347 Flushing Avenue Rezoning

CPC Review Session | Certification
240275 ZMK
N240276ZRK

Brooklyn Community District 1



APPLICANT	▪ Flushing Condo Holdings LLC
ACTIONS REQUESTED	▪ Zoning map amendment from M1-2 to M1-5 and R7-1/C2-4 ▪ Zoning text amendment to Appendix F to map MIH
PROPOSED PROJECT	▪ Eight-story mixed-use building (Commercial, community facility) ▪ Building has already been constructed; requested actions would remove required parking and facilitate different mix of uses ▪ Proposed 25,783 sf community facility, 137,527 sf commercial

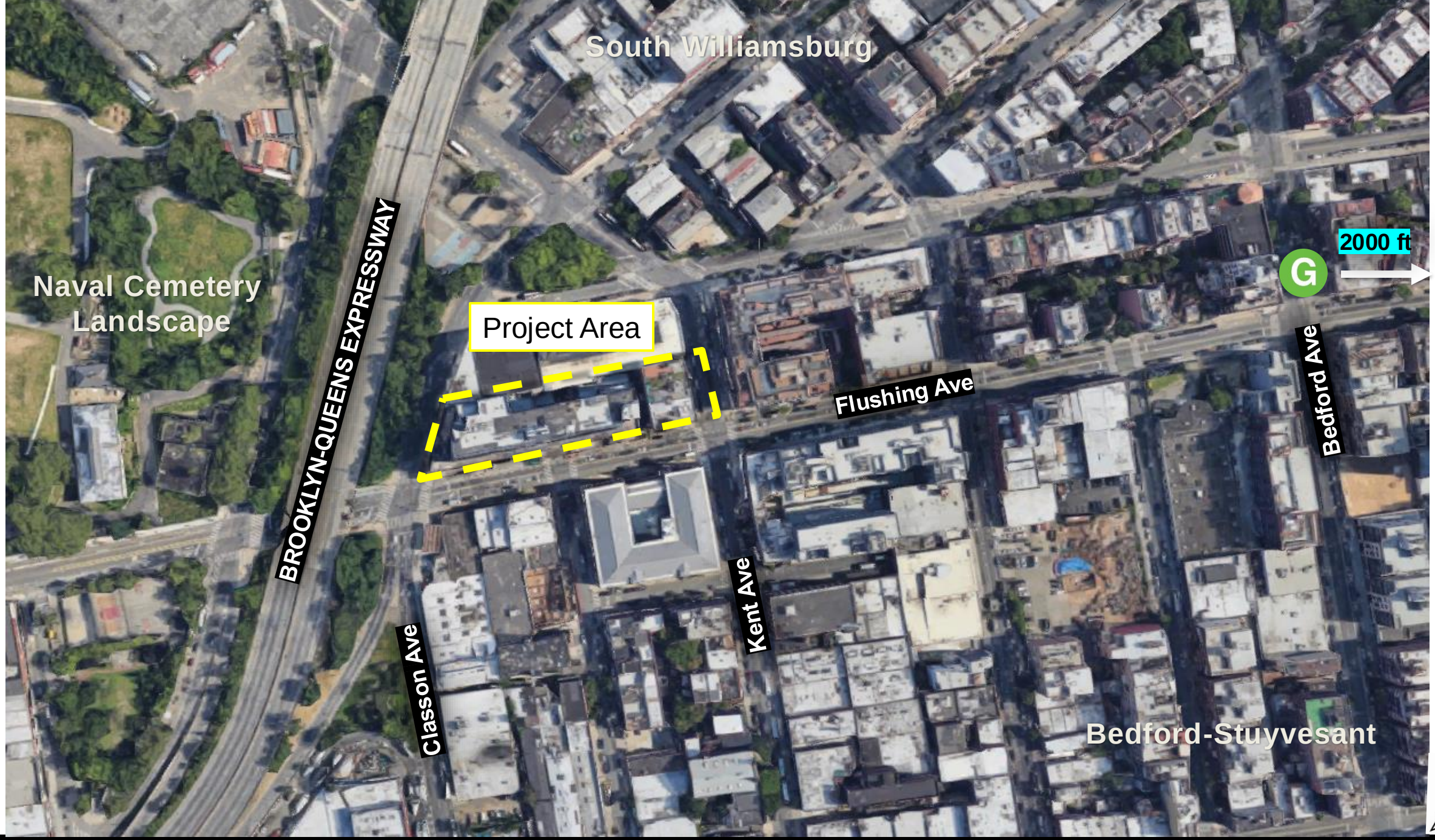
Project Location

- 347 Flushing Avenue
- Brooklyn, Community District 1
- City Council District 33 (Lincoln Restler)



