

341 10th Street

Pre-Hearing Review
C 230337 ZMK
N 230338 ZRK
C 230339 ZSK
C 230340 ZSK
Brooklyn, Community District 6

Proposed Development

New Buildings:

- 245,000 sf
  - 234,000 sf residential
  - 6,500 sf commercial
  - 4,500 sf community facility
- 305 Units (162 MIH)
- 17 & 19 Stories (205 ft max)

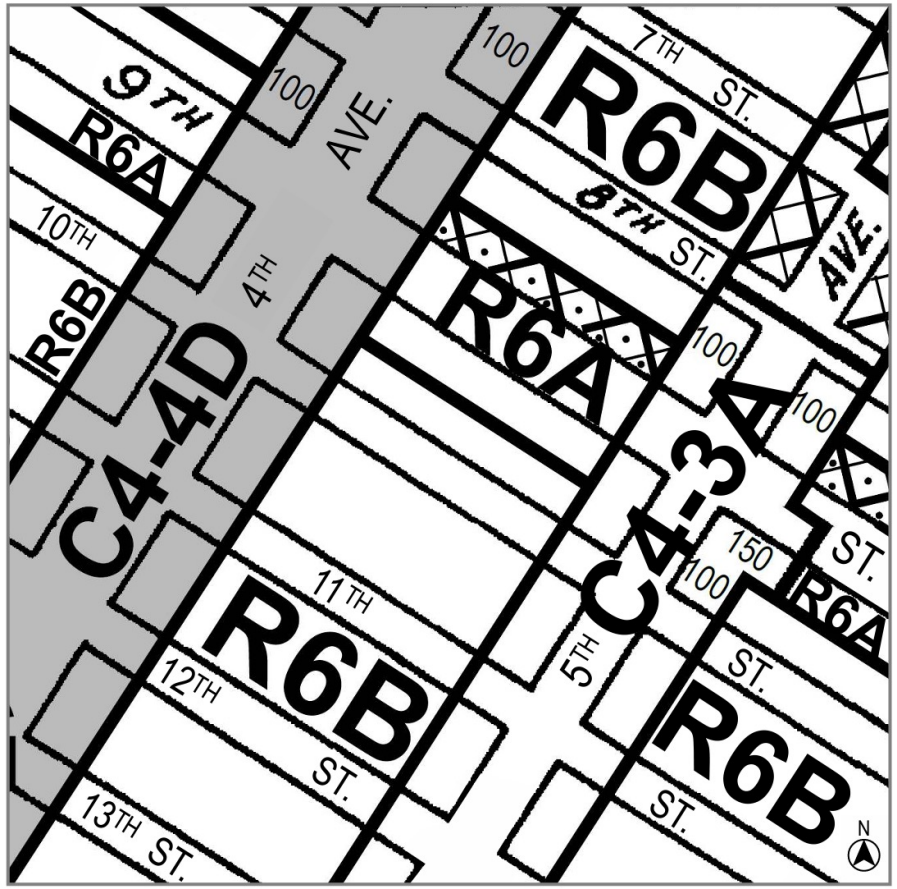
Total:

- 409,500 SF (5.39 FAR)
- 459 Units
  - 162 income-restricted
  - 115 rent stabilized
- 39 Parking spaces

