

Jennings Hall Expansion

Post-hearing
February 5, 2024

Certified September 11, 2023
Public Meeting January 3, 2023

C 230255 ZMK
N 230256 ZRK

Brooklyn, Community District 1

PROPOSED DEVELOPMENT



Actions Requested:

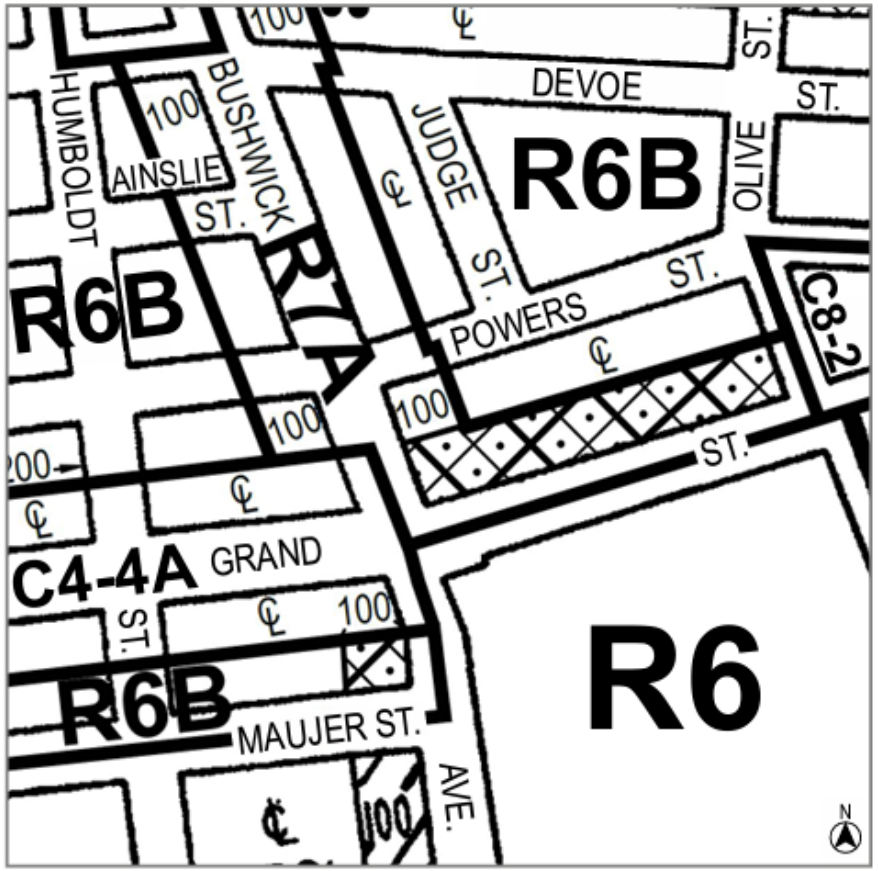
- Map Amendment
  - R6B to R7A
  - R7A to R7X
  - R7A/C2-4 to R7X/C2-4
- Text Amendment to Appendix F to map MIH over project area

Proposed Development

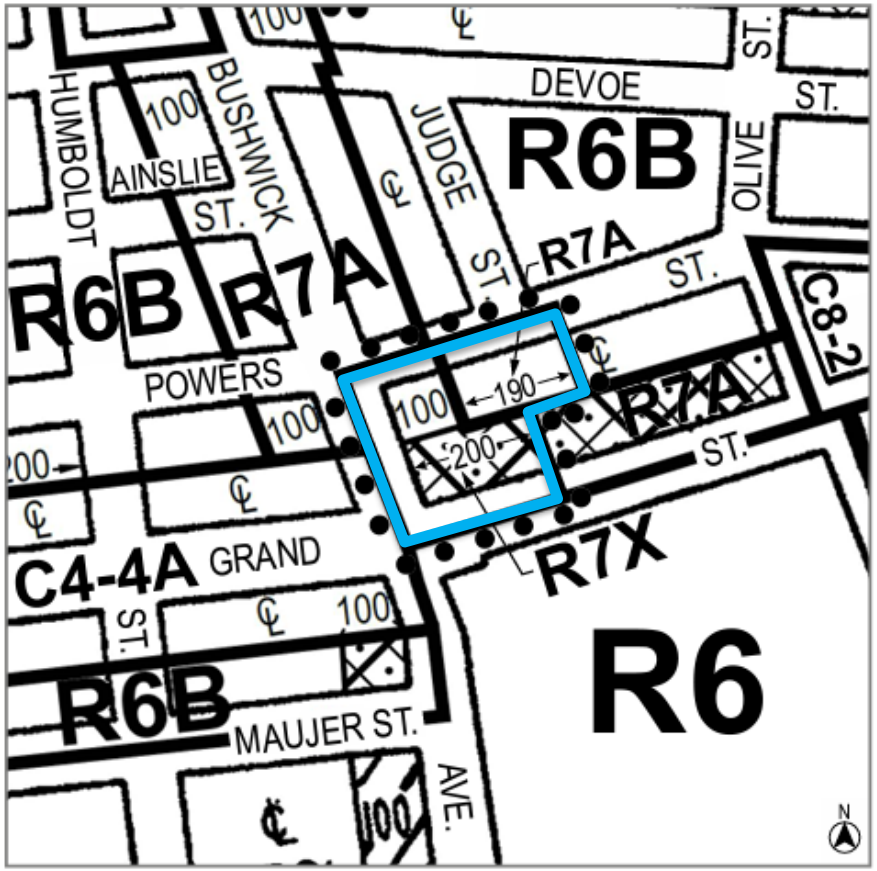
- 14 stories (2.81 FAR for building)
- 136,574 SF Total
  - 131,271 SF Residential
  - 5,296 SF Commercial
- Third wing of Jennings Hall complex
  - 150 existing units + 218 new units = **368 AIRS**
  - 10 parking spaces
  - 5.62 FAR complex

APPENDIX

PROPOSED ZONING MAP CHANGE



Current Zoning Map (13b)