Project & Surrounding Area



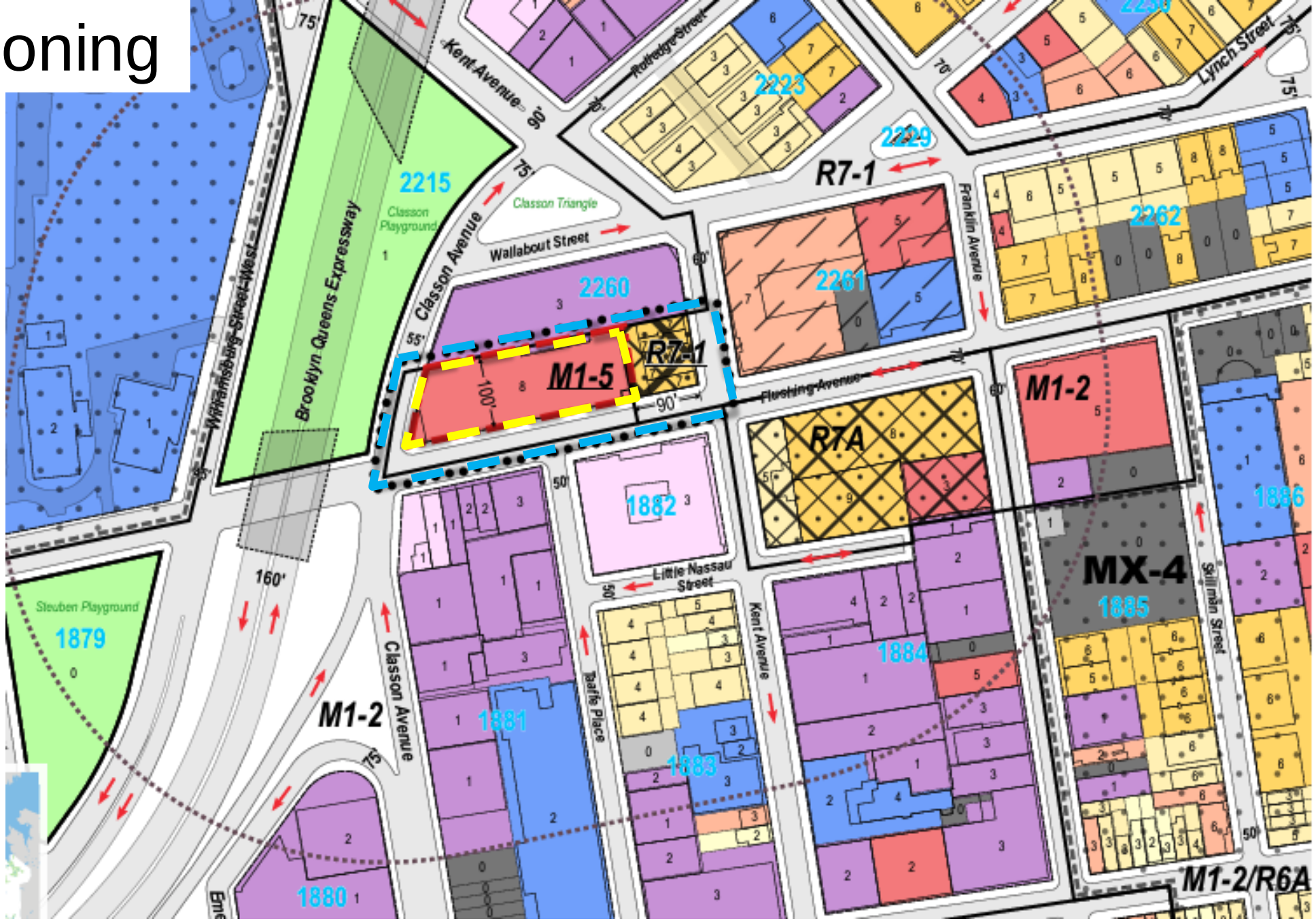

South Williamsburg
Naval Cemetery
Landscape
BROOKLYN-QUEENS EXPRESSWAY
Project Area
Flushing Ave
Bedford Ave
Kent Ave
Classon Ave
Bedford-Stuyvesant
G
2000 ft
N


Naval Cemetery
Landscape
Project Area
BROOKLYN-QUEENS EXPRESSWAY

Land Use & Zoning

Project Area

Development Site
Block: 2260
Lot: 35 (Development Site),
7501 (Nonconforming Res.)



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

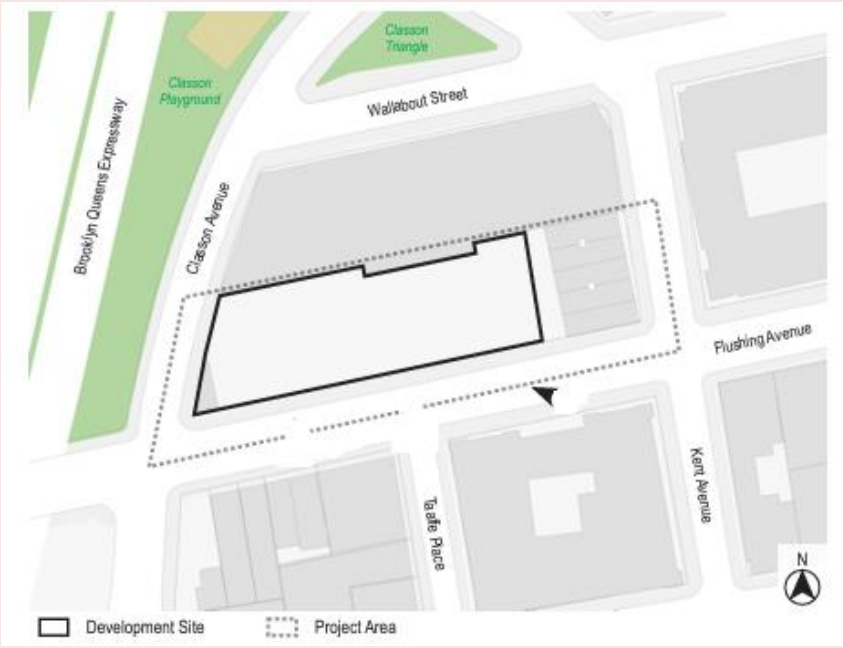
Project Area Views: Corner of Flushing and Classon looking northeast





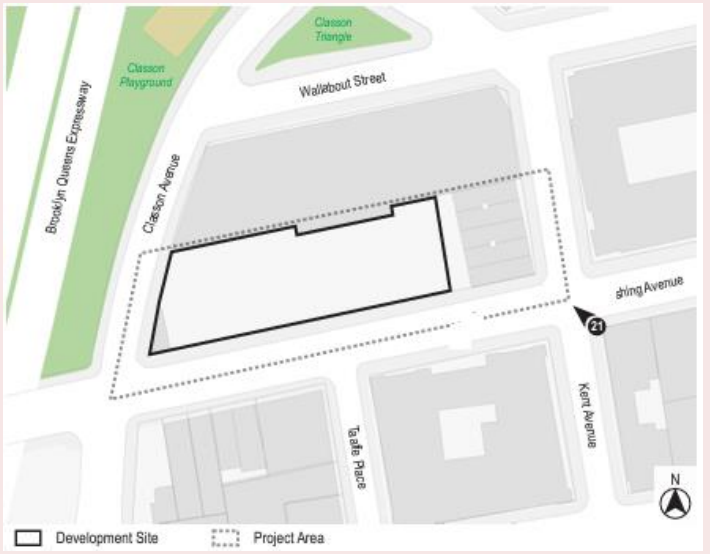
Project Area Views: Flushing Avenue looking west/northwest



