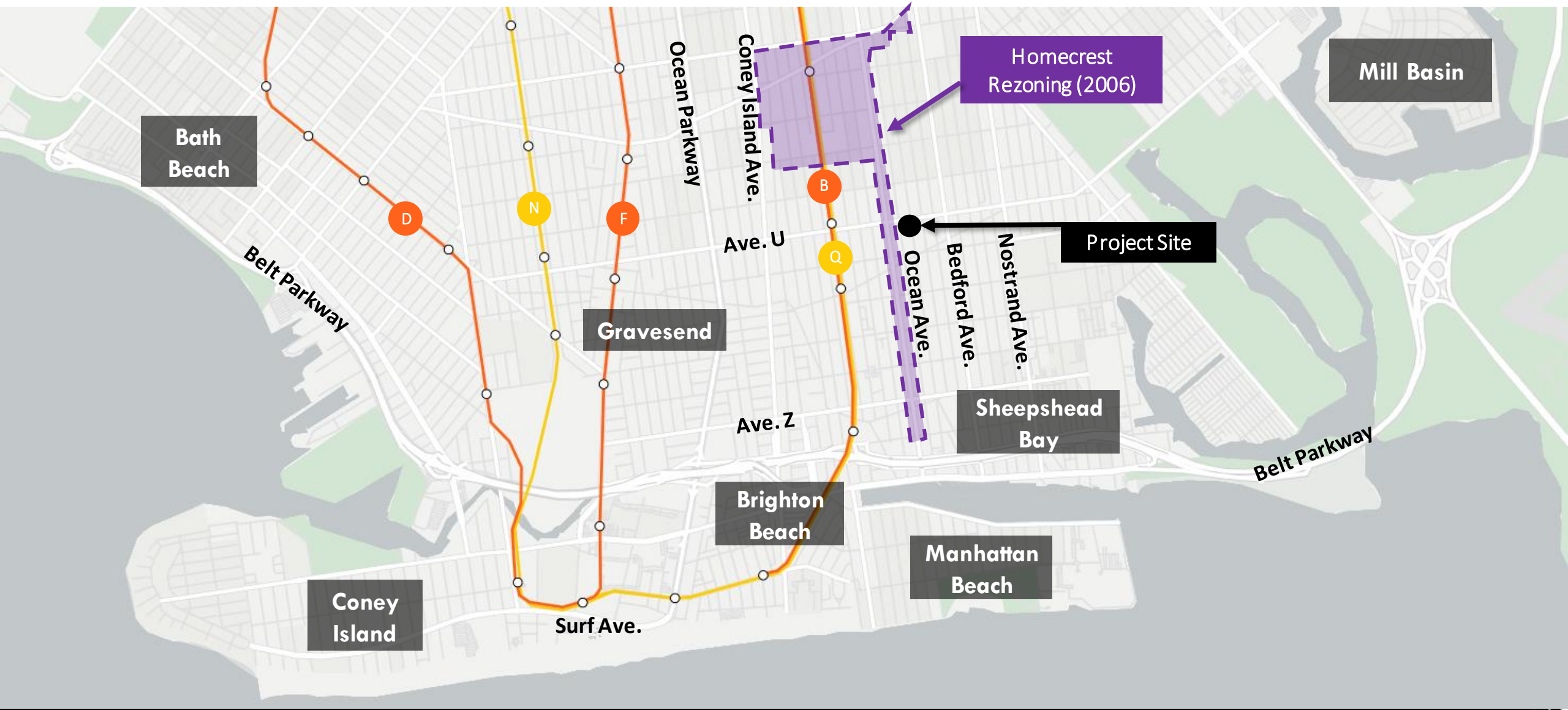
Project Location | Looking west along Ave. U



