

441 & 467 Prospect Avenue Rezoning

C240280 ZMK
N240281 ZRK
C240282 ZSK

Review Session
November 4, 2024

NYC PLANNING

PROJECT SUMMARY

Applicant:
Arrow Linen Supply Co., Inc.

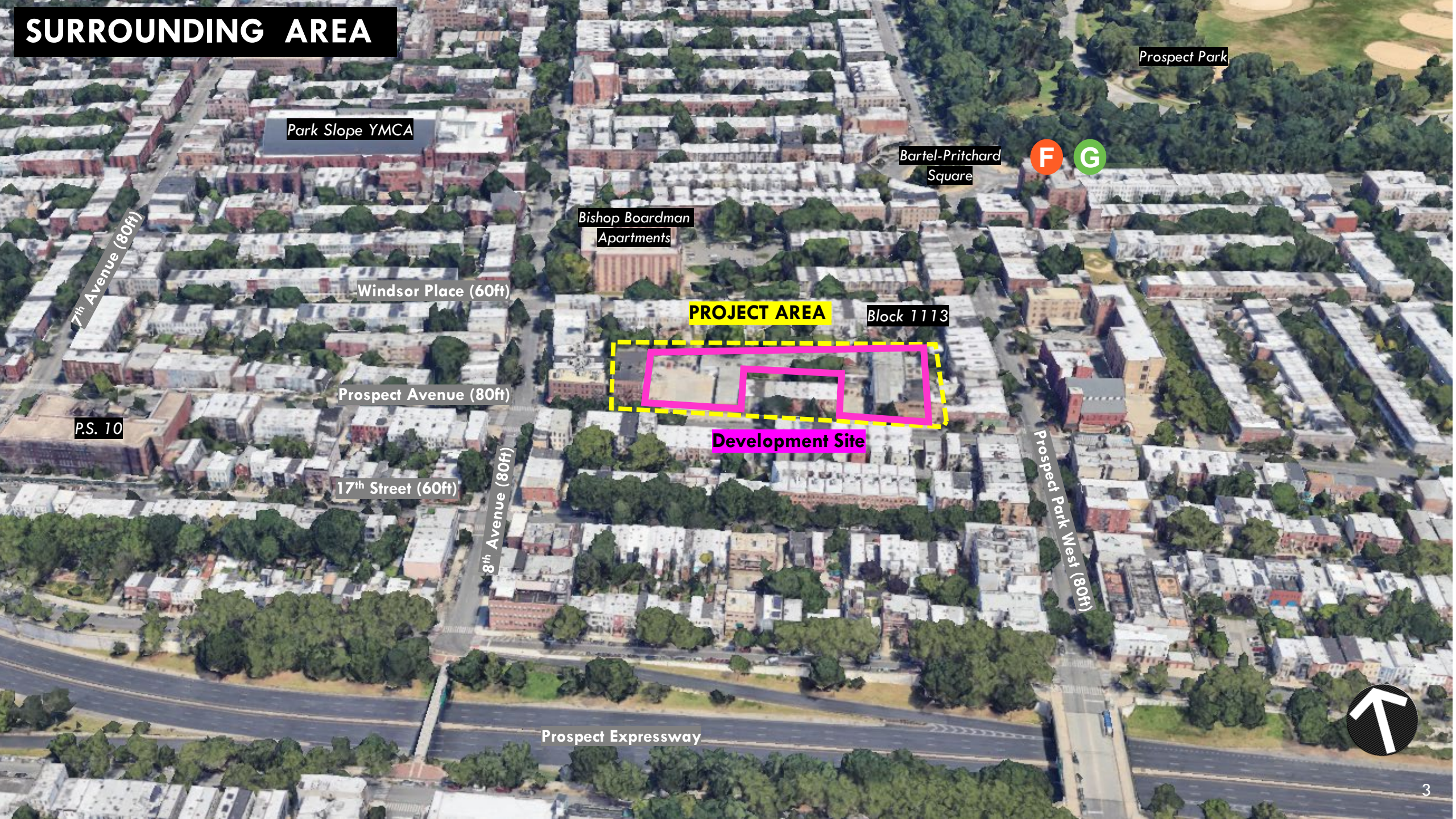
Proposed Development:
Two new 13 story developments, totaling appx. 248,700 SF
244 DUs – 61MIH

Project Location:
Windsor Terrace,
Brooklyn
CB 7





SURROUNDING AREA



Proposed Actions

Zoning map amendment	R5-B → R7-1
Zoning text amendment	Map an MIH area co-terminus with the project area
Zoning special permit	Waive mandatory parking minimums

COMMUNITY BOARD RECOMMENDATION

On September 9th and 12th, 2024 the Community Board held a two-part public hearing and on September 18, 2024 voted to disapprove the application with conditions.