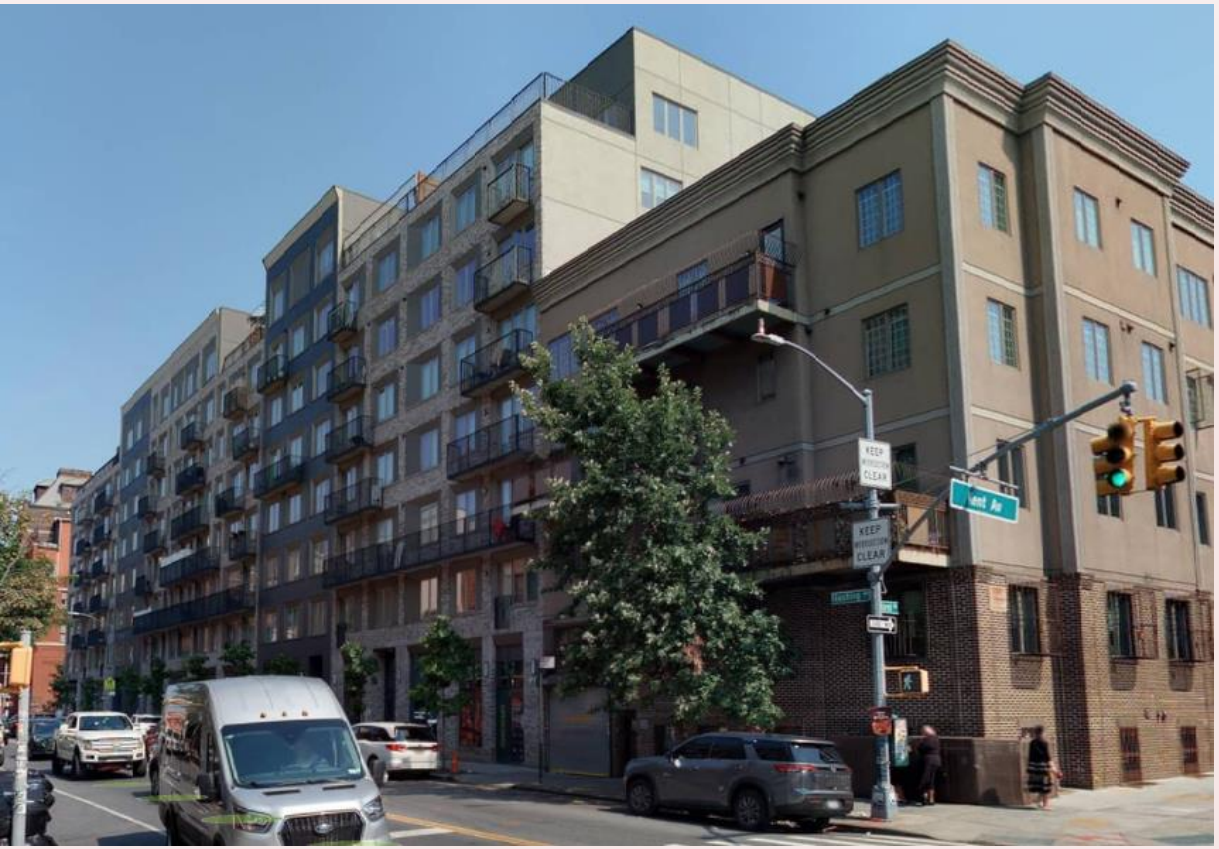


Project Area Views: Looking northwest from corner of Flushing and Kent Avenue





Project Area Views: Looking south from corner of Flushing and Kent Avenue (Rose Castle, NYC DEP Building)





Project Area Views: Interior



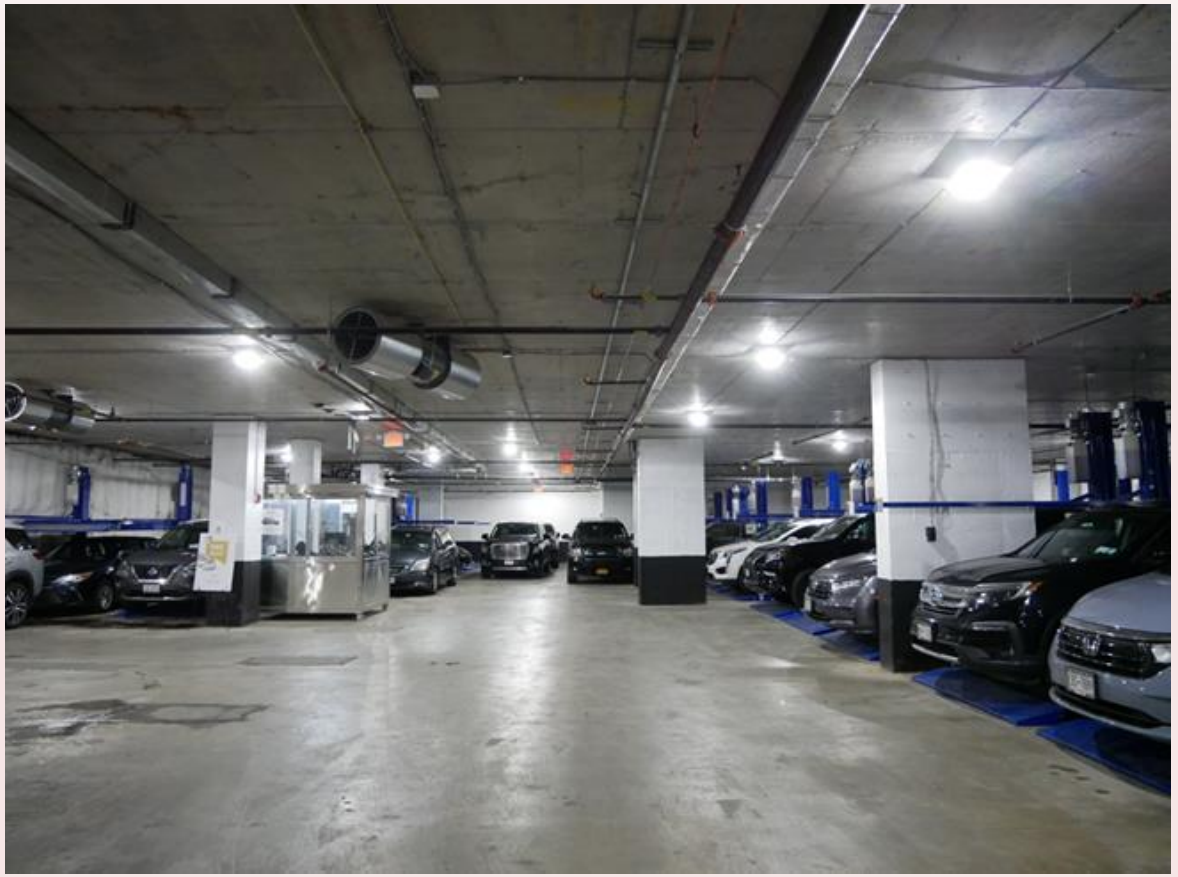
Second floor escalators facing west (Retail component)