Project Location | Looking south towards Brighton Beach



Project Location



Zoning & Land Use

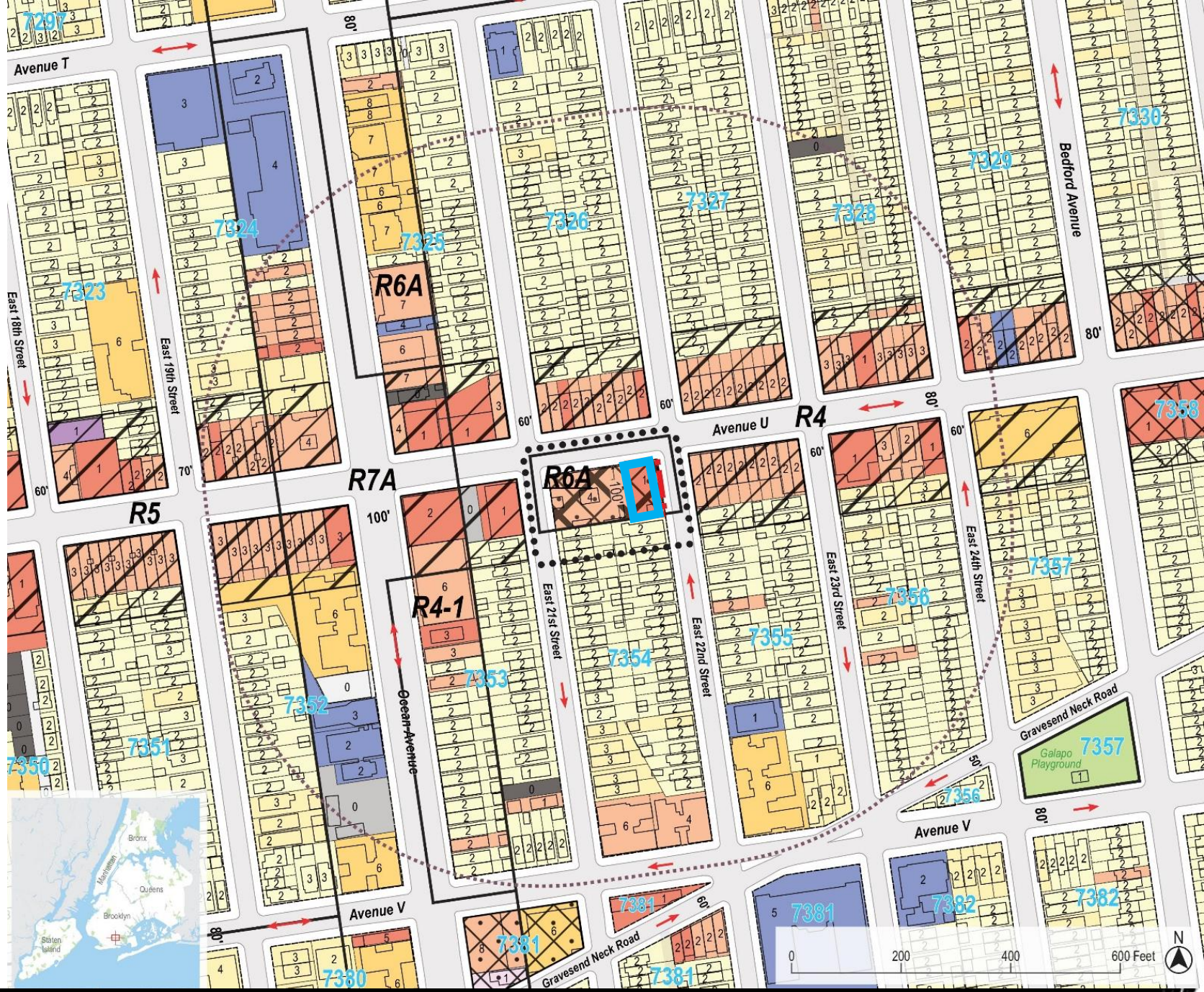
Development Site:
Block #7354, Lot 8

Rezoning Area:
Block #7354, Lots 1, 8, 11, 71, 72, p/o 13, and p/o 70

Current Zoning:
R4, C1-3 overlay

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



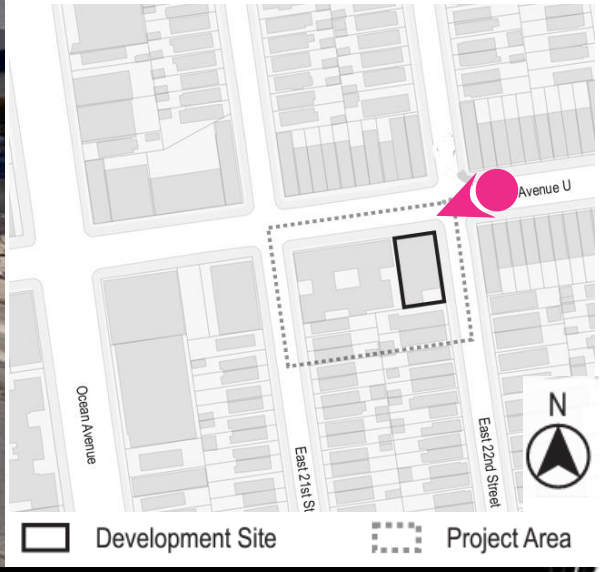
Project Area View | Looking northwest from East 22nd St.



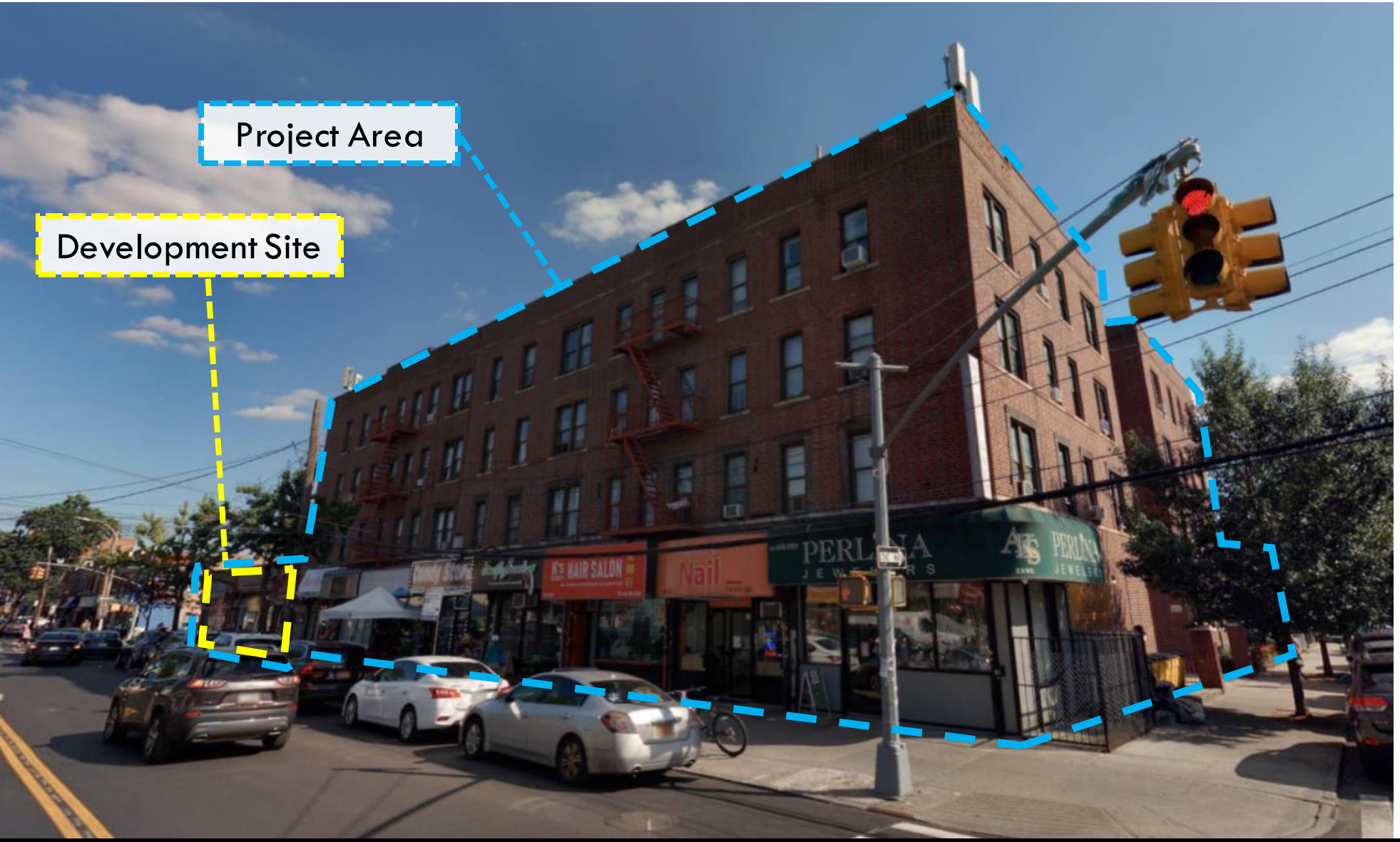


Project Area View | Looking west from Ave. U & East 22nd St.





Project Area View | Looking southeast from Ave. U & East 21st St.