"That Arrow Linen Shall:

I. immediately retract its land use application;
II. undertake further community engagement with Windsor Terrace residents on the proposed rezoning;
III. conduct more transparent meetings and consider the feedback and concerns raised during those meetings, and
IV. resubmit its rezoning application after conducting those meetings."

BOROUGH PRESIDENT RECOMMENDATION

- On October 9, 2024 the Borough President held a public hearing and on October 30, 2024 submitted a recommendation to Approve With Modifications/Conditions

BOROUGH PRESIDENT RECOMMENDATION

1. Substantially increase the percentage of affordable units and depth of affordability across the project to go beyond MIH requirements. The applicant should consider adopting one of the following strategies to increase affordability at the site:
    a. Go above and beyond the requirements of the MIH program to construct between 30% and 40% of the units in the buildings as permanently affordable housing units. These units should be leased and monitored through a regulatory agreement with HPD.
    b. Adhere to MIH Option 1 across the site but construct the project in two phases—one MIH only building, and one 100% affordable housing building financed through an HPD new construction program. Because affordable housing production in this area is a dire need and speaks to the principle of affirmatively furthering fair housing, any HPD program could be appropriate and would serve community needs.
    c. Construct one or both of the buildings using NYCHA Section 8 vouchers.

BOROUGH PRESIDENT RECOMMENDATION

2. The Borough President has heard community discussions around building height and would support design changes that maintain the project's unit count and unit distribution. If a shorter, bulkier alternative design is identified, there should be no significant reduction in the FAR of the project, including the number and diversity of units (nearly 50% of proposed units are anticipated to be 2-bedrooms or above), as a result from a modification to building design or consideration of other applicable zoning designations.

3. The non-applicant-controlled lots should not be removed from the Project Area but be considered for an R6B district rather than R7-1.

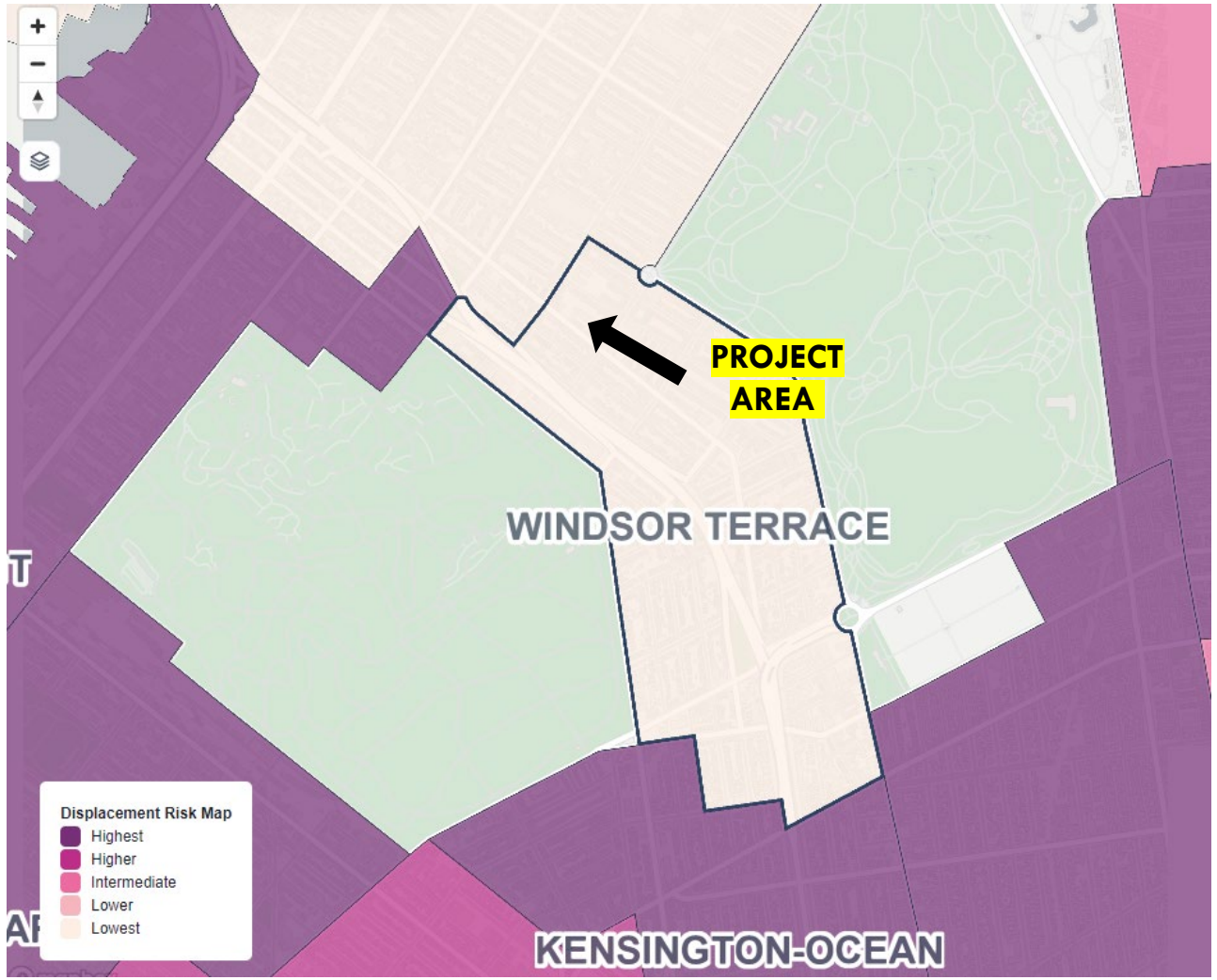
4. The applicant should relocate the Arrow Linen business activities within Brooklyn's industrial areas