Fourth floor medical facility (CF component)

Project Area Views: Parking





Project Area Views: Interior



Sixth floor offices



Seventh floor offices

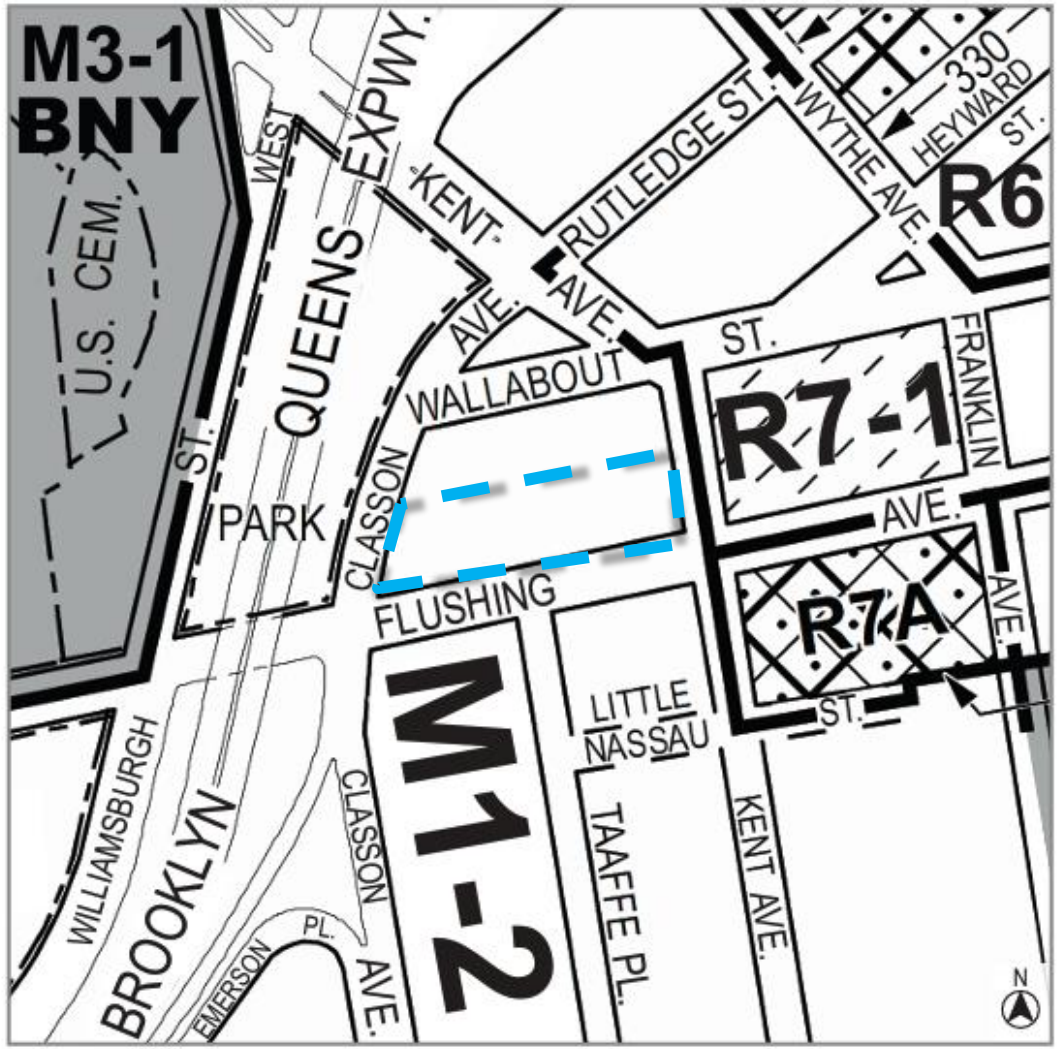
Proposed Project

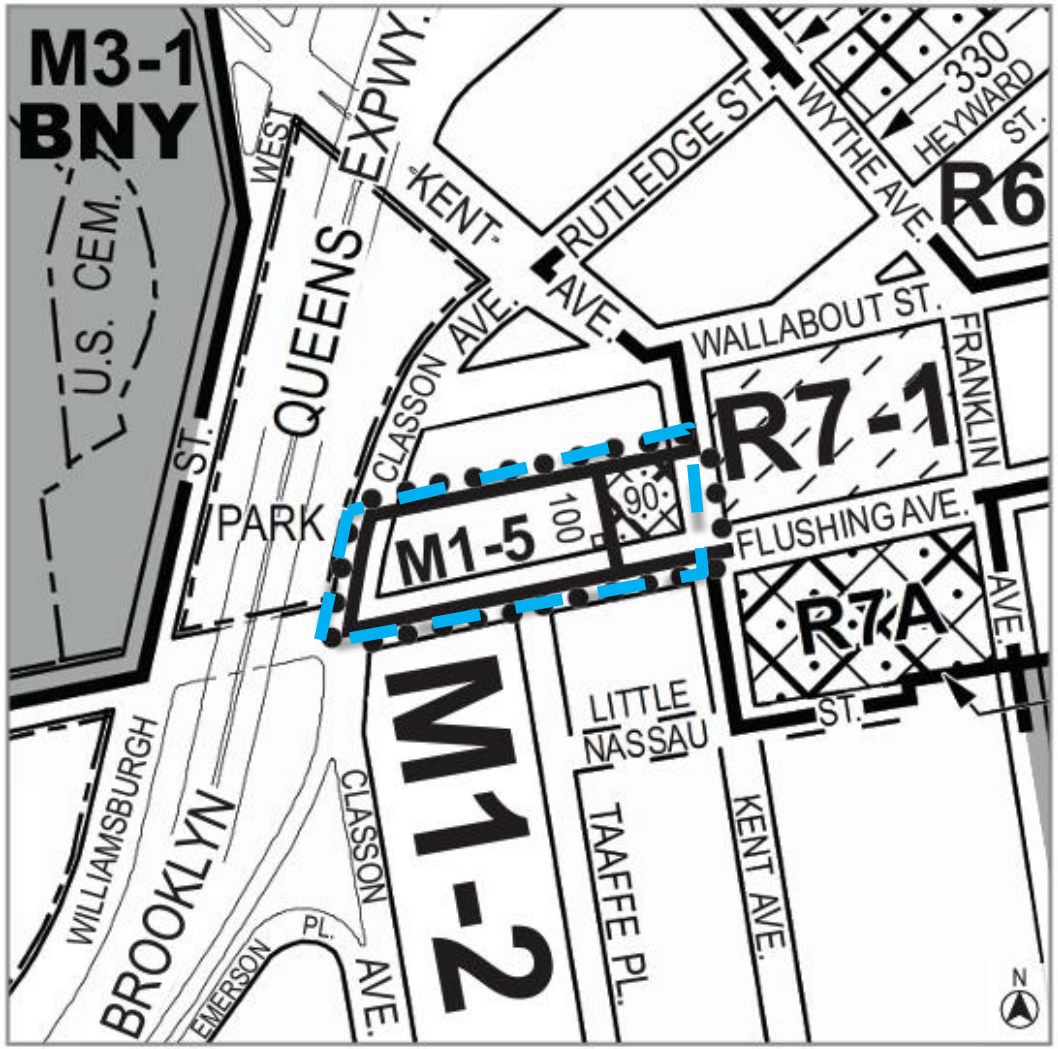
- M1-2 to M1-5 and R7-1/C2-4
- Commercial: 137,527 SF (currently 58,289 SF)
  - Office and retail space
- Community Facility: 25,783 SF (currently 82,335 SF)