Proposed Development

- 4 stories (3.41 FAR)
- 20,450 SF Total
  - 15,650 SF Residential
  - 4,800 SF Commercial
- 10 Dwelling Units
  - 3 MIH Units
- Parking
  - 10 Car Spaces
  - 10 Bike Spaces



Proposed Actions

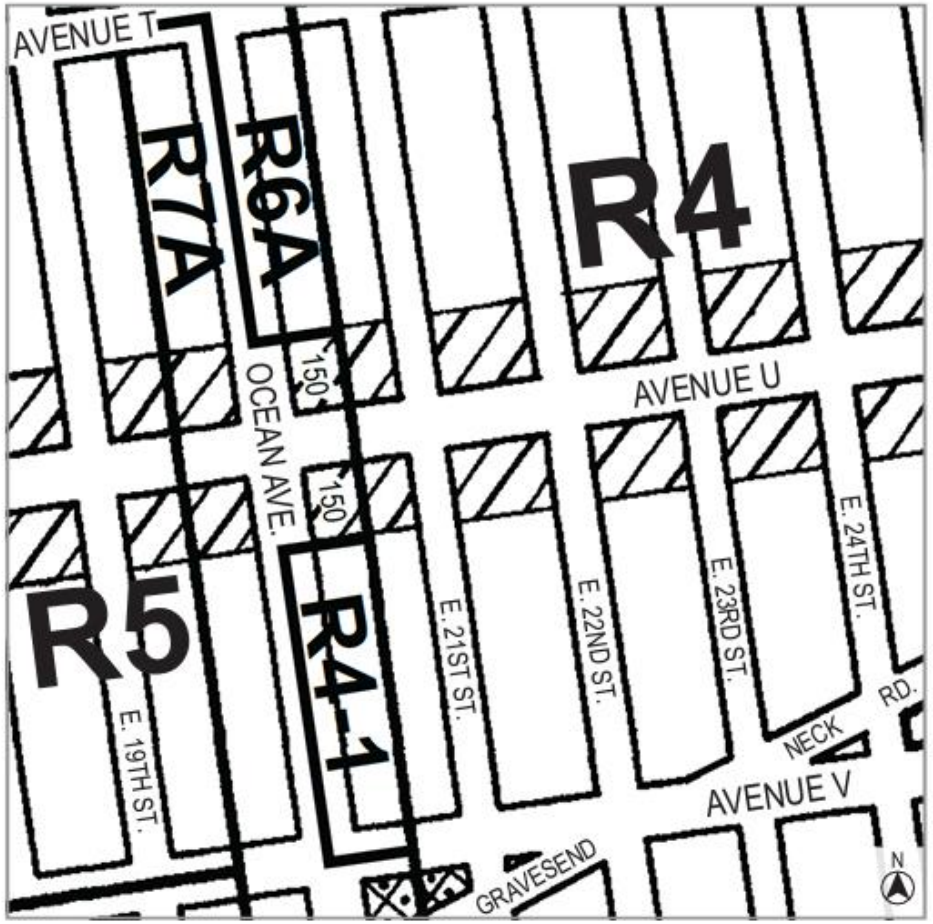
Zoning Map Amendment

- Map R6A with a C2-4 overlay to 100ft south of Avenue U between E 21st Street and E 22nd Street
- Rezone remainder of the depth, stretching 100ft to 150ft south of Avenue U between E 21st Street and E 22nd Street, from R4/C1-3 to R4.

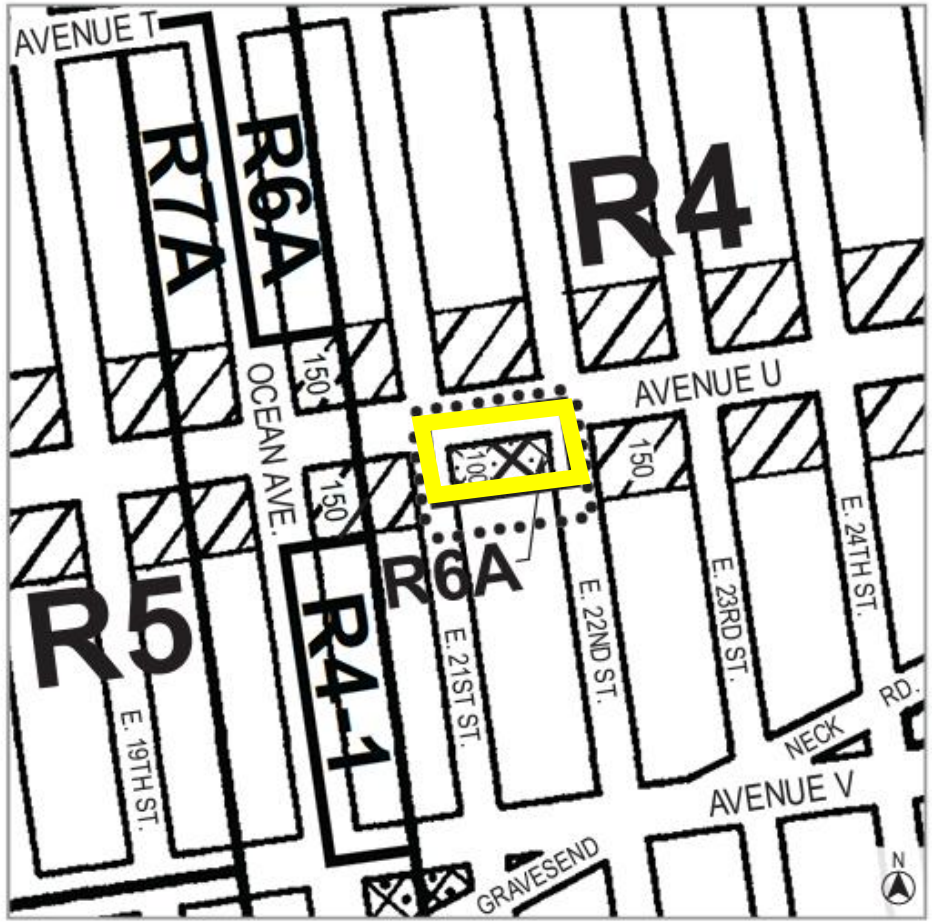
Zoning Text Amendment

- Establish a Mandatory Inclusionary Housing (MIH) area in Appendix F with Options 1 and 2 in the new R6A/C2-4 district

Proposed Actions | Zoning Map Amendment

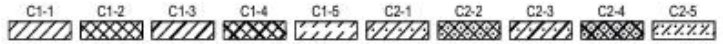


Current Zoning Map (29a)