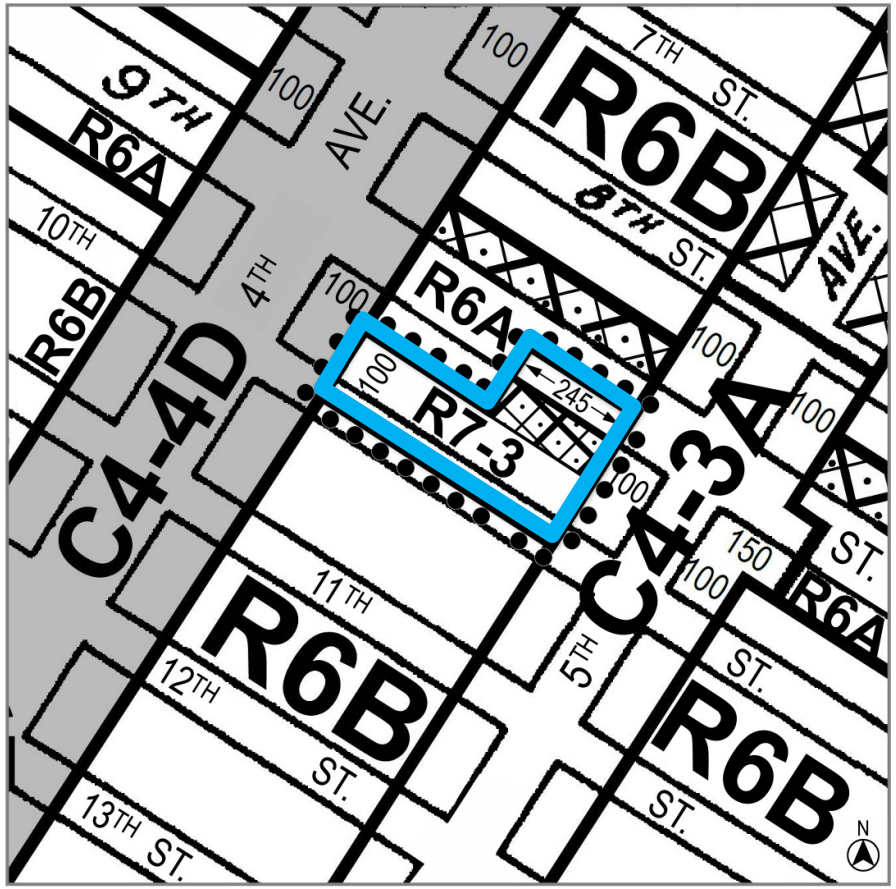


Proposed Actions | Zoning Map Amendment

Rezone from R6A and R6B to R7-3 and R7-3/C2-4



Current Zoning Map (16d)



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

Rezoning from R6A to R7-3/C2-4
Rezoning from R6B to R7-3

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

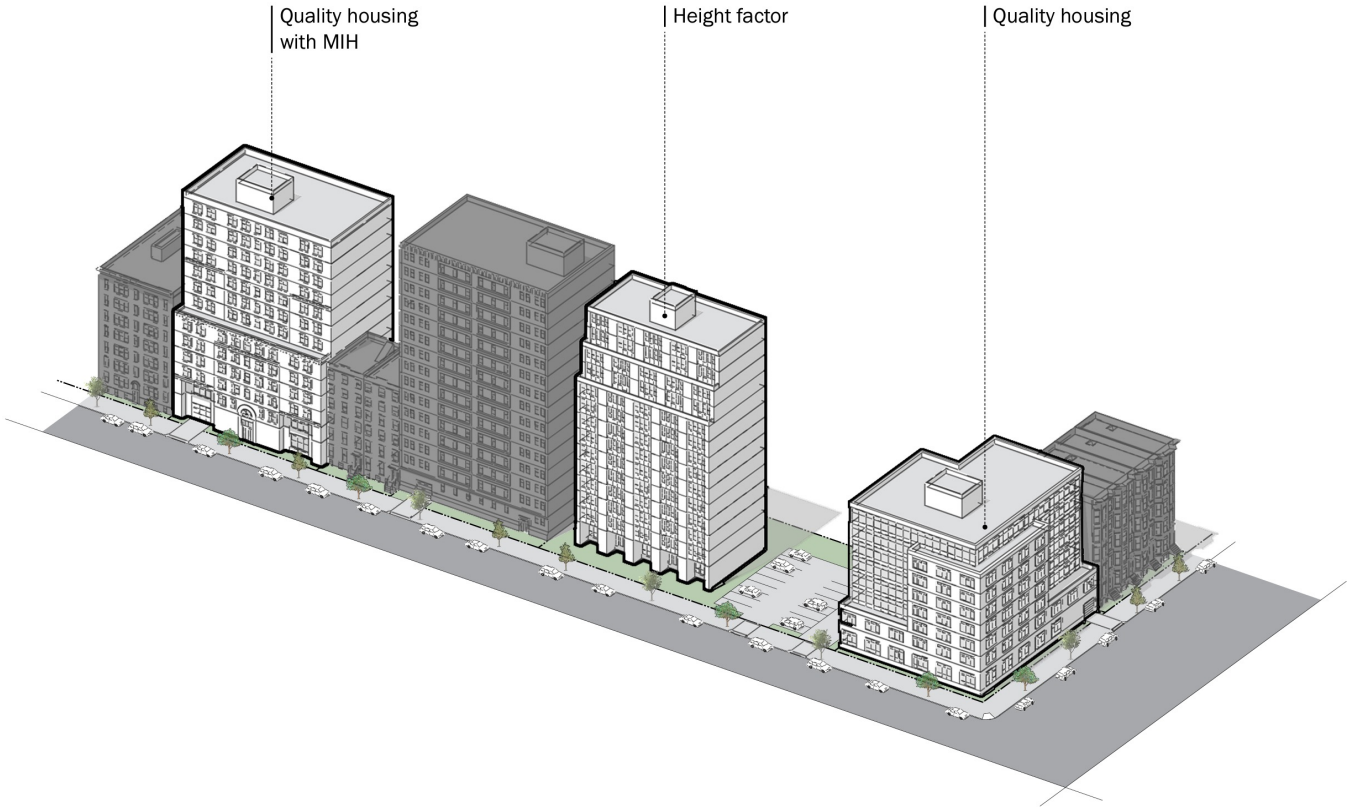
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Proposed Actions | Zoning Map Amendment