Appendix

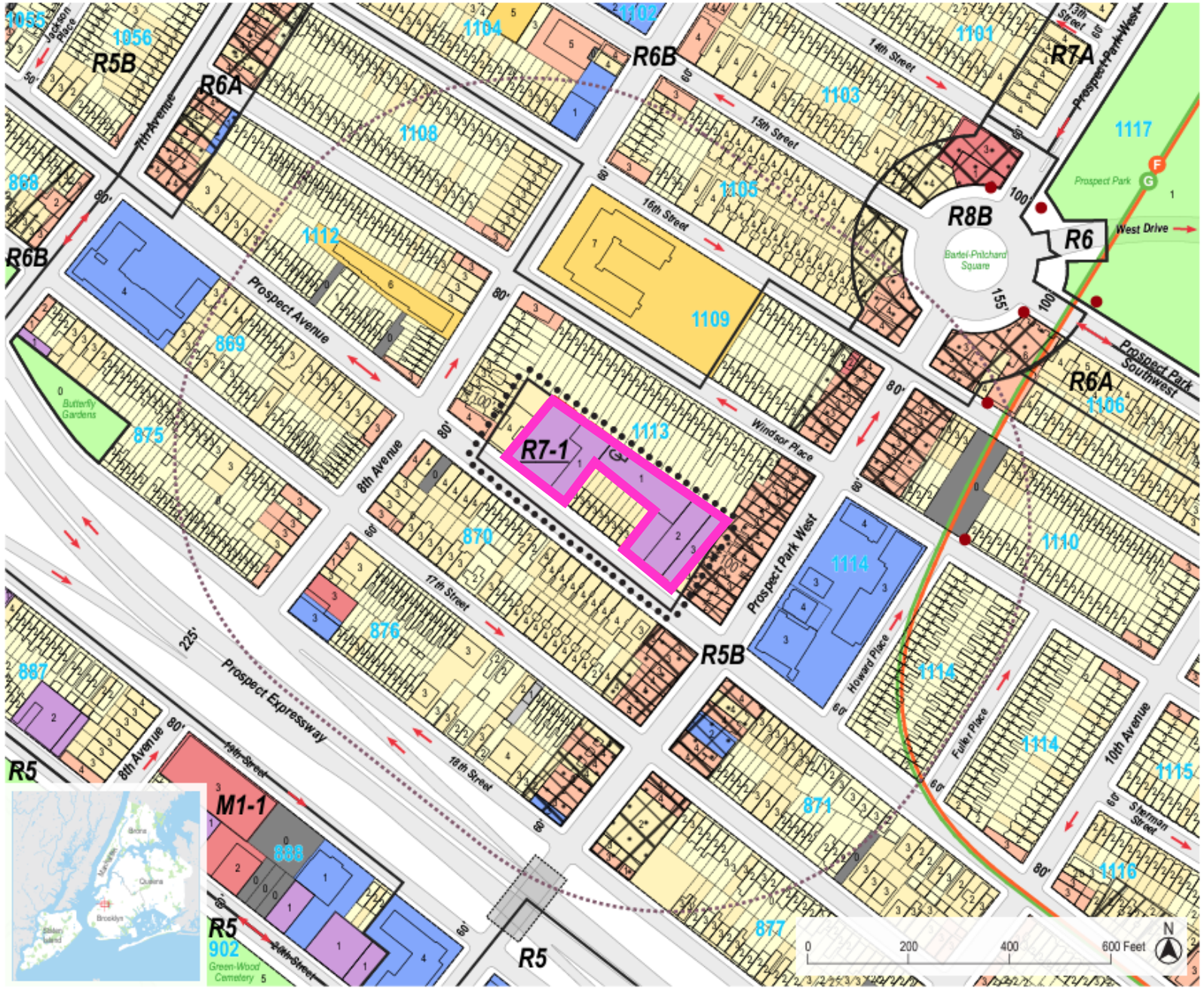
Windsor Terrace-South Slope Demographics