Proposed Zoning Map (29a) - Area being rezoned is outlined with dotted lines

Rezoning from R4/C1-3 to R6A/C2-4
Rezoning from R4/C1-3 to R4



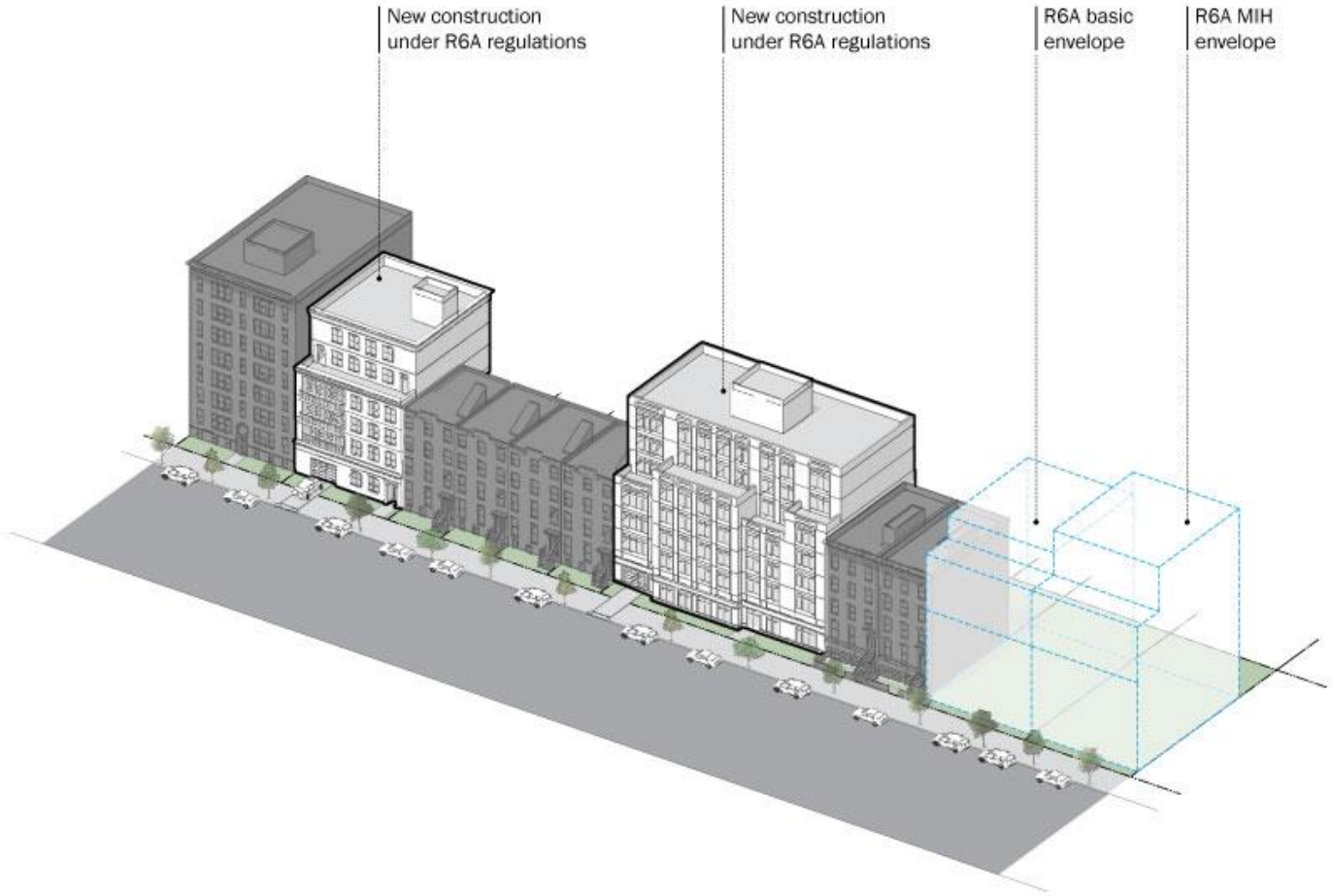
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

Proposed Actions | Zoning Map Amendment

Rezone from R4/C1-3 to R6A/C2-4 and R4

R6A/C2-4 Allowances

Max Building Height	85 ft
Base Height	40 to 65 ft
Max Lot Coverage	100%
Max Residential FAR	3.6
Max Commercial FAR	2.0
Required Parking	50% of DU; 15% IRHU