Rezone from R6A and R6B to R7-3/C2-4

R7-3/C2-4

Max Height Max Height (IH) Max Height (MIH)	85 ft (8 stories) 135 ft (13 stories) N/A
Max Base Height Max Base Height (IH) Max Base Height (MIH)	75 ft 75 ft N/A
Base Residential FAR Max Residential FAR (IH) Max Residential FAR (MIH) Max Residential FAR (AIRS)	3.75 5.0 6.0 N/A
Max Commercial FAR	2.0
Required Parking	50% of DU; 15% IRHU; 1 per 1,000 sf PRC-B

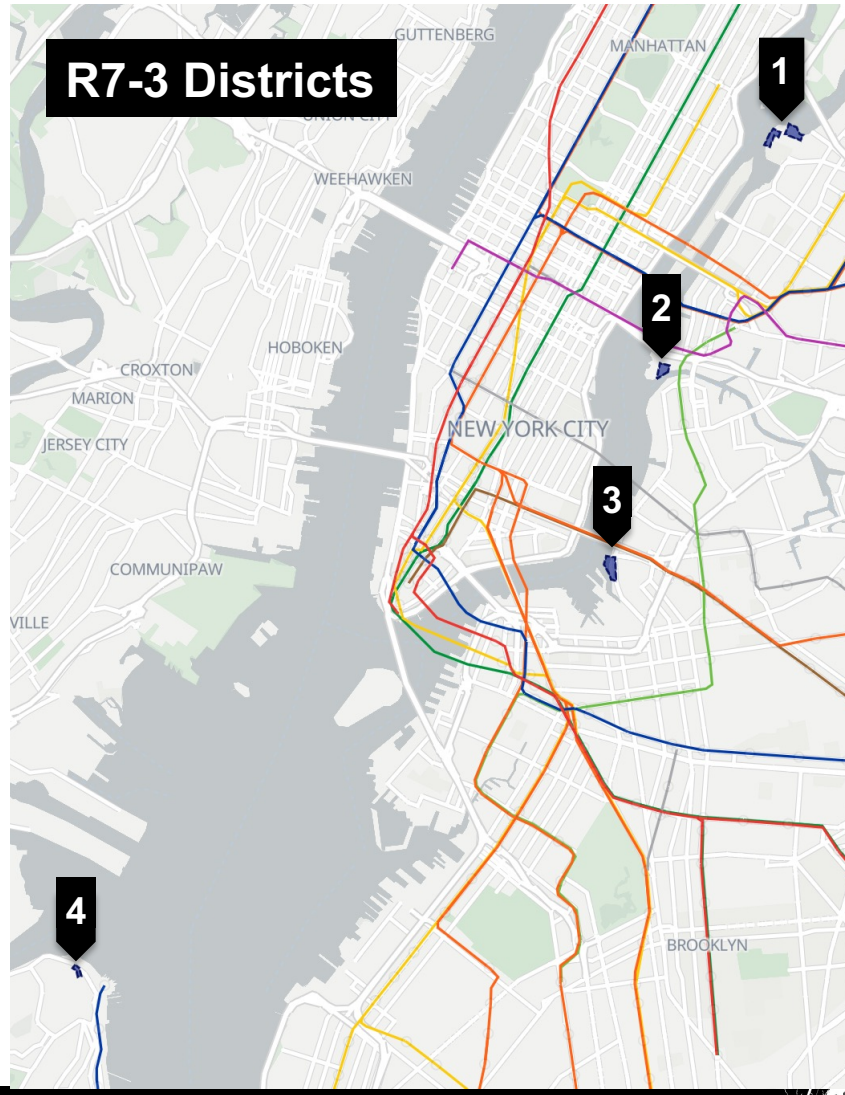


Proposed Actions | Zoning Text Amendment

R7-3 within MIH areas

1. Expand applicability of R7-3 to MIH Areas (ZR 21-15)

R7-3 and R9-1 Districts may be mapped only as specified in this paragraph. Such districts may be mapped within the waterfront area and in the Special Mixed Use Districts and Mandatory Inclusionary Housing areas. In addition, R7-3 Districts may be mapped in the Special Long Island City Mixed Use District ~~and Special St. George District, and R9-1 Districts may be mapped in Mandatory Inclusionary Housing areas~~.



2. Establish bulk regulations applicable to R7-3 within MIH areas

Max Base Height (MIH)	85 ft
Max Height (MIH)	185 ft (18 stories)
Max FAR (AIRS)	6.0

Proposed Actions | Zoning Text Amendment

Establish an MIH area (Options 1, 2, and Workforce) coterminous with the proposed Rezoning Area

Inclusionary Housing Designated Area

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

Area **2** — 11/23/21 MIH Program Option 1 and Deep Affordability Option

Area **3** — 12/9/21 MIH Program Option 1 and Deep Affordability Option

Area **4** — 10/27/22 MIH Program Option 1 and Deep Affordability Option

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

Excluded Area



Proposed Actions | Special Permit – LSGD

ZR 74-743 to modify height, setback, and rear yard requirements