Proposed Zoning Map (13b) - Area being rezoned is outlined with dotted lines

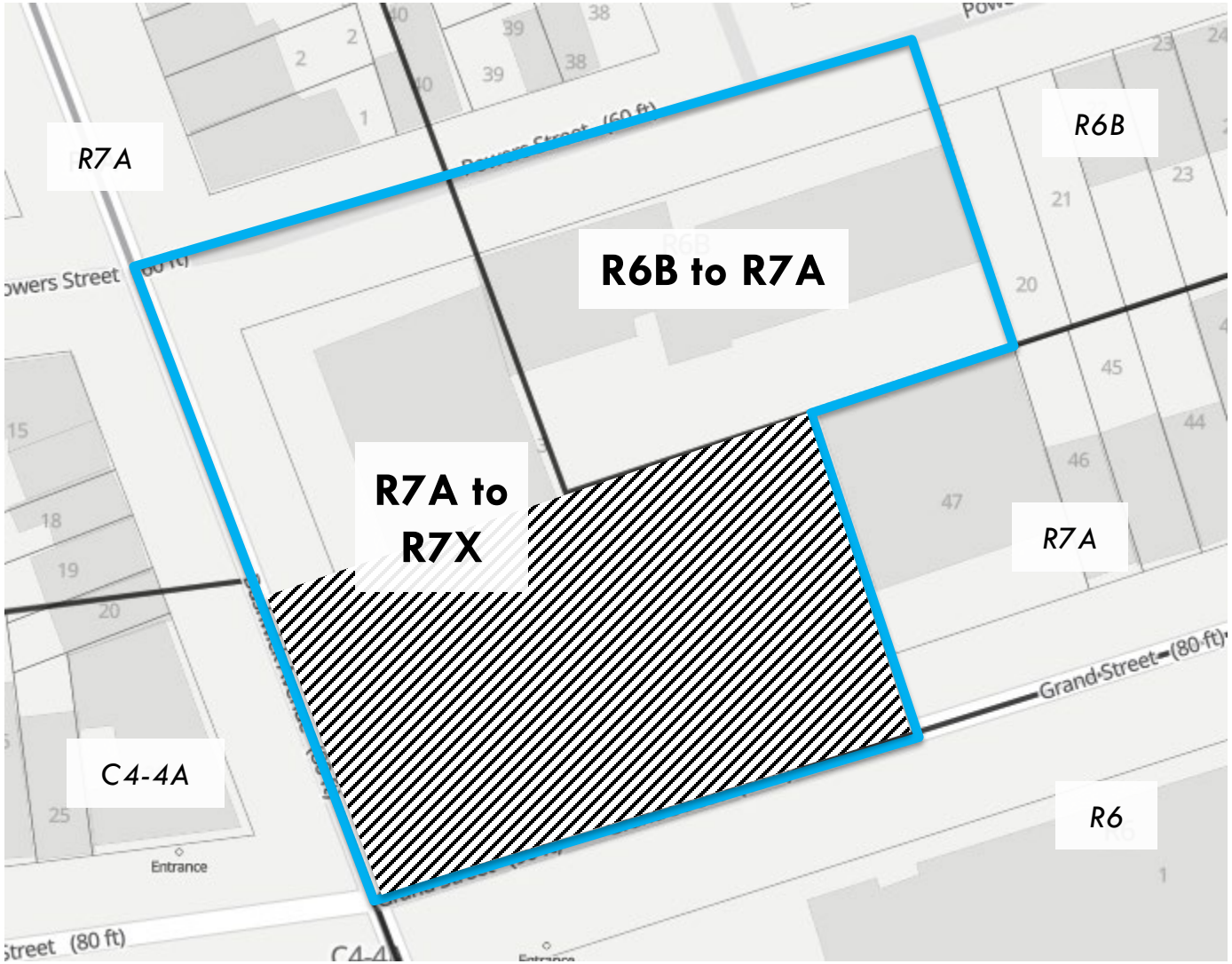
Rezoning from R7A/C2-4 to R7X/C2-4
Rezoning from R7A to R7X
Rezoning from R6B to R7A

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.

Project Area

PROPOSED ZONING MAP CHANGE



Existing C2-4 overlay to remain

Project Area

COMMUNITY BOARD 1 RECOMMENDATION

- Public Hearing held on October 11, 2023
- Vote held on November 14, 2023 **to recommend approval of the project**

- 32 in favor
- 0 opposed
- 1 abstention

BOROUGH PRESIDENT RECOMMENDATION

- Public Hearing held on October 16, 2023
- Vote held on December 13, 2023 **to recommend approval of the project**

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APPLICANT	▪ St. Nicks Alliance
ACTIONS REQUESTED	▪ Zoning map amendment from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 ▪ Zoning text amendment to map MIH over the project area
PROPOSED DEVELOPMENT	▪ 14-story, 136,574 s.f. building ▪ 218 affordable homes for seniors (AIRS) ▪ 5,296 s.f. of ground floor retail ▪ Third wing of existing Jennings Hall complex

PROJECT LOCATION

- 819 Grand Avenue

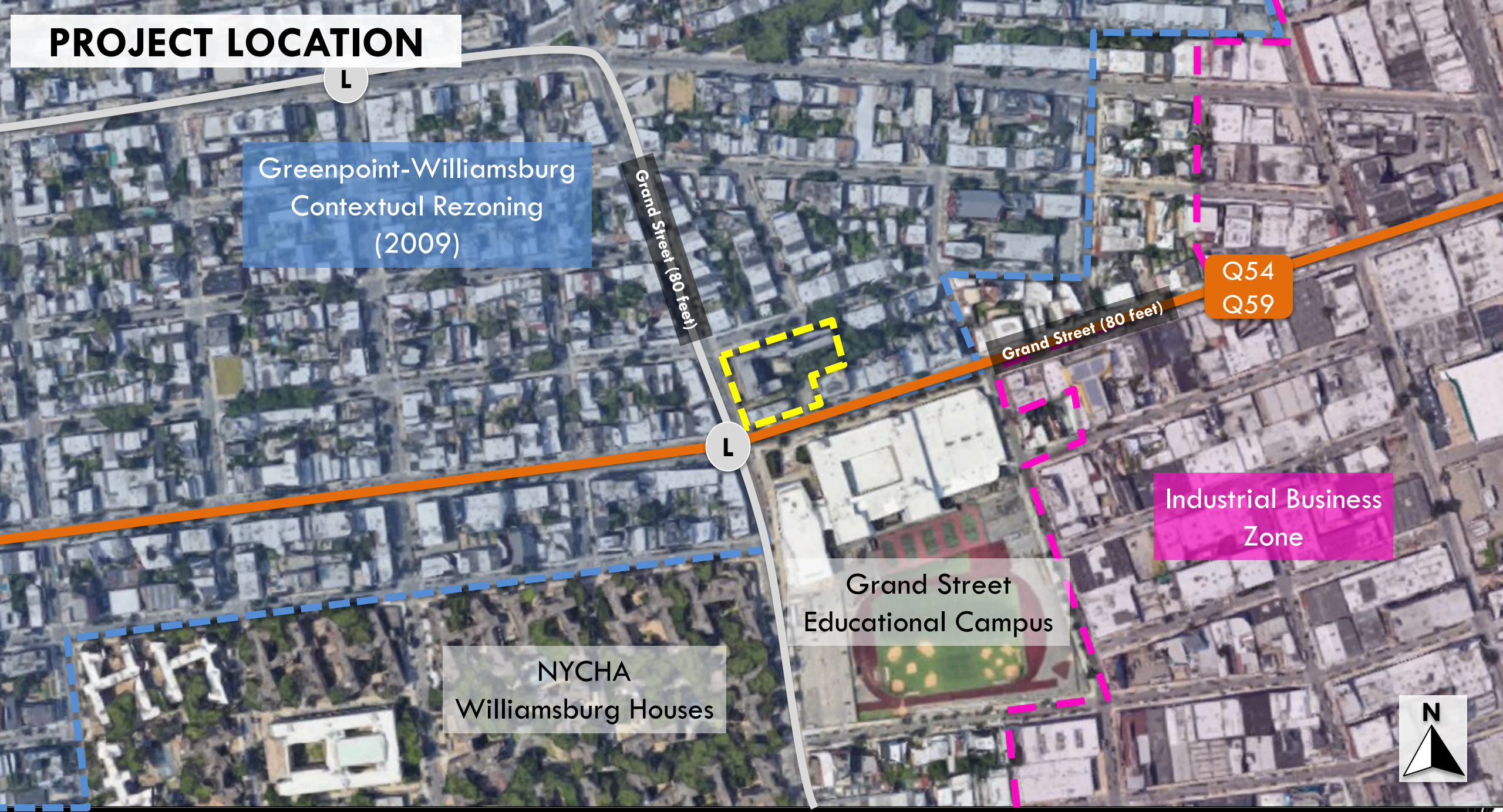
Block 2922; Lots 1, 3, 20 (p/o), and 47 (p/o)