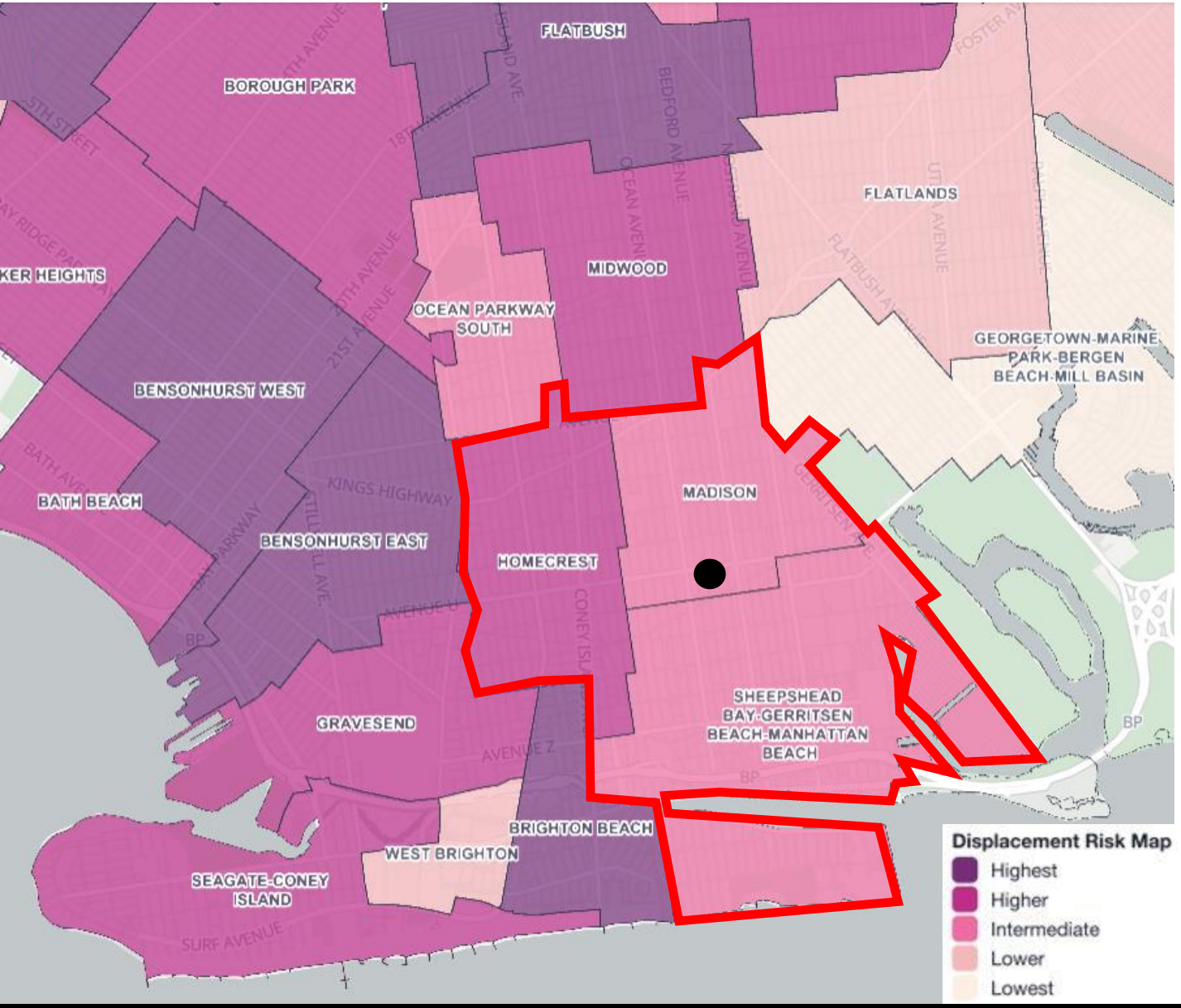


Proposed Actions | Zoning Text Amendment

Mapping an MIH area in Appendix F



Racial Equity Report on Housing and Opportunity



Median Household Income:

$68,601

[Sheepshead Bay – Gerritsen Beach – Homecrest]

Public Use Microdata Area (PUMA) 4016

≈ Brooklyn and NYC

Income Restriction	Units
Very Low Income (40% AMI)	**1**
Low Income (60% AMI)	**1**
Low Income (80% AMI)	**1**
Not Income Restricted	7
Total New Units	**10**

Estimated average income
of a 2-person household earning 60% AMI:

$67,800

Estimated monthly rent of affordable 2-bedroom unit
for households earning 60% AMI:

$1,900

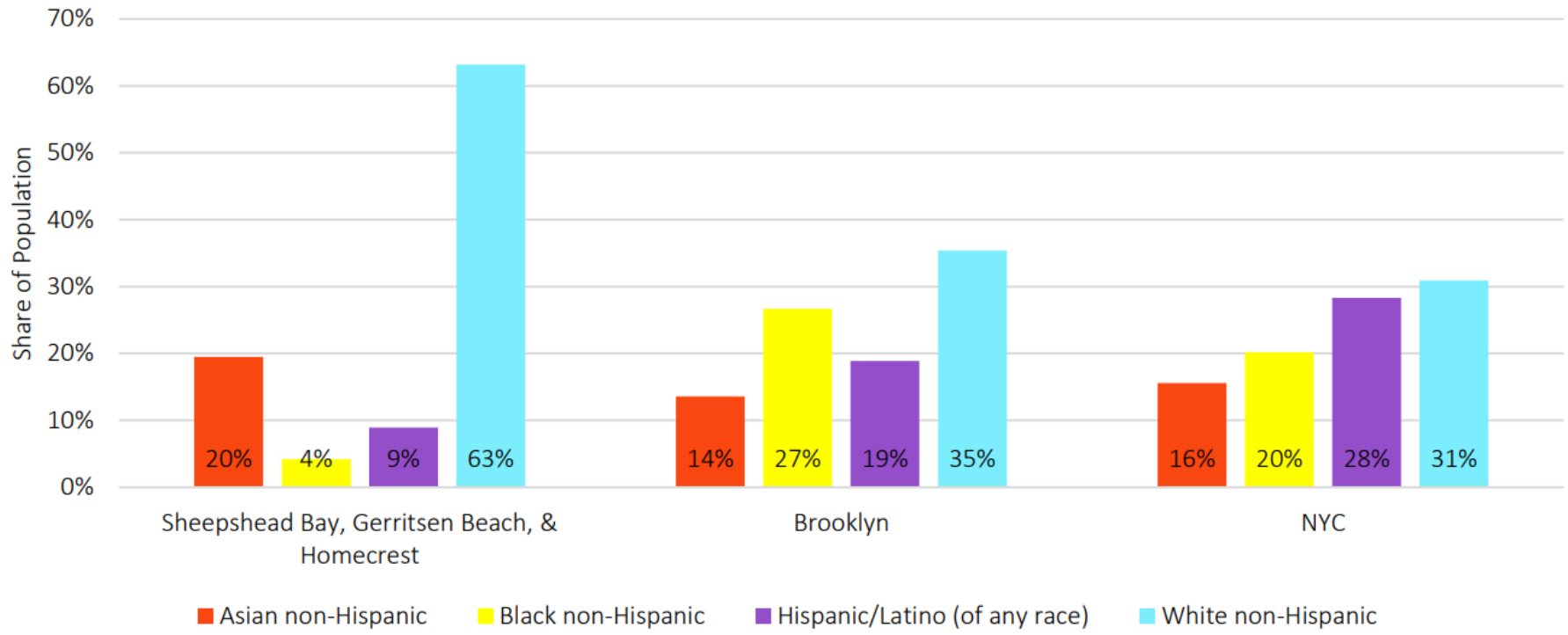
Racial Equity Report on Housing and Opportunity

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]."