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



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		

- 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

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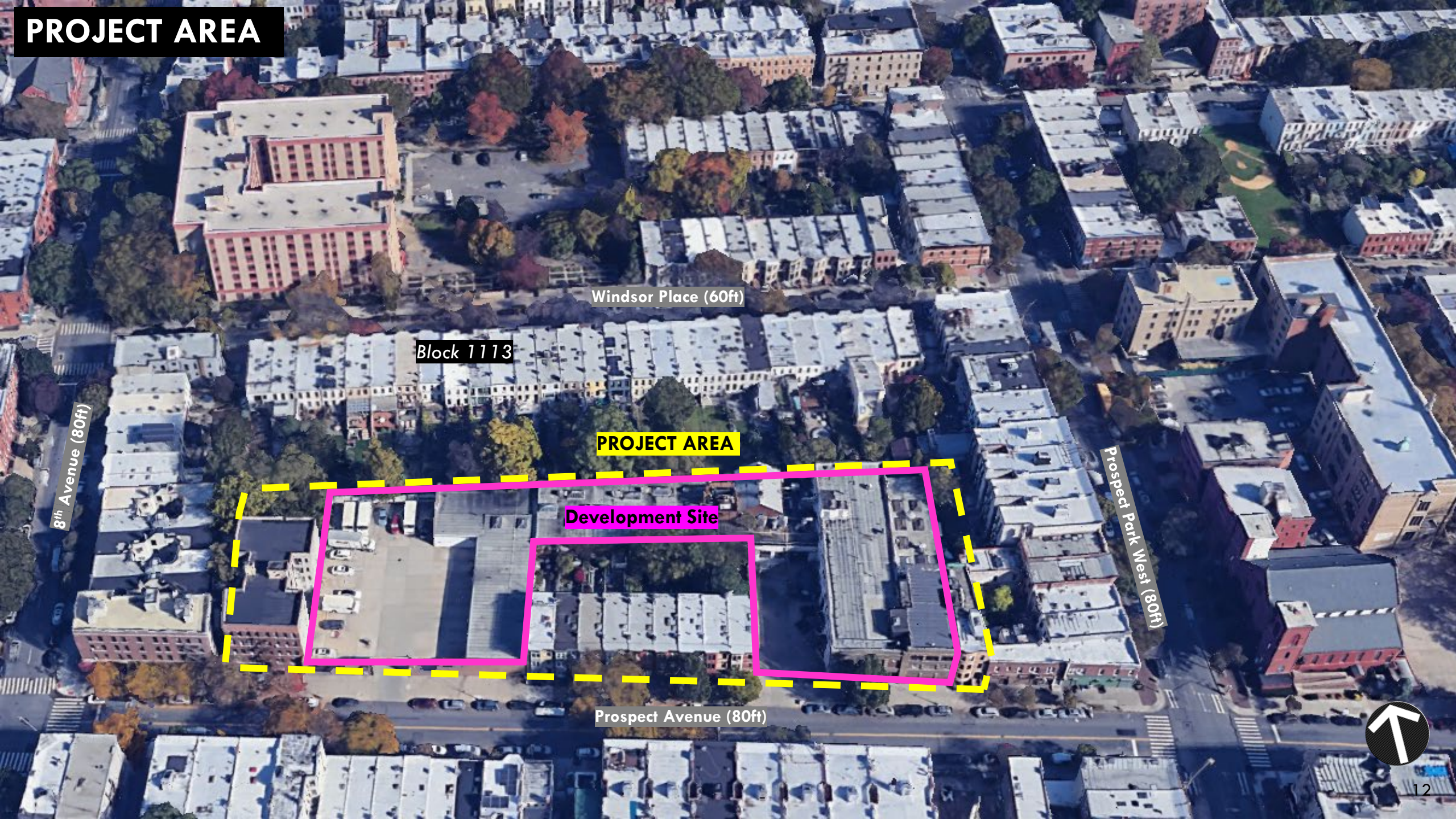
PROJECT AREA