  - Ambulatory healthcare facility
- 84 Parking Spaces (currently 313)



Proposed Actions (Zoning Map Change)

Zoning Map Amendment: M1-2 to M1-5 and R7-1/C2-4



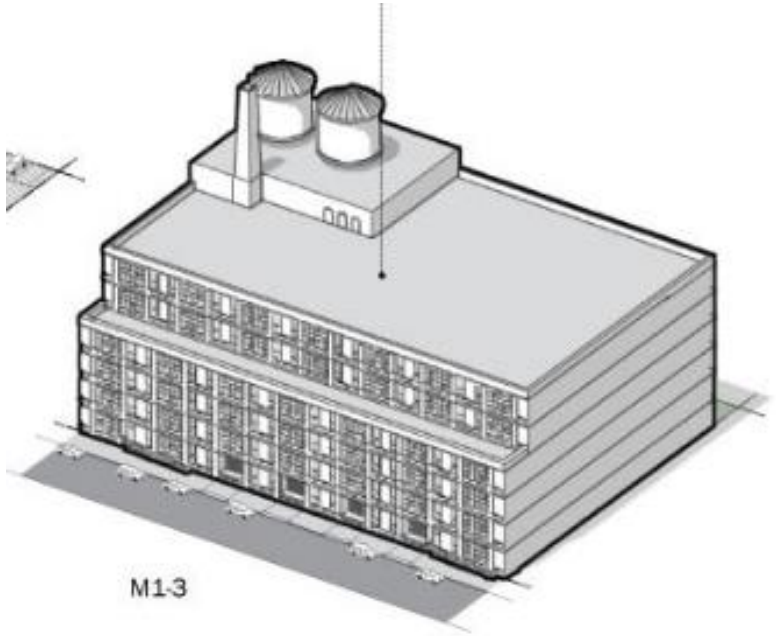


Project Area

Proposed Actions (Zoning Map Change)

Zoning Map Amendment: M1-2 to M1-5 and R7-1/C2-4

M1-5 Districts	
Manufacturing/Commercial FAR	5.0
Community Facility FAR	6.5
Max Height	Sky Exposure Plane
Required Parking	None