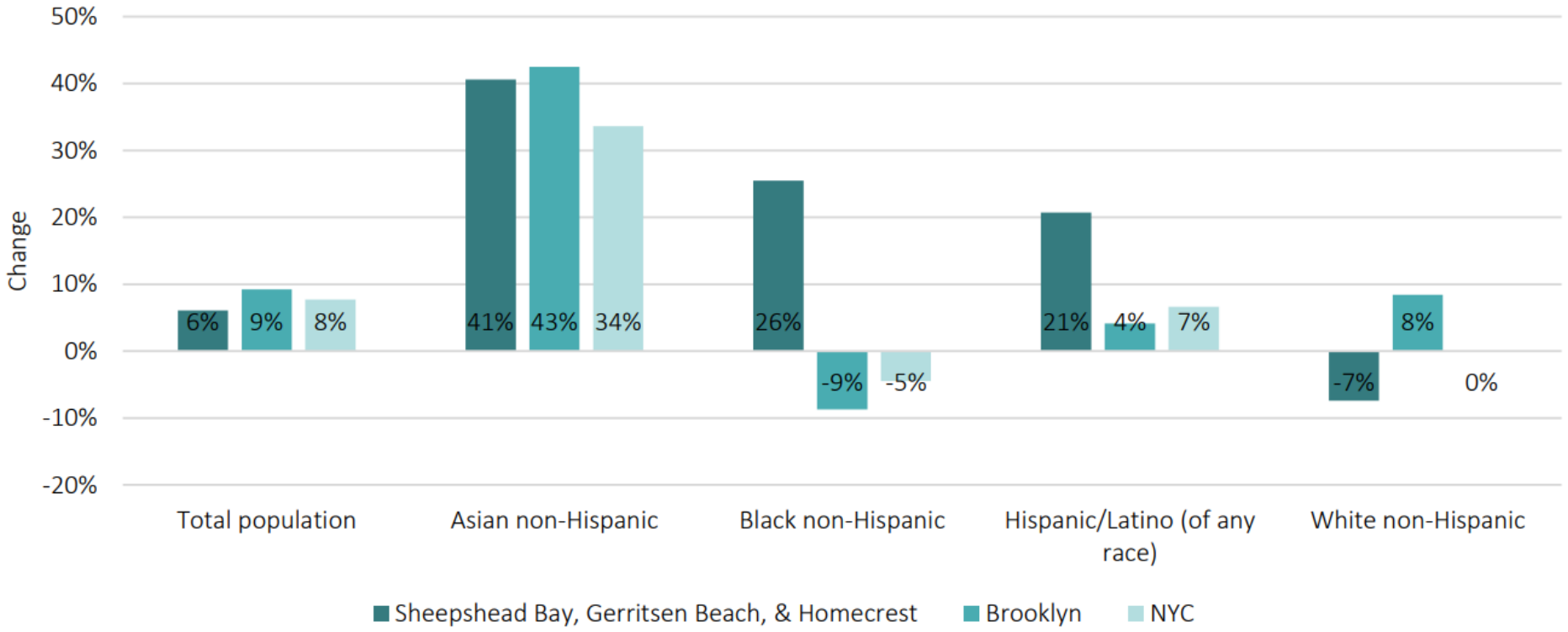
Source: Census 2020; Community Profile Table 1.01

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

Summary | 2118 Avenue U Rezoning

Actions Requested

- Zoning map amendment from R4/C1-3 to R6A/C2-4 and R4
- Zoning text amendment to Appendix F to map MIH

Proposed Development

- Four-story residential and commercial building
- 10 dwelling units, 3 income-restricted
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Appendix

Project Location | Flood Zones

Project Area

V (1% floodplain)

A (1% floodplain)

Shaded X (0.2% floodplain)

Preliminary Flood Insurance Rate Maps (2015)



Project Location | Bird Eye's View



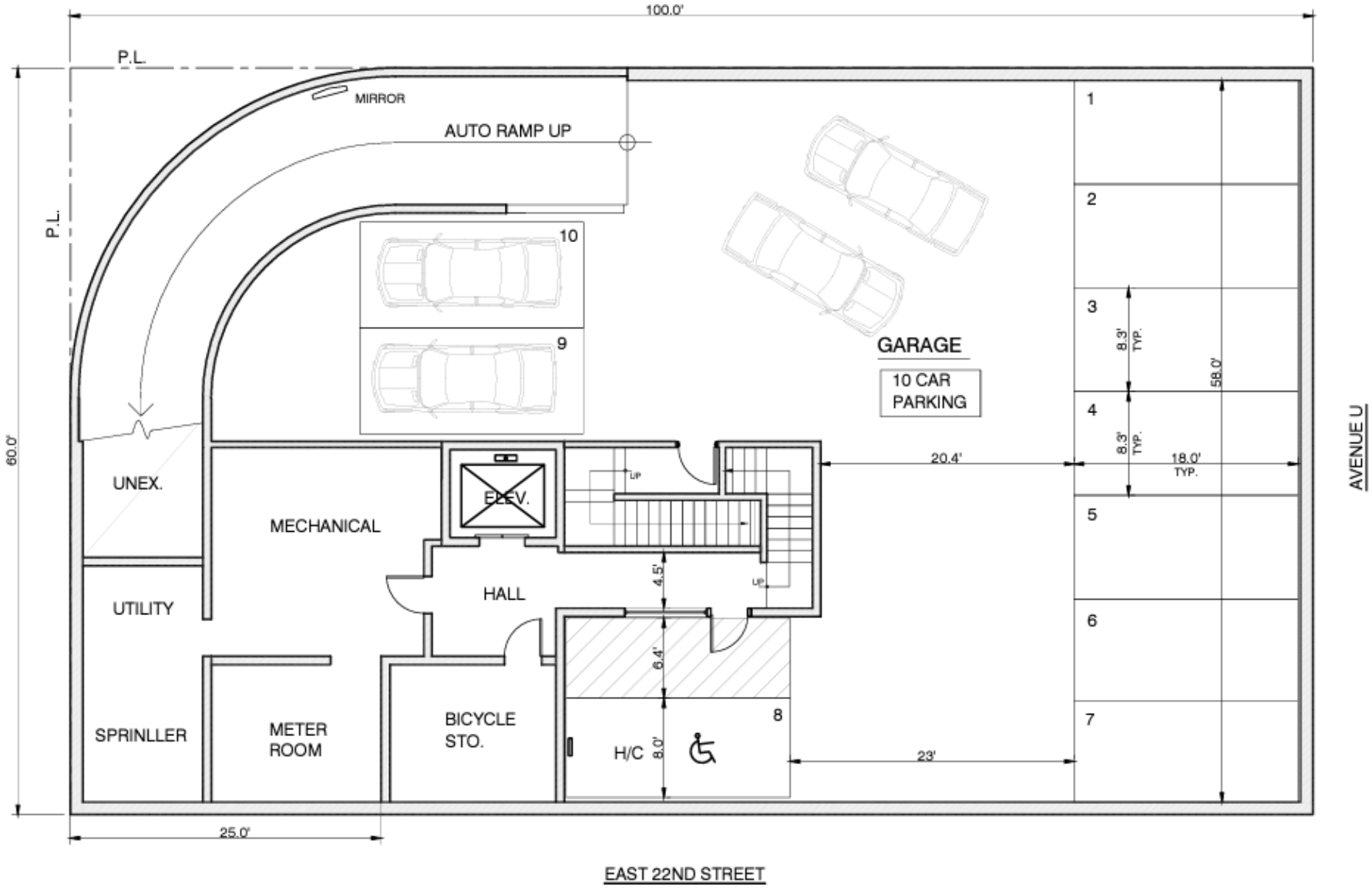
Project Location | Looking south towards Brighton Beach