- Brooklyn, Community District 1

- City Council District 34 (Jennifer Gutiérrez)



PROJECT LOCATION



SURROUNDING AREA



LAND USE & ZONING

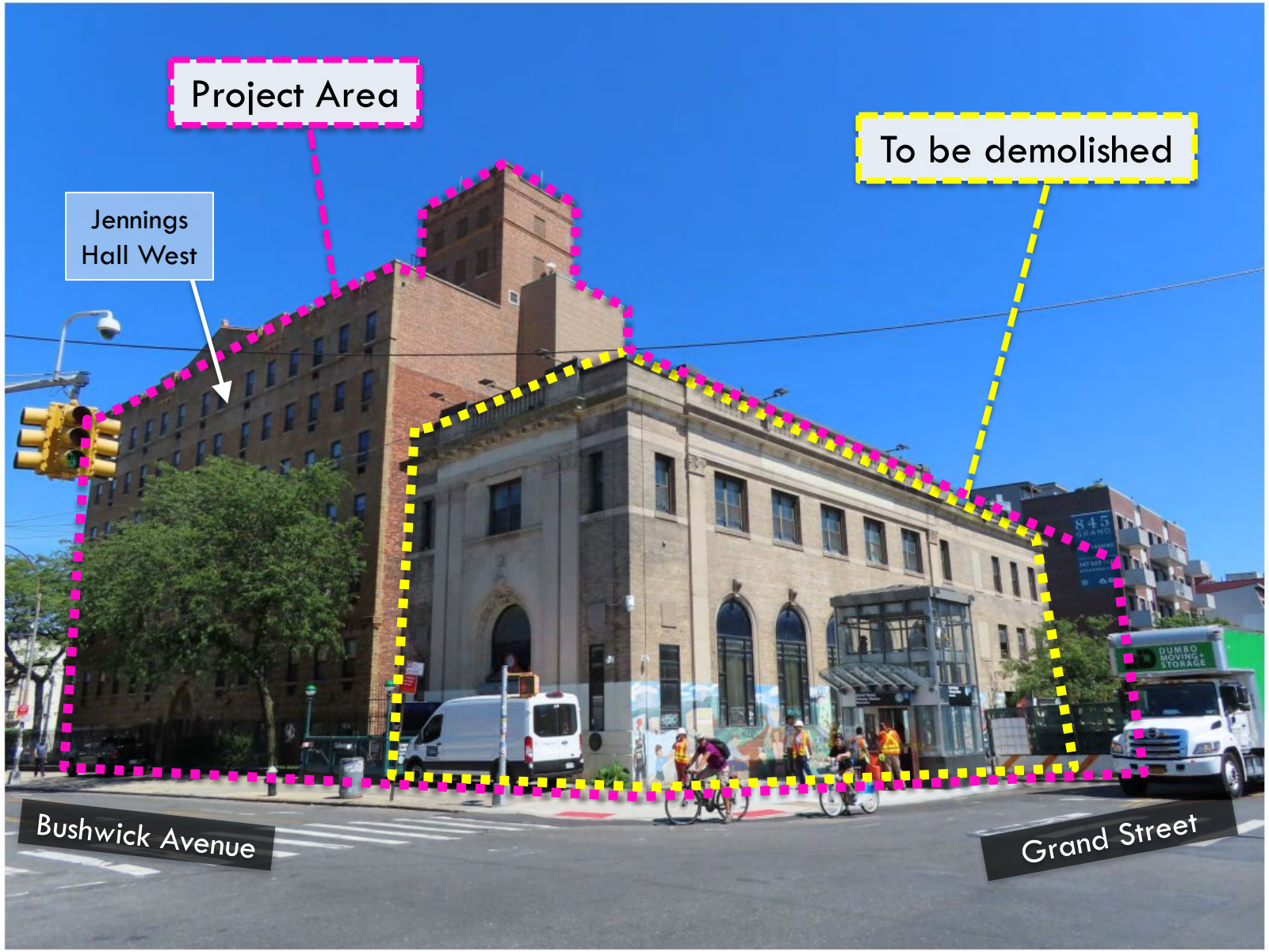
819 Grand Street

Brooklyn Community District 1

Block: 2922; Lots 1, 3, 20 (p/o), 47 (p/o)