PROJECT AREA

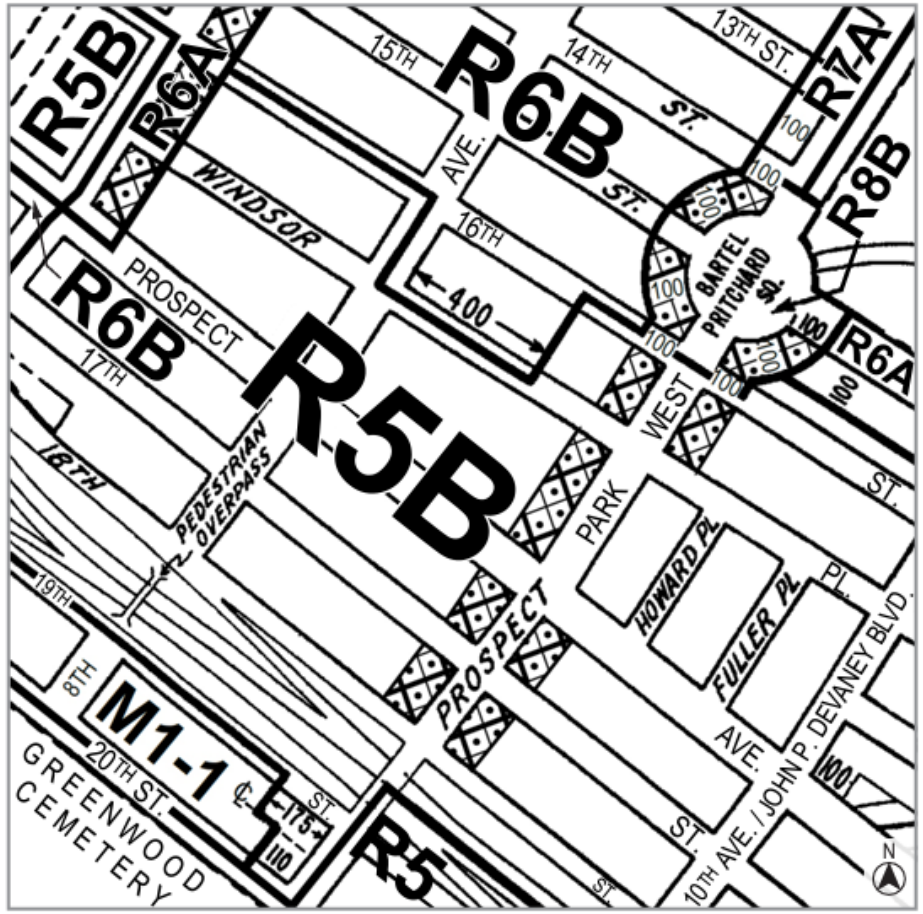


PROPOSED DEVELOPMENT



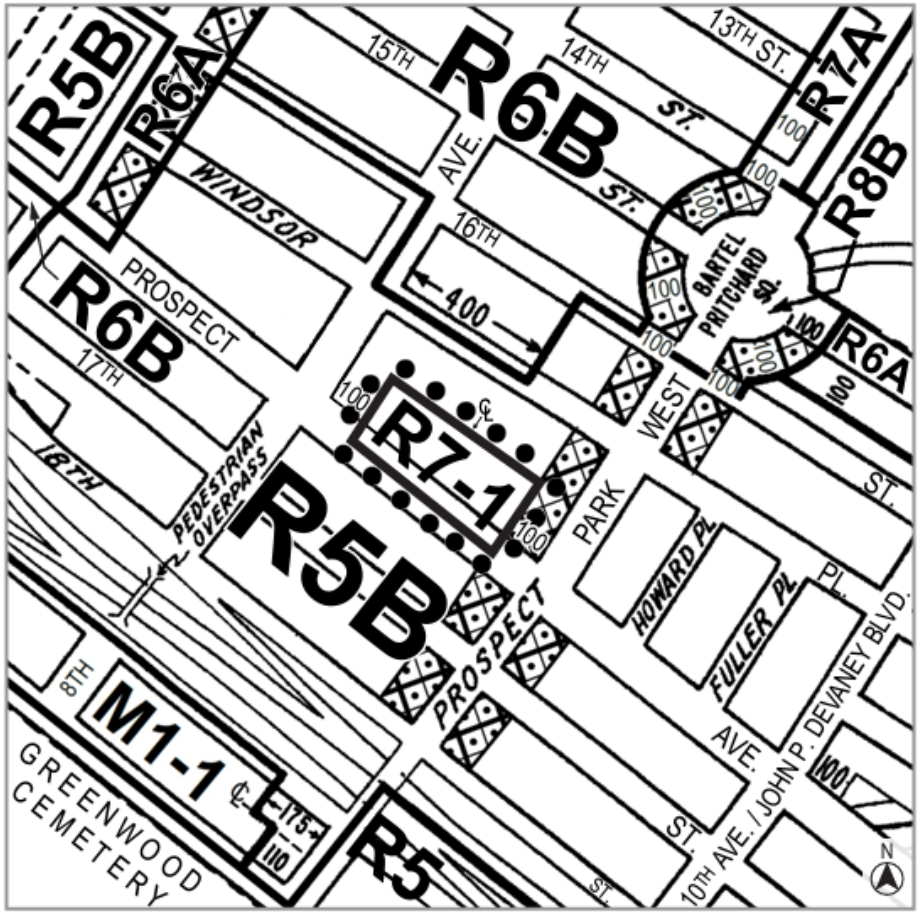
ZONING MAP AMENDMENT