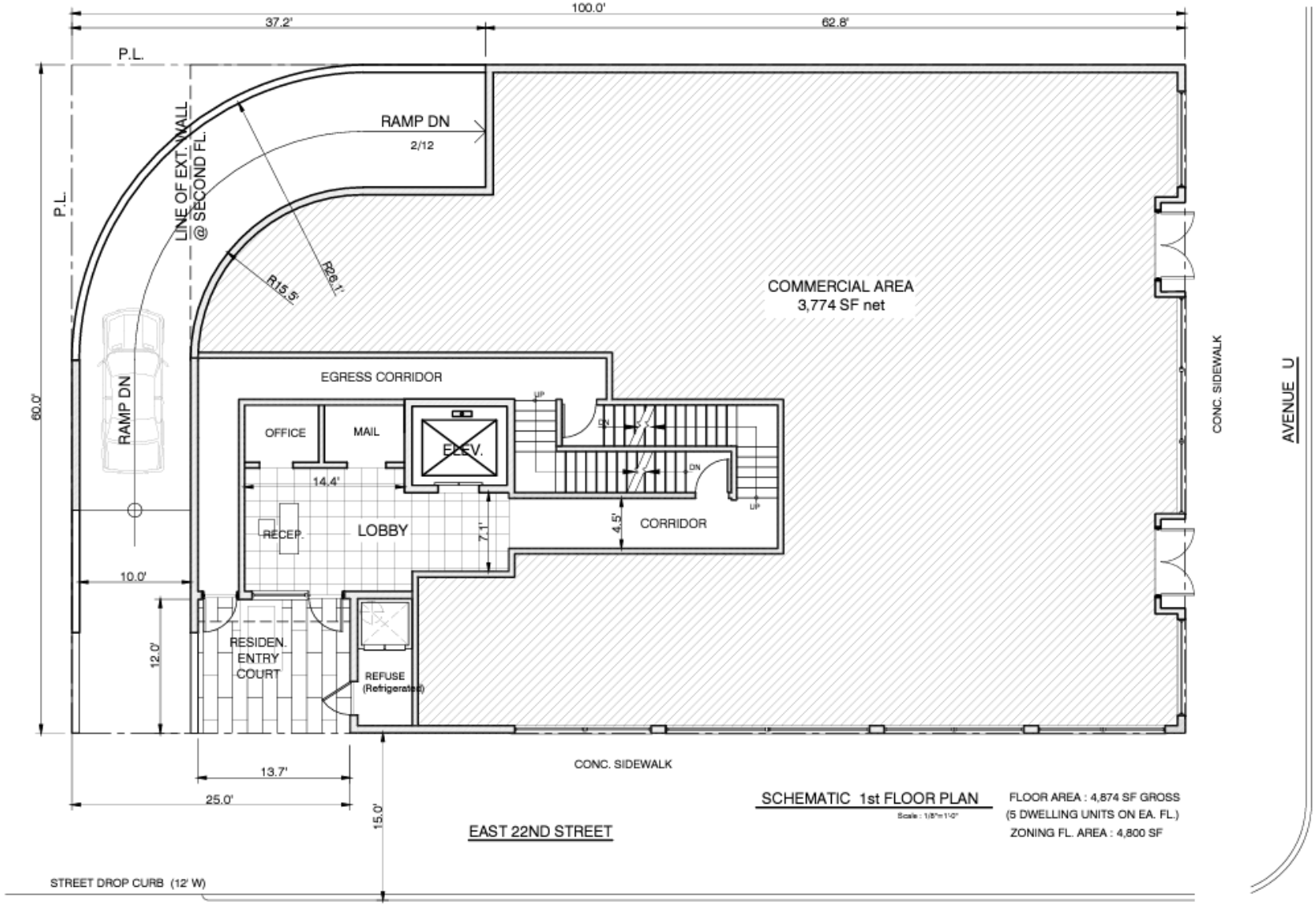
Zoning & Land Use | Past Rezonings



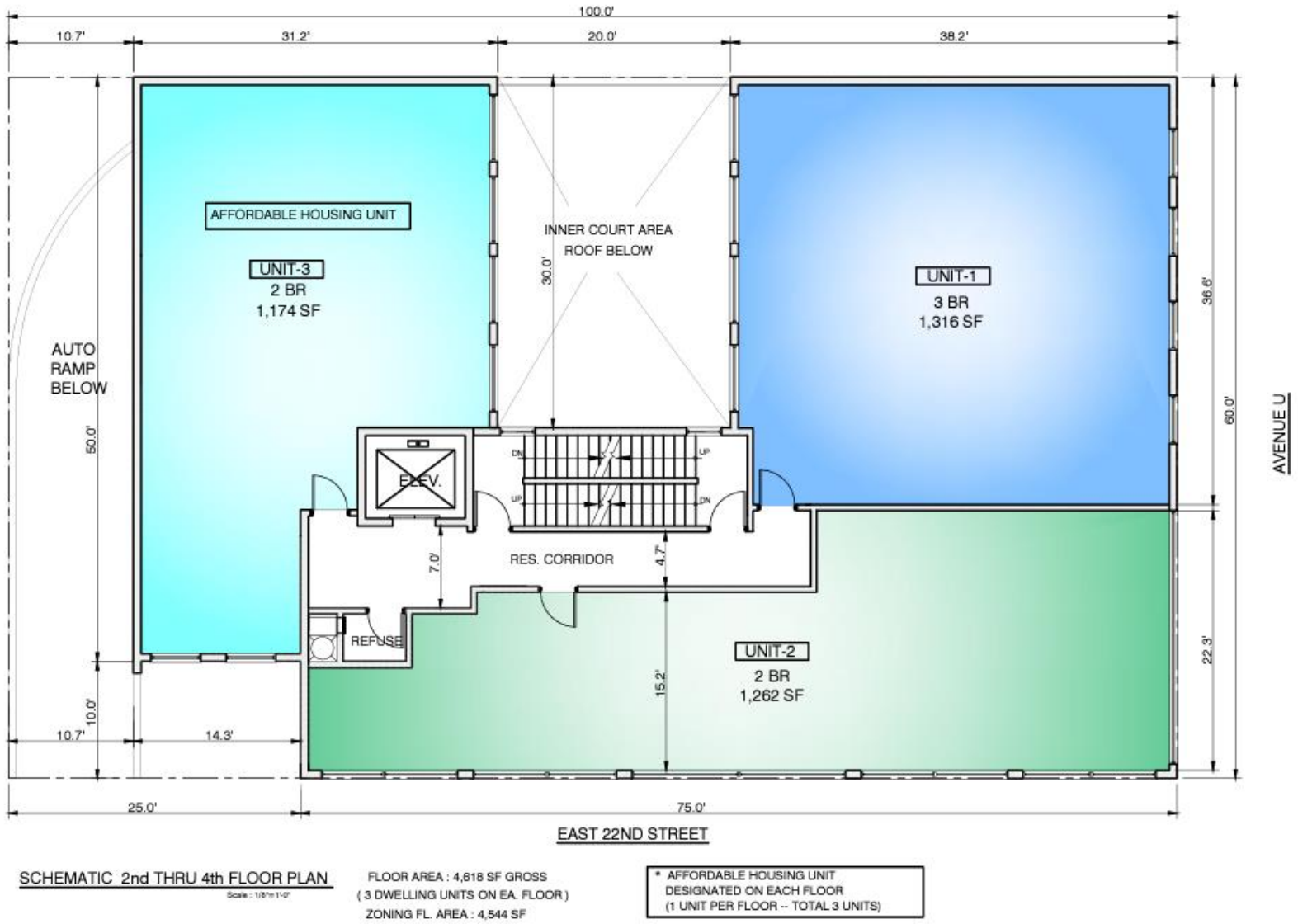
Proposed Development | Schematic Plan – Basement