1. **Modify bulk requirements** (ZR 23-66):

Bulk Regulations	Required	Proposed	
		9th Street Building	**10th Street Building**
Base Heights	85 ft	88.74 ft	94.75 ft
Overall Heights	185 ft (18 stories)	--	204.75 ft (19 stories)
Setbacks	15 ft (narrow street)	--	9 ft
	10 ft (wide street)	7 ft	--

2. **Modify rear yard requirements** (ZR 23-47) to allow structural trusses to straddle the MTA tunnel.

3. **Modify rear yard equivalent requirements** (ZR 23-532) to:
   - Allow structural trusses that straddle the MTA tunnel
   - Waive new noncompliance of the existing building and MTA tunnel

Proposed Actions | Special Permit - LSGD

ZR 74-532 – Reduce Required Parking

Existing building

- Reduce parking spaces from 77 required/115 existing to 39 spaces

New buildings

- Waive all 97 required parking spaces

Summary

- Reduce parking spaces from **174** required to **39** spaces



Brooklyn Community Board 6 Recommendation

On December 13, 2023, Brooklyn Community Board 6 voted 22 in favor, 1 in opposition, and 3 abstentions to **disapprove with conditions**:

1. The developer enters into a Community Benefits Agreement (CBA) to protect the interests of current tenants, and;
2. Ensure the number of, and the permanent affordability of, new units covered by HPD programs and existing units.

Brooklyn Borough President Recommendation

On December 18, 2023, the Borough President submitted a recommendation to **approve with conditions**:

1. Stellar Management enter into a Community Benefits Agreement to monitor timely repairs and maintenance for the existing building and the delivery of proposed new affordable housing units.
2. MIH Option 4 be removed from the application and replaced with MIH Option 1 or 2.