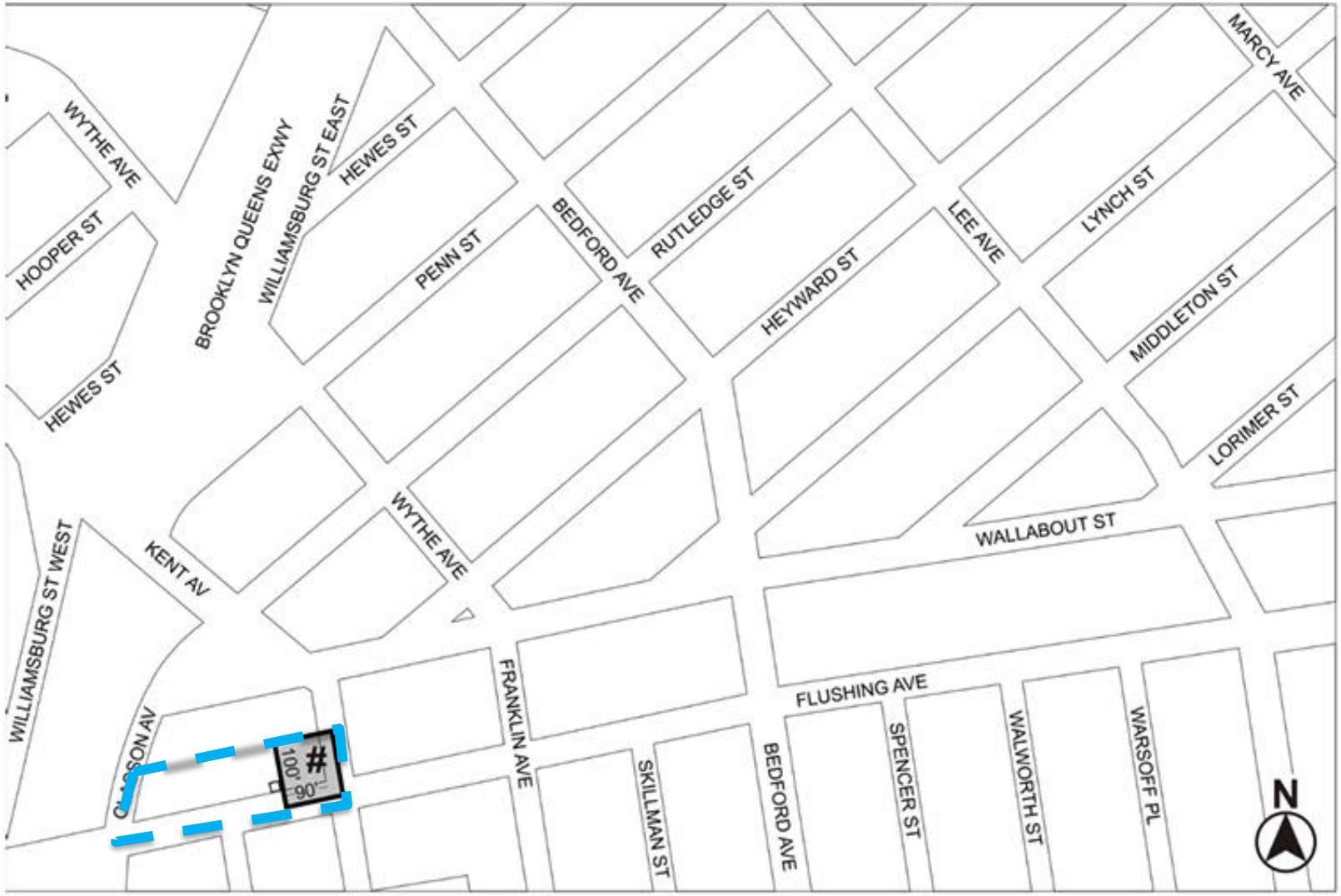


R7-1/C2-4 Districts (Narrow Street)	
Max Building Height (w/ MIH)	105
Max # of Stories	10
Max Base Height (w/ MIH)	85
Min Rear Yard	30
Max Residential FAR (w/ MIH)	5.0
Max Commercial FAR	2.0



Proposed Actions (Zoning Text Amendment)

A Zoning Text Amendment to establish an MIH area coterminous with project area

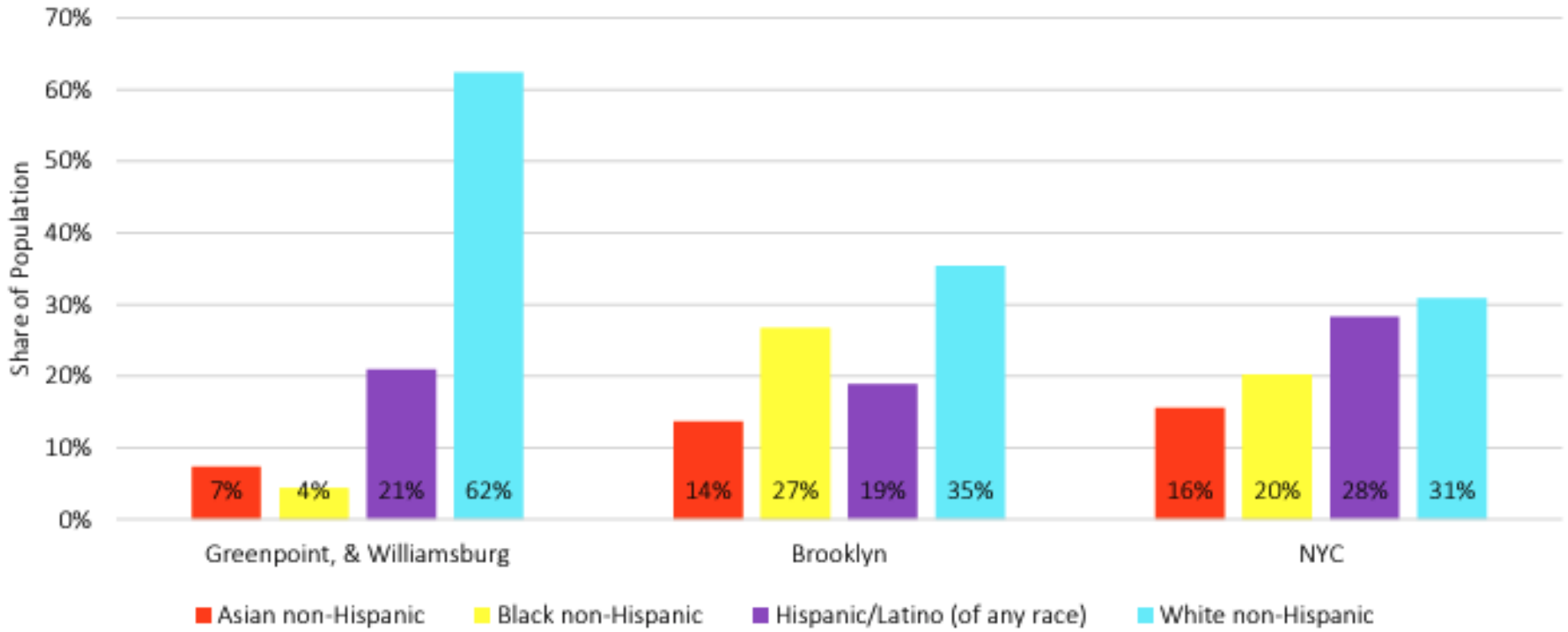


Project Area

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.