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.

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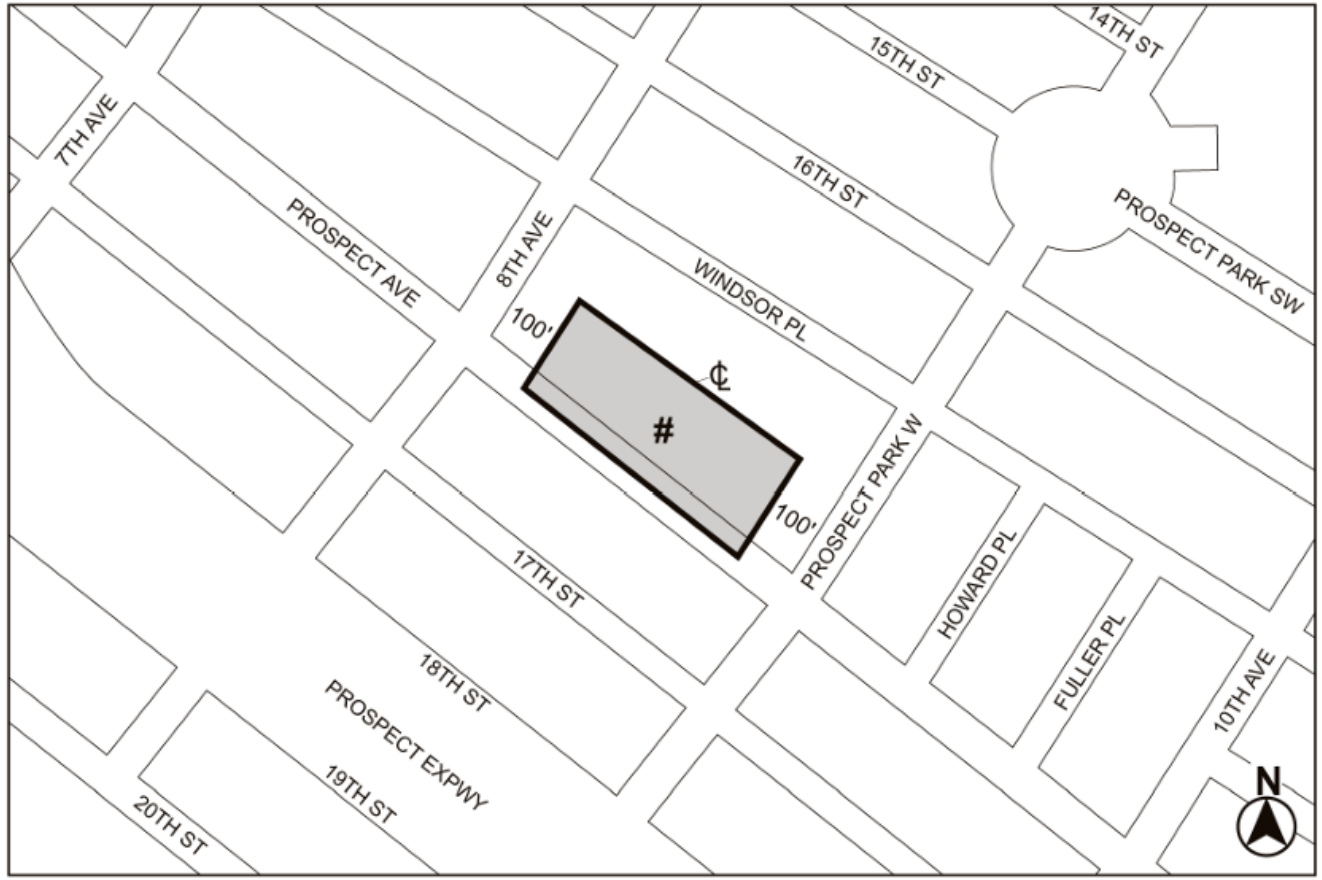
ZONING TEXT AMENDMENT