PROJECT AREA VIEW



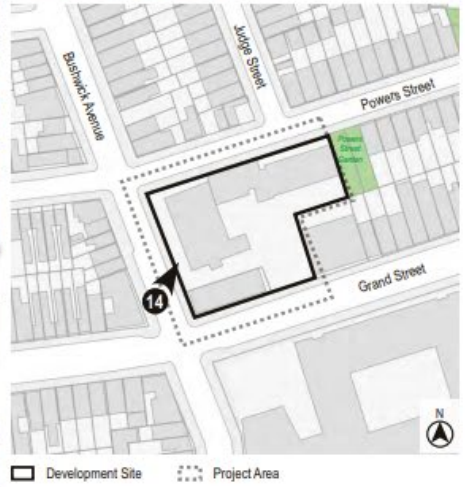




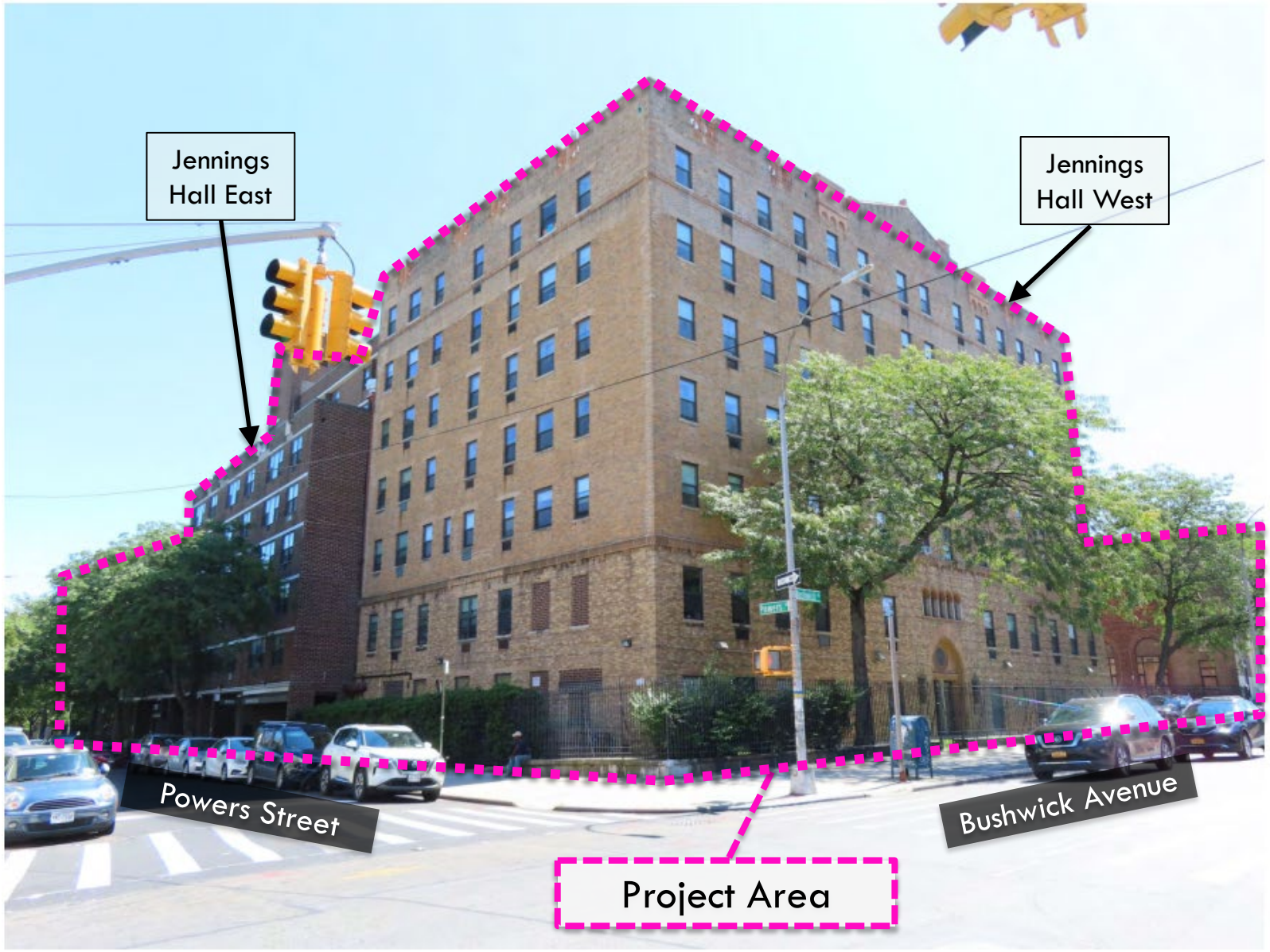
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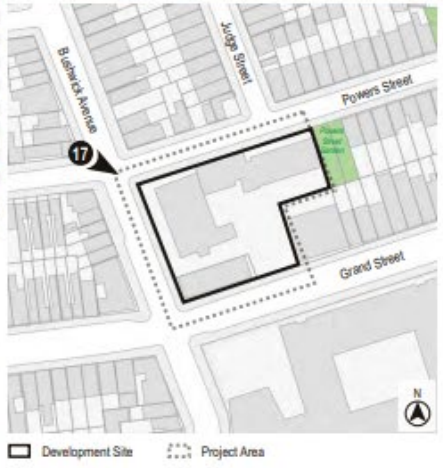




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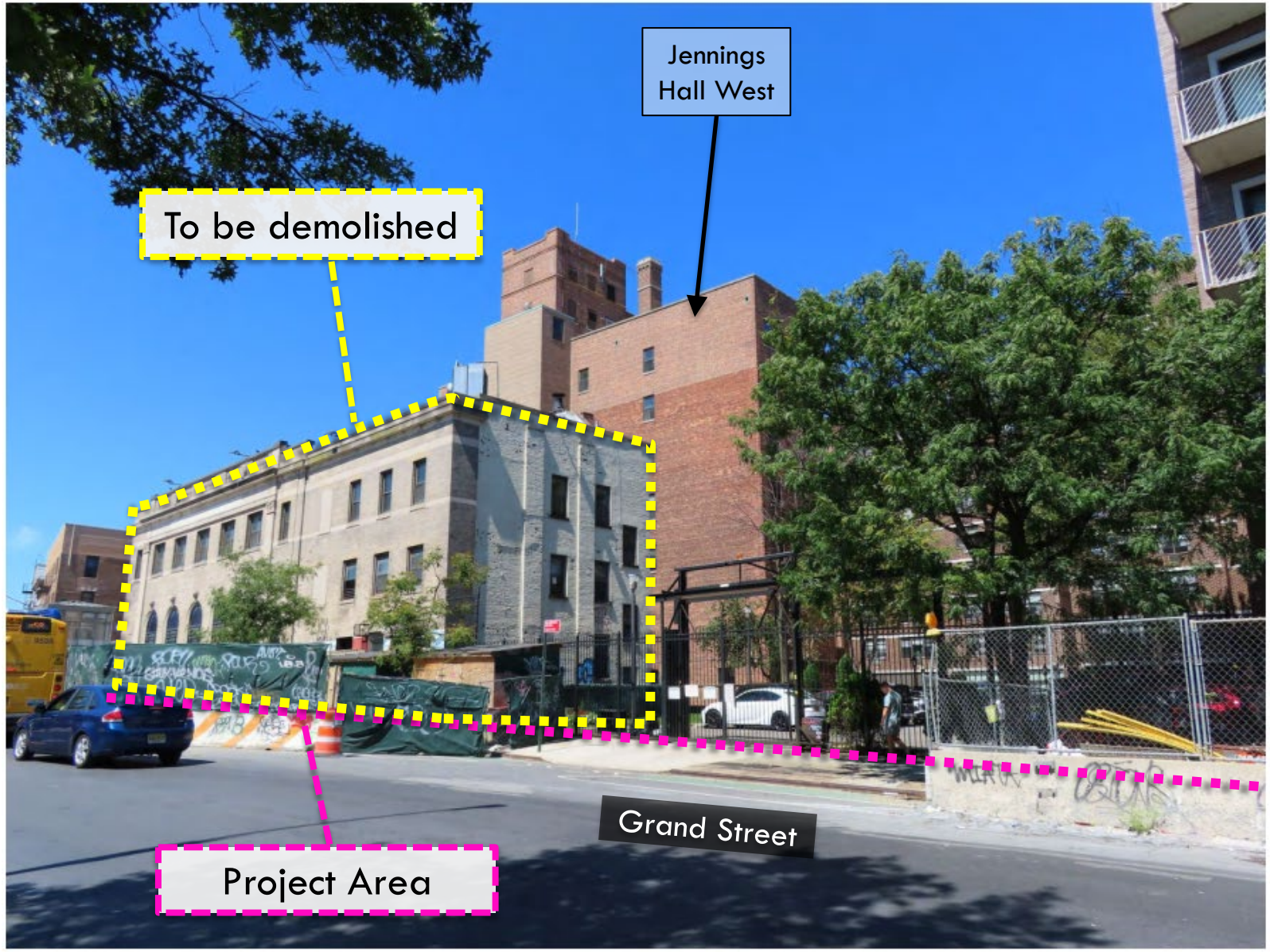
PROJECT AREA VIEW