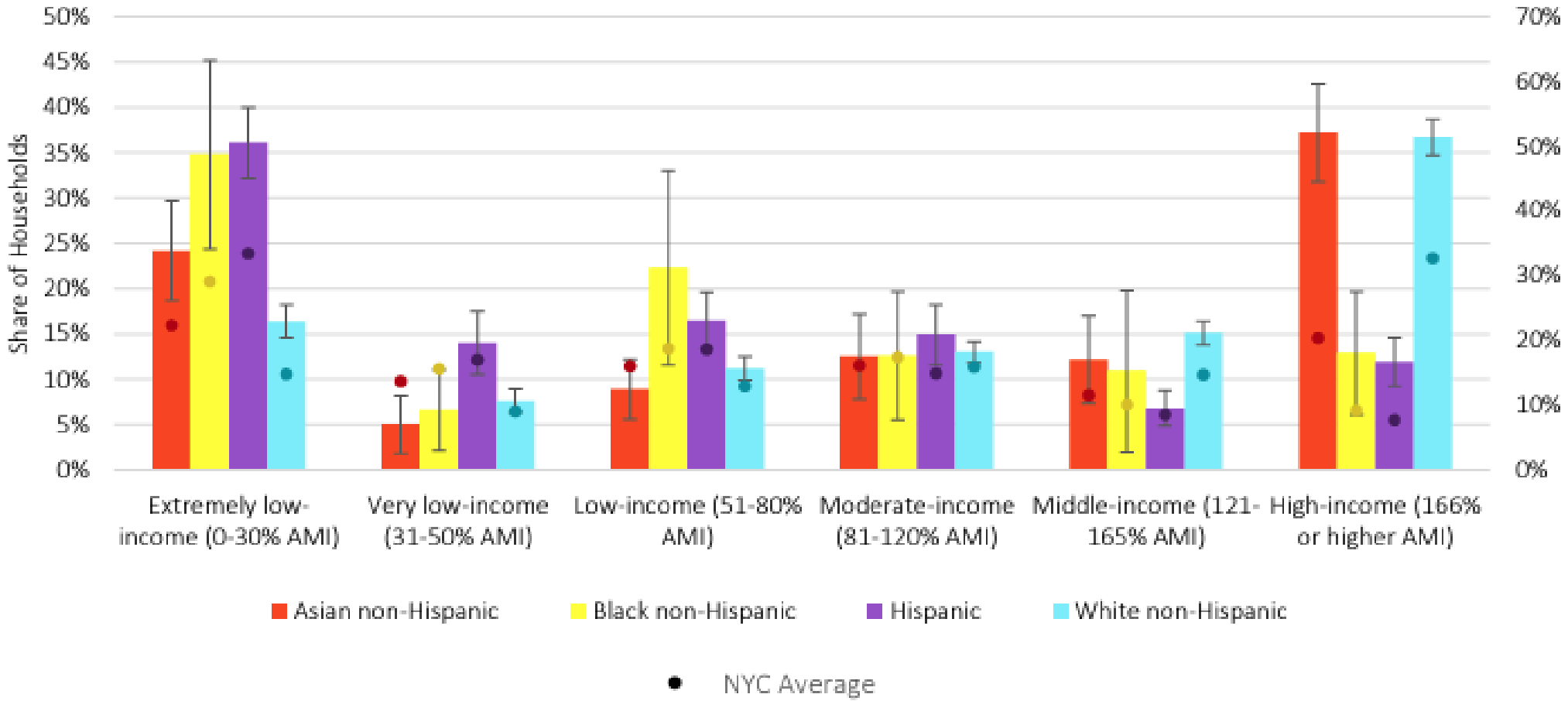
"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



Source: Census 2020; Community Profile Table 1.01

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

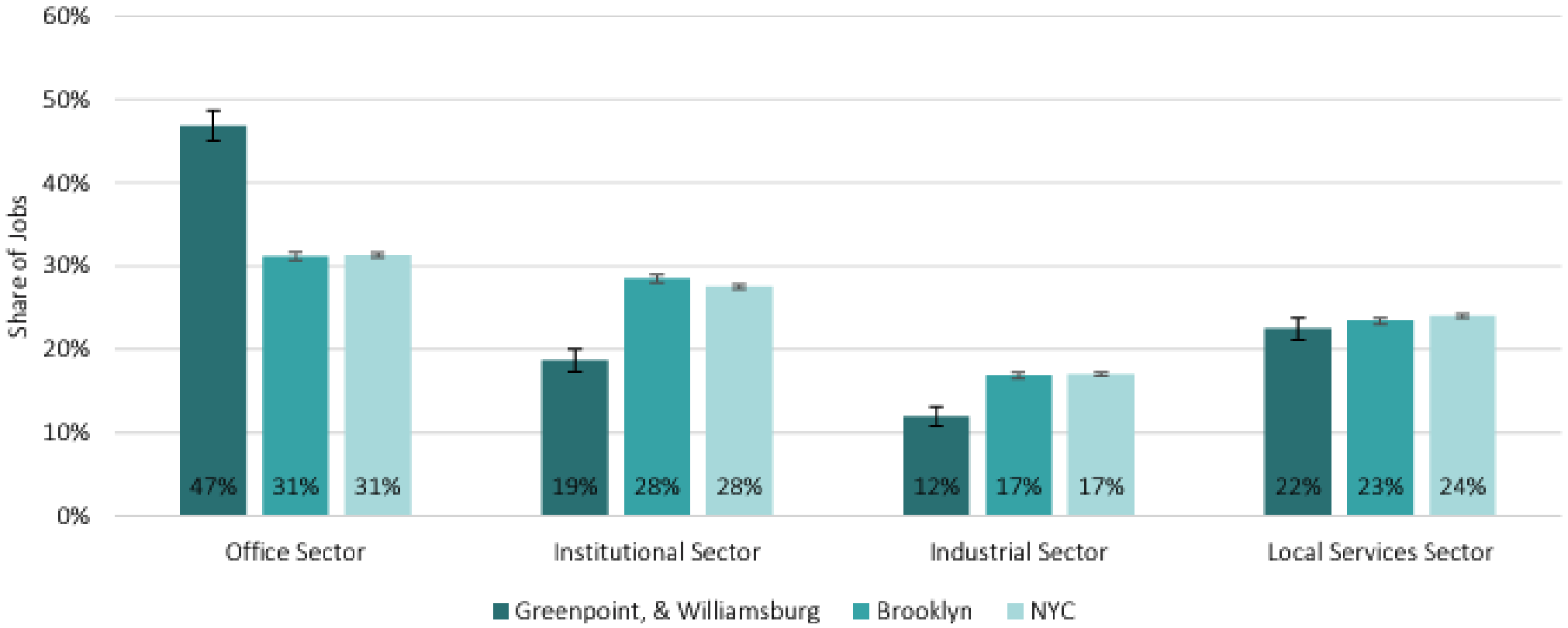
"In the local area, an estimated [percent] of [race/ethnicity] households were in [HUD AMI band] in 2017-2021."