Proposed Development | Schematic Plan – Ground Floor



Proposed Development | Schematic Plan – 2nd through 4th Floors

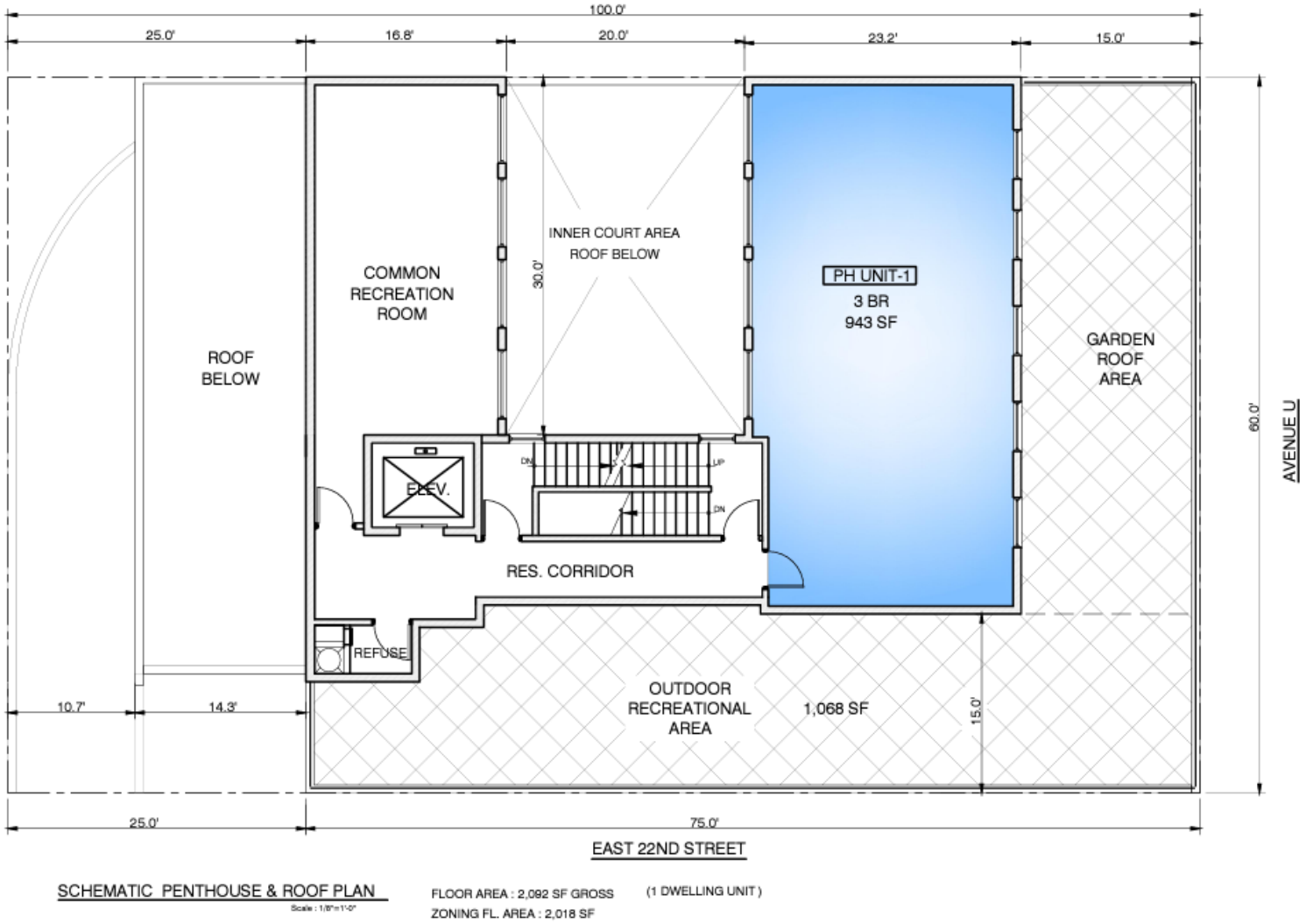


SCHEMATIC 2nd THRU 4th FLOOR PLAN

FLOOR AREA : 4,618 SF GROSS
(3 DWELLING UNITS ON EA. FLOOR)
ZONING FL. AREA : 4,544 SF

* AFFORDABLE HOUSING UNIT
DESIGNATED ON EACH FLOOR
(1 UNIT PER FLOOR -- TOTAL 3 UNITS)

Proposed Development | Schematic Plan – Penthouse & Roof



SCHEMATIC PENTHOUSE & ROOF PLAN

Scale : 1/8"=1'-0"

FLOOR AREA : 2,092 SF GROSS (1 DWELLING UNIT)

ZONING FL. AREA : 2,018 SF

City of Yes for Housing Opportunity | Zoning Map Amendment

Rezone from R4/C1-3 to R6A/C2-4 and R4

R6A/C2-4 Allowances

	Current Rules	Housing Opportunity
Max Building Height	85 ft	95 ft
Base Height	65 ft	65 ft
Max Residential FAR	3.6	3.9
Required Parking	50% of DU; 15% IRHU	Parking Optional

City of Yes for Housing Opportunity | Zoning Map Amendment



Benefits of Removing Parking Mandates

- Decrease Rents
- Increase Affordable Housing Production
- Parking Is Optional