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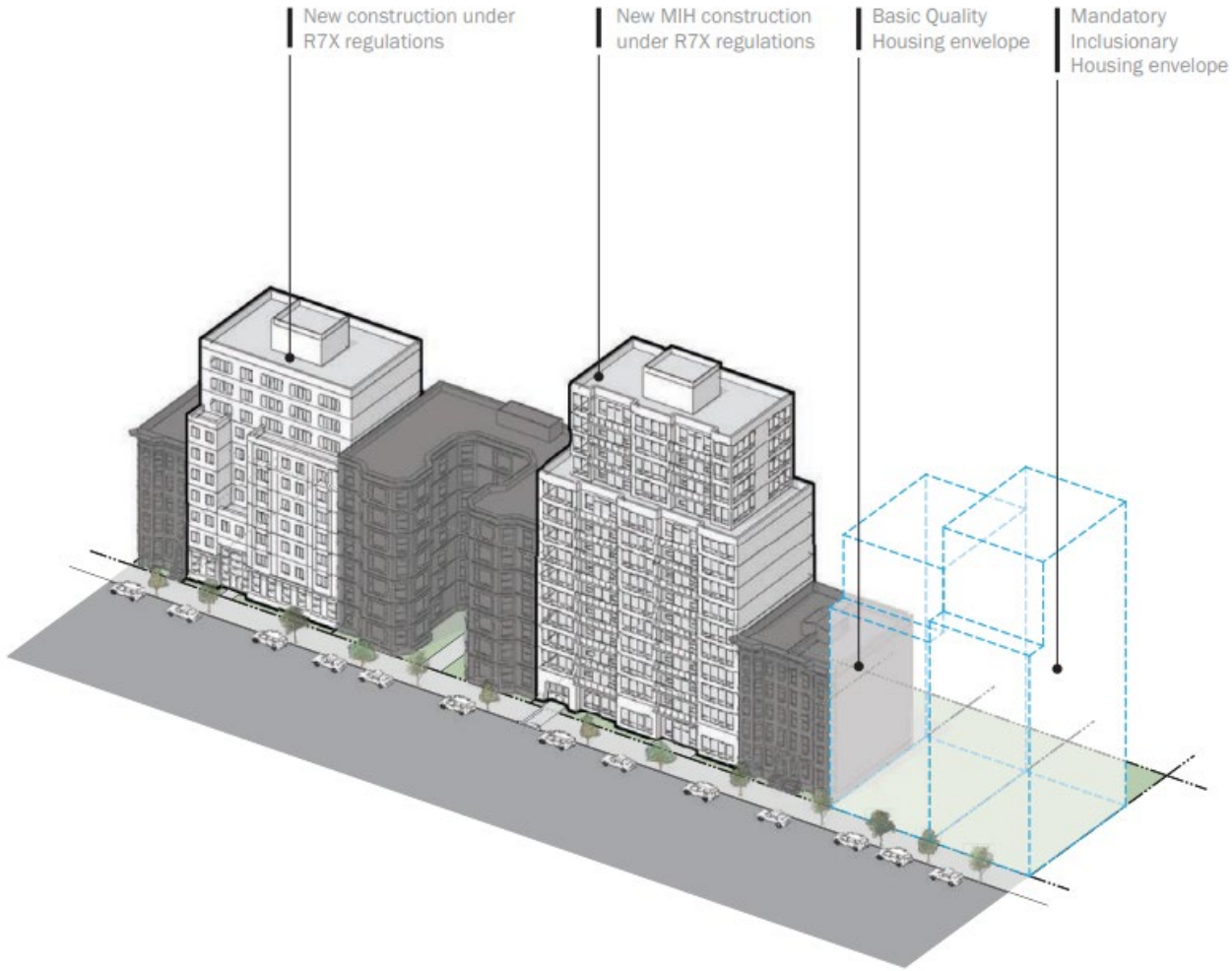