Map 4 – [date of adoption]

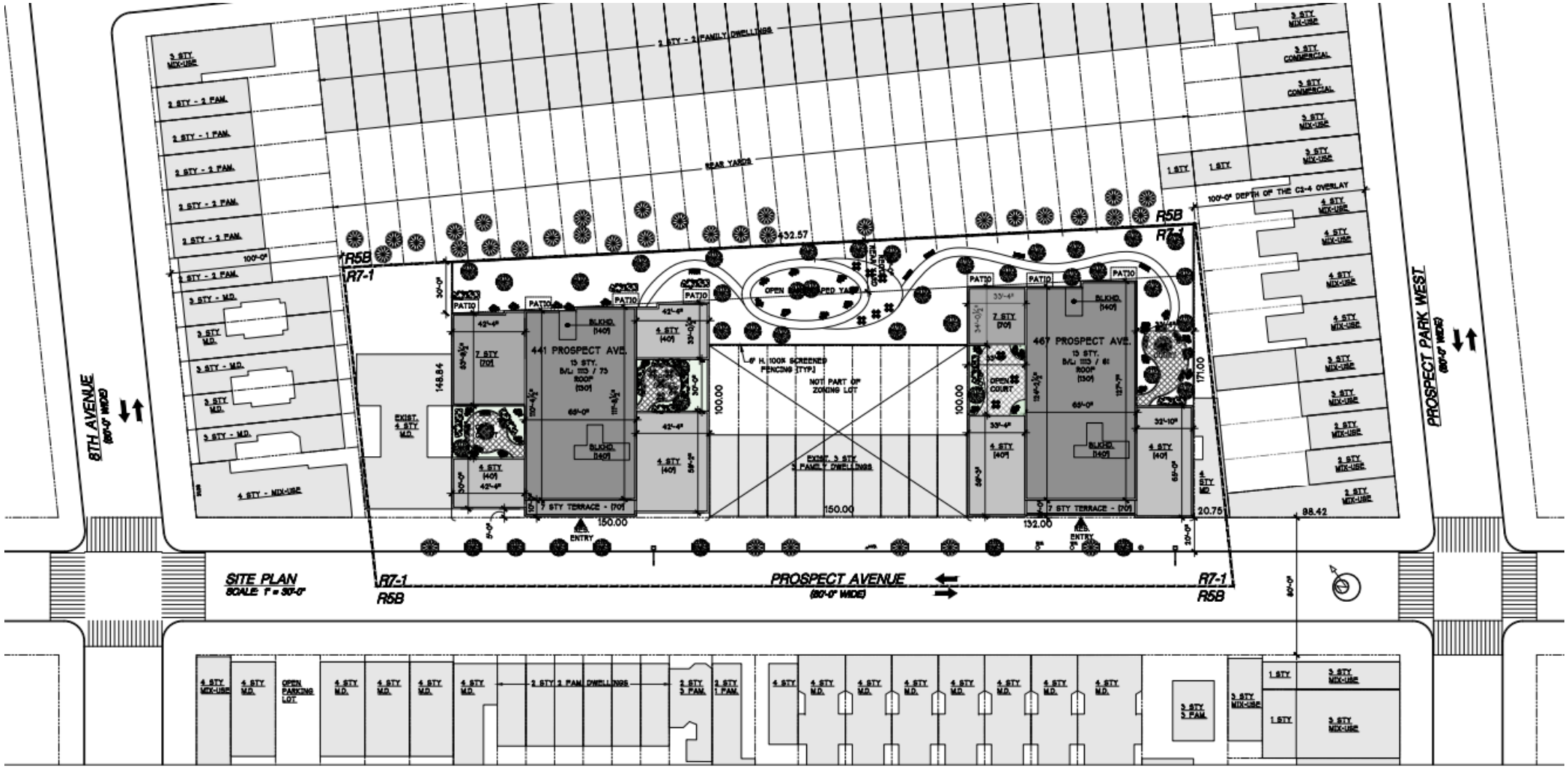


Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

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

Portion of Community District 7, Brooklyn

Parking Special Permit

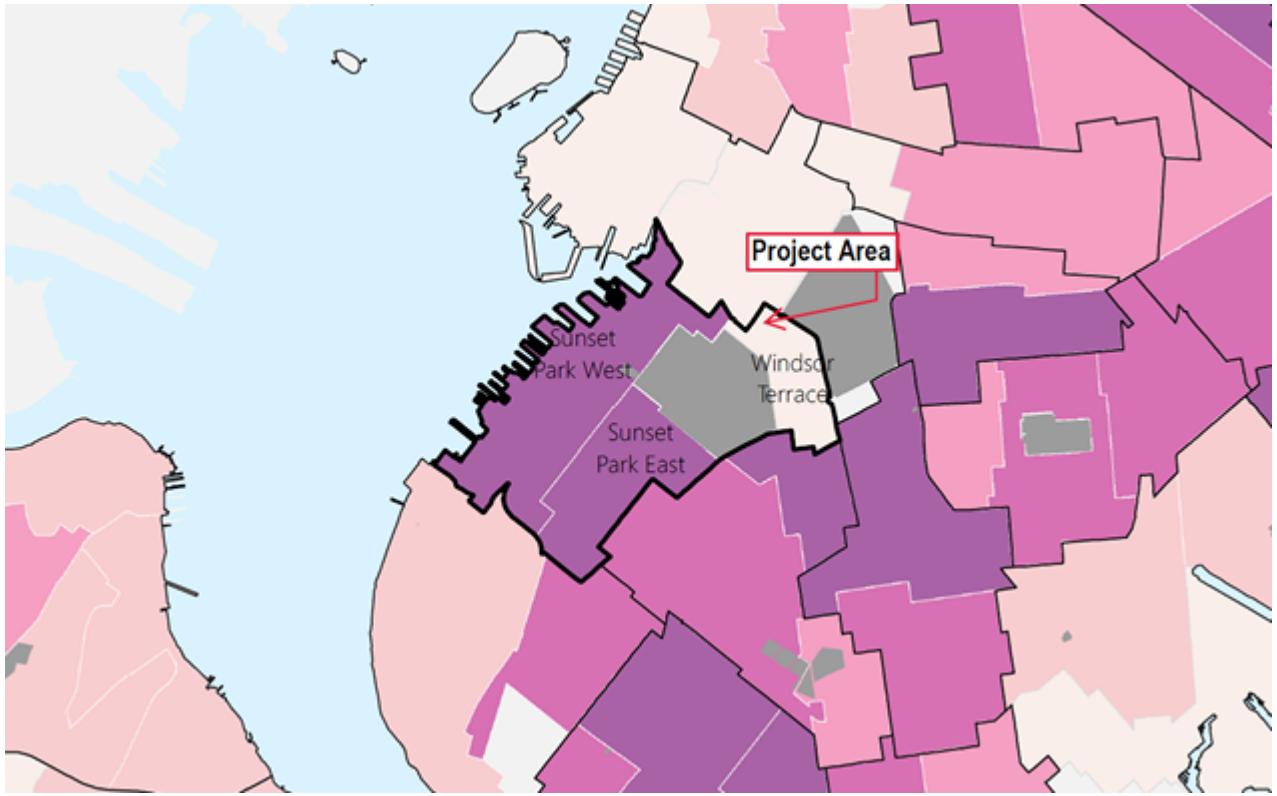


Parking Requirement Analysis				
ZR Section No.	Item / Description	Permitted/Required	Proposed Conceptual Plan	Compliance/Notes
	Required Parking Spaces			
25-23	Residential Market Rate	50%	None provided	Does not Comply - requires Special Permit ZR 74-533
25-251	Residential (MIH)	None Required in Transit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

List of Required Actions
1. Zoning Map Change from R5B to R7-1
2. Zoning Text Ammendment 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



Displacement Risk
by Neighborhood Tabulation Area

Lowest | Lower | Intermediate | Higher | Highest

*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)

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Action:
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Zoning Special Permit

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