Source: American Community Survey 2017-2021; Community Profile Table 2.03

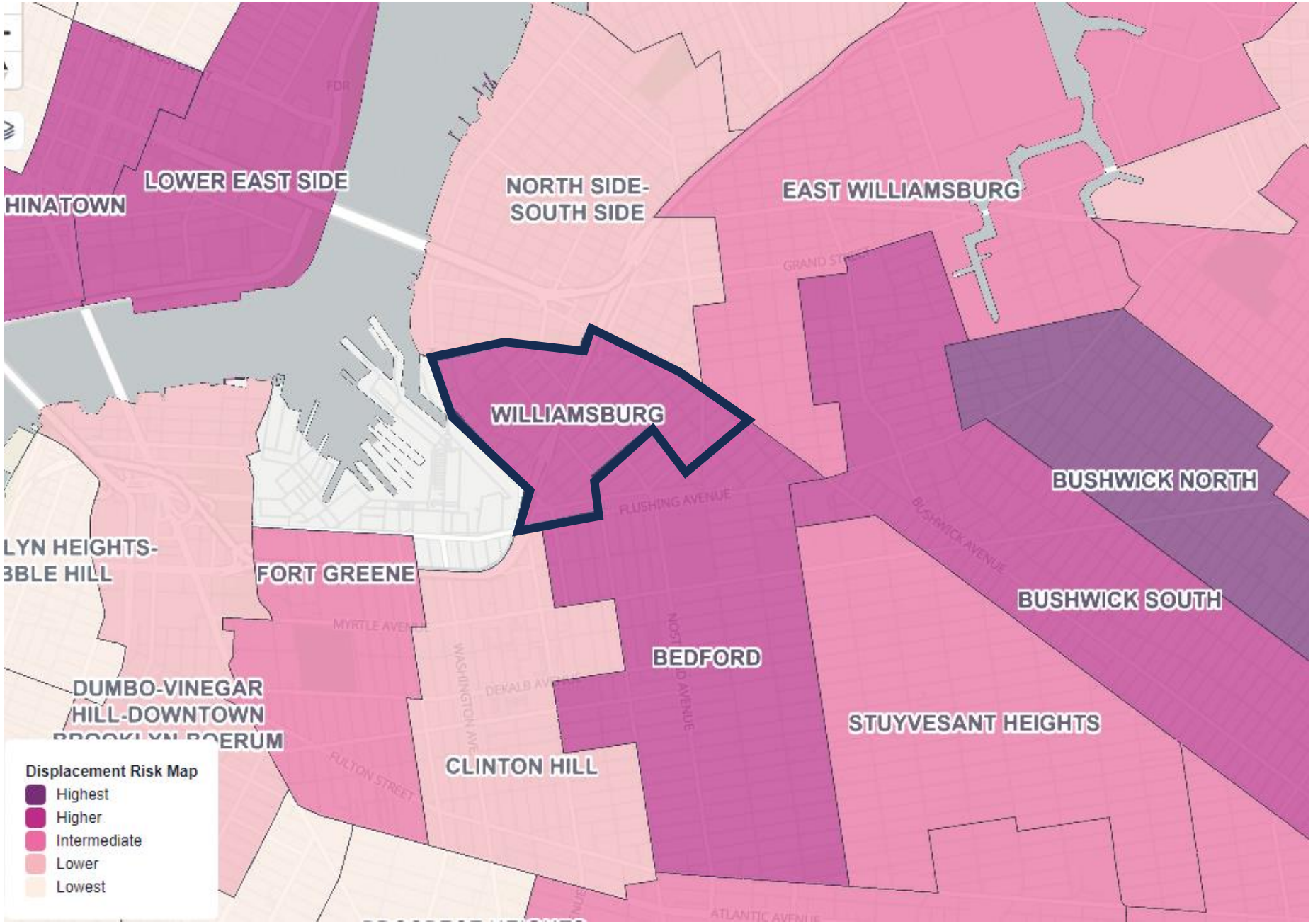
DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

"In 2017-2021, an estimated [percent] of employed people in [area] worked in [business sector]."



Source: American Community Survey 2017-2021; Community Profile Table 2.06

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



Summary

Actions Requested:

- Zoning Map Amendment from M1-2 to M1-5 and R7-1/C2-4
- Zoning Text Amendment to map an MIH area coterminous with the rezoning area

Proposed Development:

- 8-story mixed-use building (Already built)
- 137,500 SF commercial
- 26,000 SF community facility
- 84 Parking Spaces (Reduced from 313)