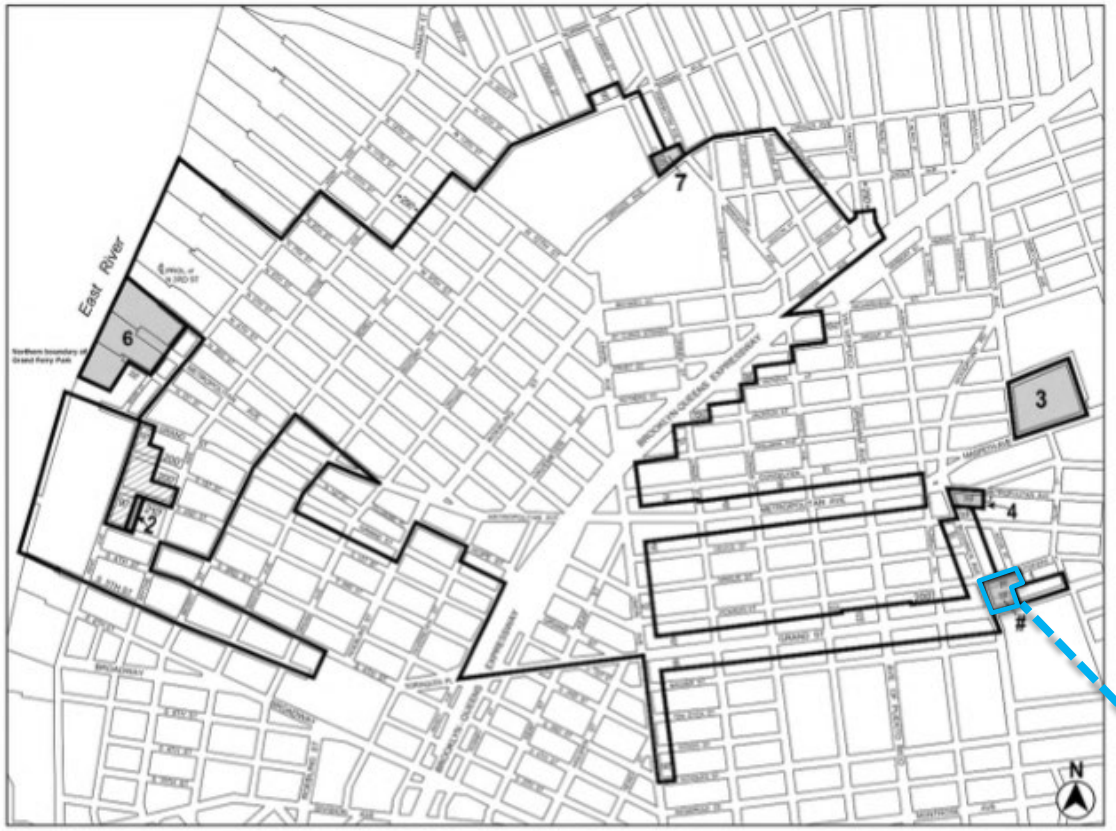


ZONING MAP AMENDMENT: R7X/C2-4 District

Max Building Height	**140 feet (145 w/ QGF)**
Max no. of Stories	**14**
Base Height	**60-105 feet**
Max Residential FAR (MIH)	**6.00**
Max AIRS FAR	**6.00**
Max Commercial FAR	**2.00**
Max Manufacturing FAR	**N/A**
Max Community Facility FAR	**5.00**
Parking	**50%** of standard dwelling units. None req'd for AIRS units in a transit zone.



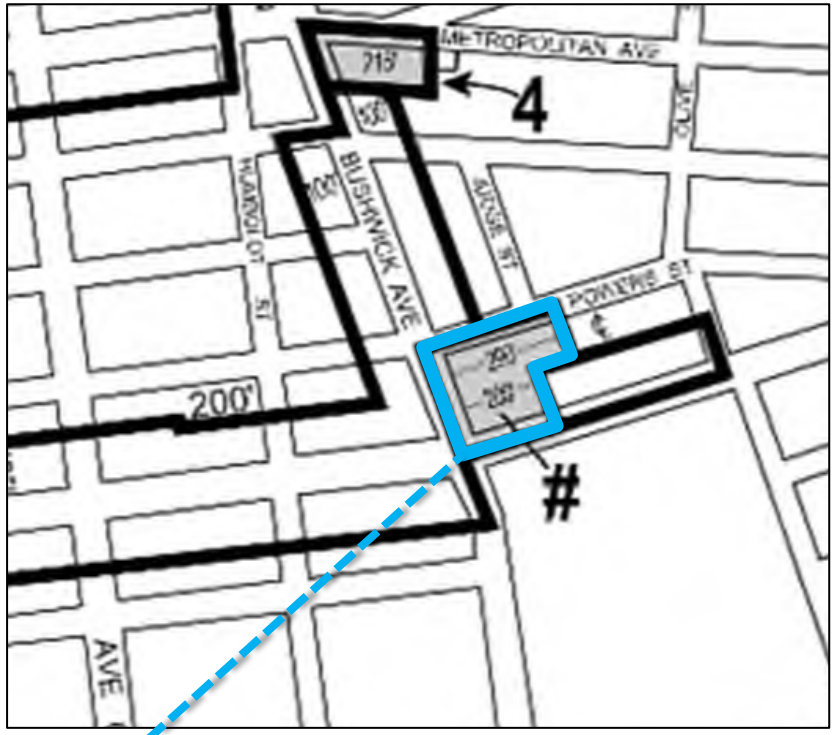
PROPOSED ZONING TEXT AMENDMENT



Inclusionary Housing designated area

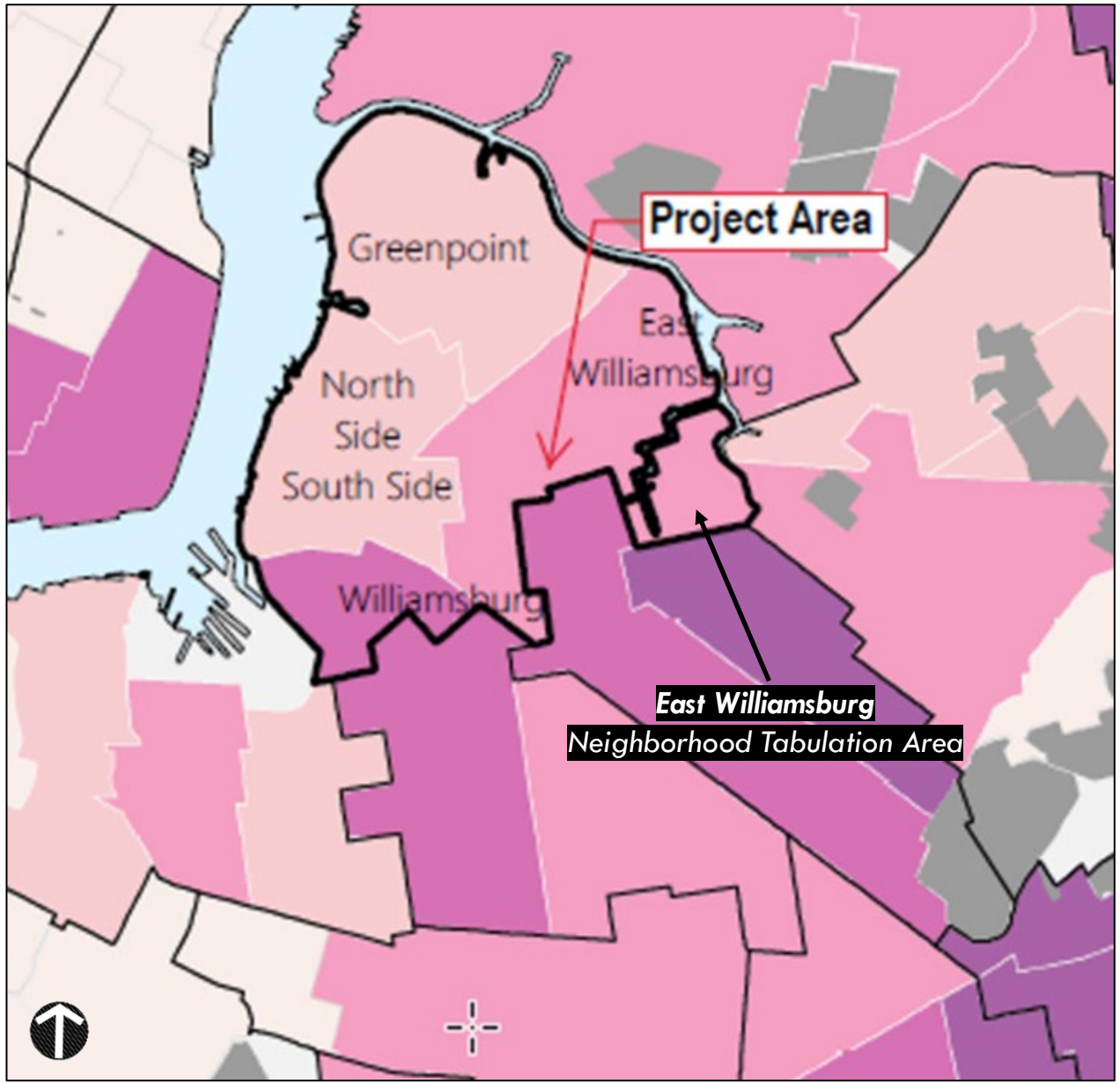
Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **2** – 10/7/21 MIH Program Option 1 and Option 2
Area **3** – 11/23/21 MIH Program Option 1 and Deep Affordability Option
Area **4** – 11/23/21 MIH Program Option 1 and Deep Affordability Option
Area **6** – 12/15/21 MIH Program Option 1
Area **7** – 6/2/22 MIH Program Option 1 and Option 2
Area **#** – [date of adoption] MIH Program Option 1 and Option 2

Excluded Area



Project Area

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY



Public Use Microdata Area (PUMA) 4001

Median Household Income:

$80,777

[North Side, South Side]

Greater than Brooklyn and NYC

Income Restriction	Units
Formerly Homeless (approx. 30% AMI)	**66**
Extremely Low Income (30% AMI)	**38**
Very Low Income (40% AMI)	**38**
Low Income (50% AMI)	**38**
Low Income (60% AMI)	**38**
Total Units	**218**

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

$1,400(Studio)-$1,500(1-Bedroom)

Estimated average income of a household earning 60% AMI*:

$56,000(1-Person)-$64,100(2-Person)

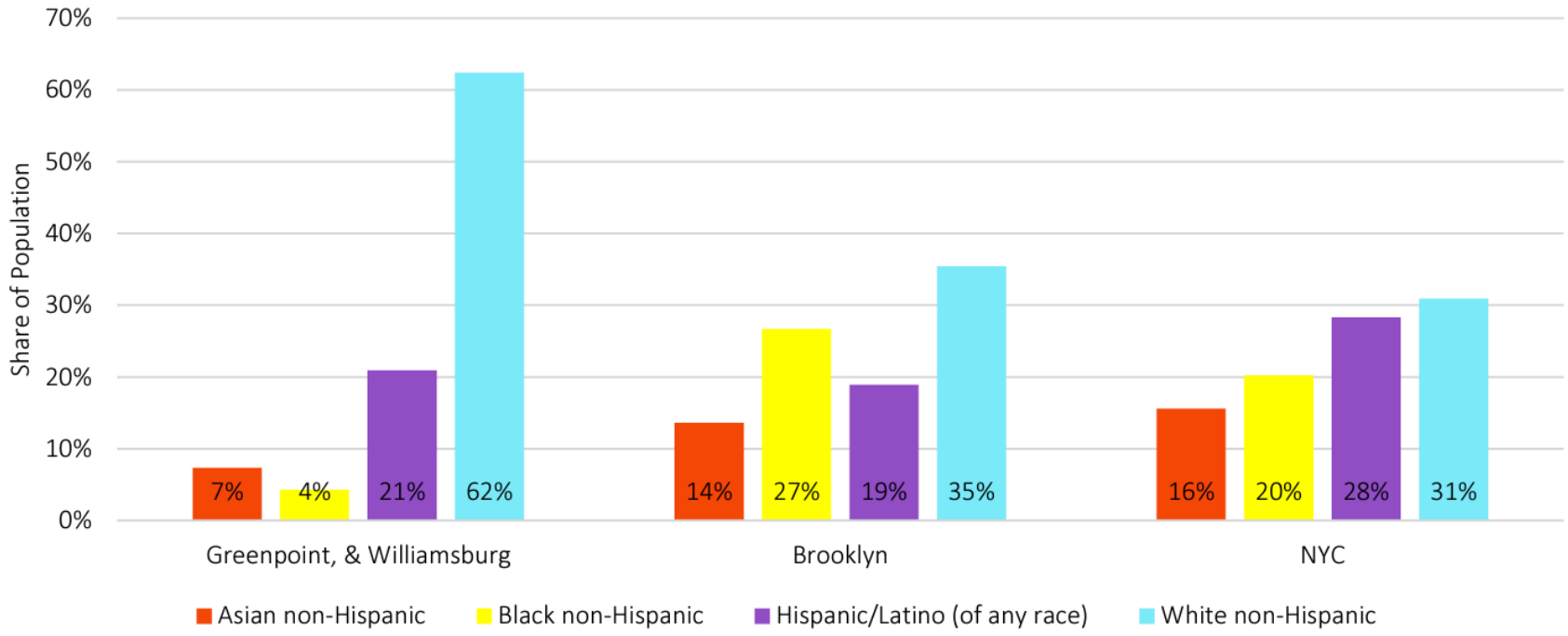
DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

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]."



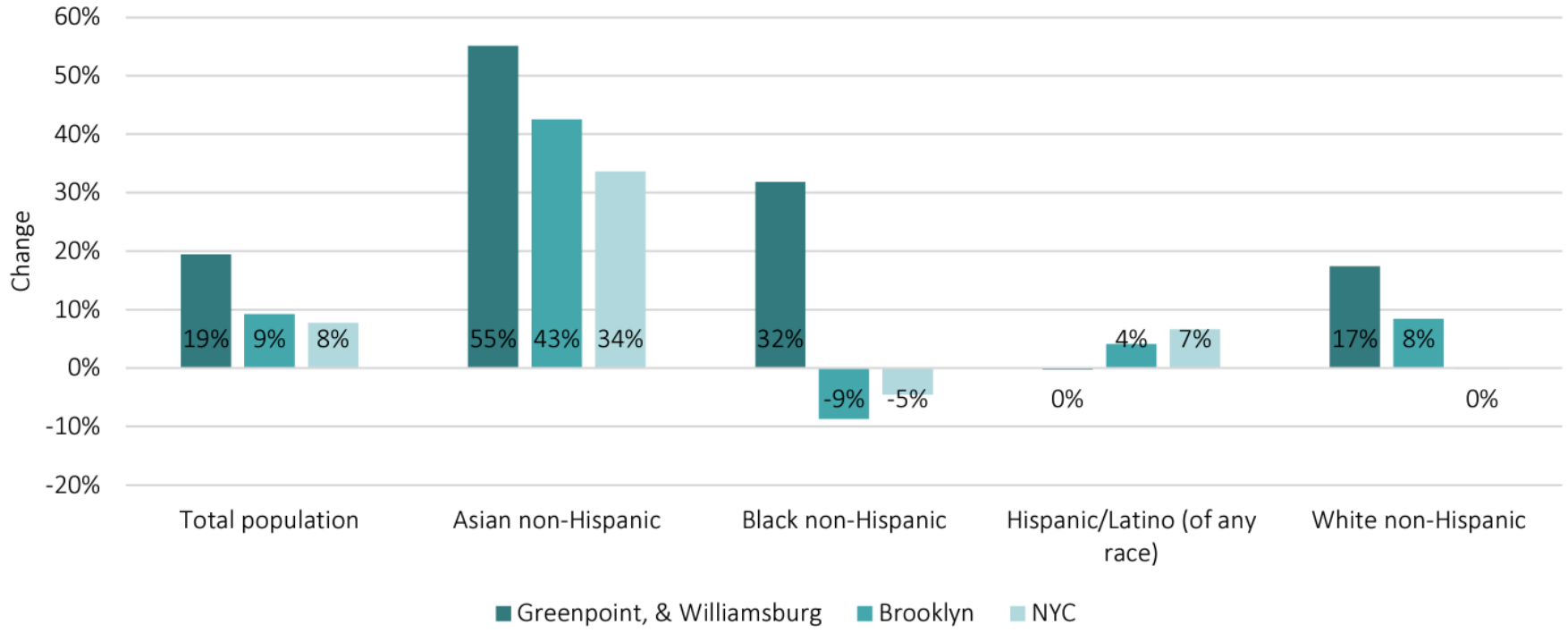
Source: Census 2020; Community Profile Table 1.01

DATA FROM APPLICANT'S 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

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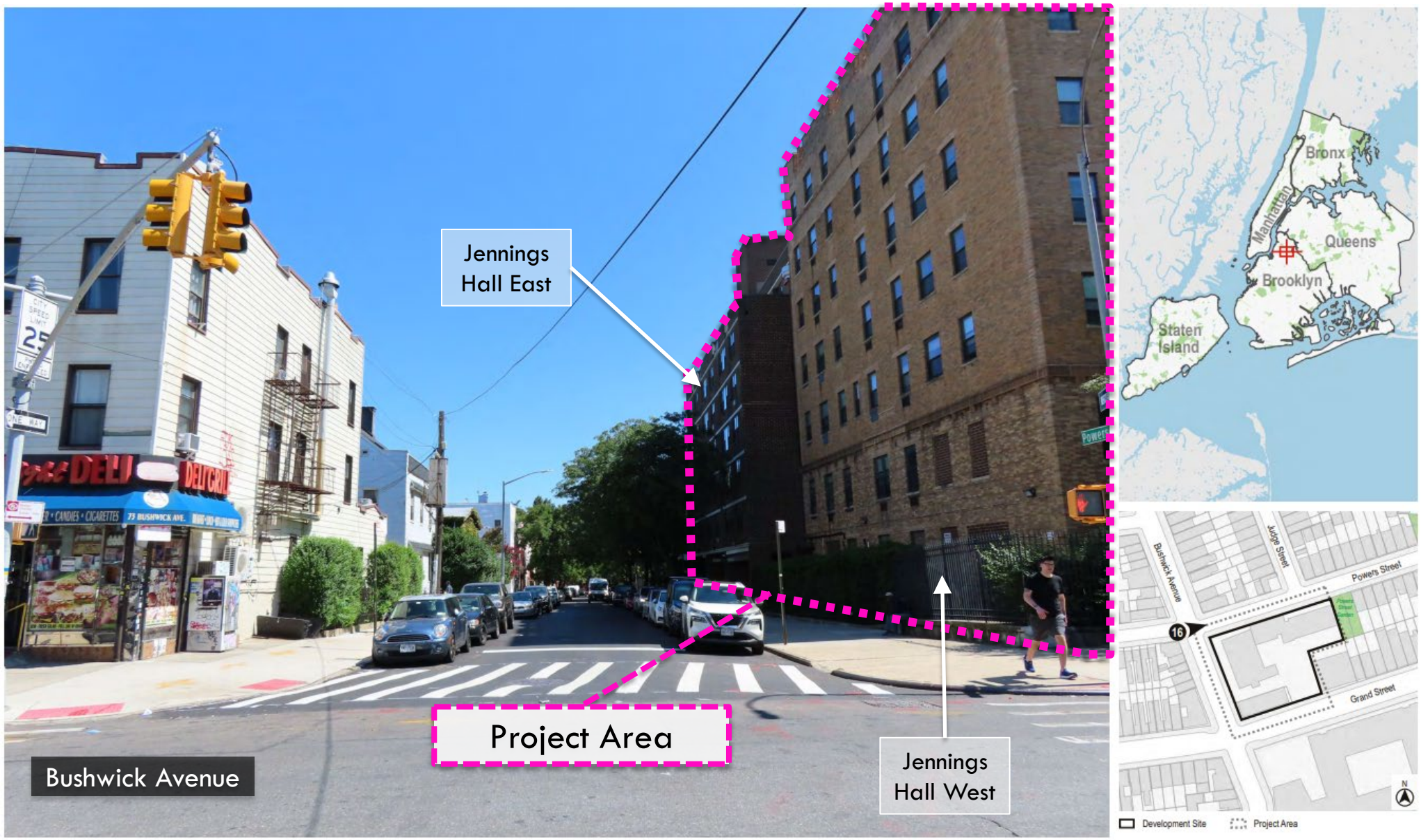
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